

**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:	UPDATED RELOCATION PLAN FOR TRAVEL COUNTRY RV PARK AND ONE ADJACENT BUSINESS		Date:	April 13, 2010

OBJECTIVE

It is requested that the City Council adopt the attached Resolution (Attachment 1) approving the updated Relocation Plan for the Travel Country RV Park and One Adjacent Business ("Updated Relocation Plan") (Attachment 2). The Resolution authorizes the City Manager and his designees to implement the Updated Relocation Plan, if and when displacement becomes necessary and may occur.

BACKGROUND

The California Relocation Assistance Law, Government Code Section 7260, *et seq.*, and the implementing regulations in Title 25 Cal Code of Regulations Section 6000, *et seq.* are the state laws that govern relocation assistance and benefits (together, "Relocation Law"). The Relocation Law requires preparation, public availability, and action on a relocation plan if displacement might occur. The term displacement means when a person or business is caused to move from real property as a direct result of the implementation of a public program or project. The City Council, as the legislative body of the Agency, is vested with the authority to review and take action on Agency relocation plans.

On May 12, 2009, the Agency entered into a Disposition and Development Agreement ("DDA") with Garden Grove MXD, LLC ("Developer") and adopted a Relocation Plan relating to the proposed redevelopment on a site that includes the Travel Country RV Park located on 12721 Harbor Boulevard ("RV Park") and one adjacent business at 12581 Harbor Boulevard known as the Humdinger, a bar and restaurant establishment ("2009 Relocation Plan").

The Agency and the Developer have negotiated amended terms to the DDA and prepared a First Amended and Restated Disposition and Development

Agreement ("FARDDA") that is also on tonight's agenda for the Agency's consideration and action. The Proposed Project under the FARDDA includes 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 on an 11-acre site (approx.), including the parcels described above, the vacant commercial sites at 12591 and 12621 Harbor Boulevard, and the Agency-owned properties at 12601 and 12602 Leda Lane, all as more fully described in the FARDDA.

DISCUSSION

If the FARDDA is approved, then, subject to certain conditions precedent, implementation will cause displacement of occupant households at the Travel Country RV Park and the Humdinger business. As of this date, there are forty-three (43) occupant households at the RV Park. Since the 2009 Relocation Plan was approved, a number of occupant households have been lawfully evicted from the RV Park due to non-payment of rent or other violations of the rental terms. The Relocation Law requires periodic updating of relocation plans annually, so the 2009 Relocation Plan has been updated and made available for public review and comment. As a part of the update, the Agency's relocation consultant, Overland Pacific & Cutler ("OPC"), provided relocation profiles to all 43 occupant households at the RV Park that included their household information from the 2009 Relocation Plan and asked each household to review and update their data. Also, OPC attempted to contact the business owner of the Humdinger, who did not respond. Fifteen households updated their relocation profiles, and 28 households did not update their profiles. The Updated Relocation Plan uses the updated data for those households who responded and assumes that the data collected for the 2009 Relocation Plan remains accurate for the other occupant households and the Humdinger business.

The Updated Relocation Plan includes current information on housing resources and the availability of comparable replacement opportunities for residential and commercial sites. The estimated costs to relocate the occupant households and business is estimated to be \$1,100,000, which includes estimated moving costs, rental assistance payments, including last resort housing payments to eligible households and business relocation for the one business pursuant to Relocation Law. The estimate does not account for occupant households who could be eligible for Section 8 rental assistance.

The Relocation Law does not expressly describe how updated plans are considered and approved. Citizen participation and making the Updated Relocation Plan available for public review and comment has occurred during the past 30 days. English and Spanish versions of the Updated Relocation

UPDATED RELOCATION PLAN
FOR TRAVEL COUNTRY RV PARK AND ONE ADJACENT BUSINESS
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Plan were delivered to all occupant households at the RV Park and to the Humdinger business. Notice of the Updated Relocation Plan was posted on the City of Garden Grove's website <http://www.ci.garden-grove.ca.us/> in the News Releases section of the home page and added to the informational scroll on the City's public access television station notifying of the availability of English and Spanish versions of the Updated Relocation Plan at the City Clerk's Office in City Hall, at the Travel Country RV Park Management Office, and at three (3) Orange County Public Libraries located within the City.

If the FARDDA is approved, then, subject to conditions precedent, 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 Updated Relocation Plan and Relocation Law. While the FARDDA, 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 Humdinger business will receive relocation assistance and benefits pursuant to the Relocation Law and in implementation of the Updated Relocation Plan. At that time, Agency staff will again conduct surveys or interviews to obtain updated information to determine the then current relocation benefits for eligible displaces, including comparable replacement housing as to the RV Park and comparable business locations as to the Humdinger bar/restaurant.

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 (or the business) breach their rental agreements and are evicted, under Relocation Law they could lose eligibility for relocation assistance and benefits, which will be more fully explained in person by Agency staff and OPC.

FINANCIAL IMPACT

- Relocation costs are estimated to be \$1.1 million, and will be paid from Agency funds. The financial impact to the City and the Agency relating to the Proposed Project is set forth in the FARDDA.

RECOMMENDATION

Staff recommends that the City Council

- adopt the attached Resolution approving the Agency's Updated Relocation Plan, and which authorizes the City Manager/Agency Director and his designees to implement the Updated Relocation Plan.

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CHET YOSHIZAKI
Economic Development Director

Kathleen McCall Angel
By: Kathleen McCall Angel
Economic Development Specialist

Attachment 1: City Council Resolution
Attachment 2: Updated Relocation Plan

mm(h:Staff/TCRV Relocation Plan sr 041310.doc)
DOCSOC/1399192v2/022012-0238

Recommended for Approval

John R. Clark
Matthew Fertal
City Manager *for*

RESOLUTION NO. _____

A RESOLUTION OF CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING THE UPDATED 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 in engaged in negotiations for the acquisition of that certain adjacent improved real property in the Project Area located at 12581 Harbor Boulevard that includes one existing business called the "Humdinger", a bar and restaurant establishment; and

WHEREAS, the Agency entered into that certain Disposition and Development Agreement ("DDA") with Garden Grove MXD, LLC ("Developer") dated as of May 12, 2009 relating to a proposed redevelopment project in the Project Area on a site that includes the Travel Country RV Park property and several commercial properties,

including without limitation the Humdinger commercial business ("Proposed Project Site"); and

WHEREAS, the proposed redevelopment project that is the subject of the DDA and the FARDDA (as the term is defined in the next recital) 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 on an approximately 11-acre site (together, "Proposed Project"); and

WHEREAS, the Agency and Developer have negotiated that certain First Amended and Restated Disposition and Development Agreement ("FARDDA") that includes the amended and restated terms, conditions, provisions and schedule for the Proposed Project as negotiated, amended and restated in such contract; and

WHEREAS, the FARDDA will be presented to the Agency and, as applicable, the City Council, for consideration and action of even date herewith or at a date after this Resolution; and

WHEREAS, if the FARDDA 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 FARDDA, then there may be caused displacement and relocation of approximately forty-three (43) occupant households from the RV Park and the one (1) commercial business (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 and in connection with consideration and action on the DDA, and if such project proceeds, the City and Agency caused to be prepared, made available to the public and approved by City Council resolution on May 12, 2009 that certain Relocation Plan that presents, among other provisions, the plans for and relating to potential displacement of lawful and eligible occupant households from the RV Park ("Relocation Plan"); and

WHEREAS, the Relocation Law provides for the update of a relocation plan on an annual basis and when potential displacement may occur if a relocation plan was adopted more than one year prior to the actual implementation of such plan; and

WHEREAS, due to the consideration and action on the FARDDA and that the Relocation Plan will have been adopted one year ago in May 2010, the Agency and City Council have caused to be prepared that certain updated Relocation Plan for the Travel Country RV Park and One Adjacent Business ("Updated Relocation Plan"); and

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

WHEREAS, Section 6038 provides that the local legislative body consider and approve relocation plans, although such regulations do not expressly provide for the consideration and action on an updated relocation plan, nonetheless the Agency and City Council have caused to be made available to the occupants at the RV Park, and to the one commercial business (Humdinger), and to the public generally a copy of the Updated Relocation Plan both in English and Spanish and notice of such updated plan has been posted on the City of Garden Grove's official website: <http://www.ci.garden-grove.ca.us/> in the News Releases section of the home page and added to the informational scroll on the City's public access television station notifying of the availability of English and Spanish versions of the Updated Relocation Plan at the City of Garden Grove, City Clerk's Office, at the RV Park Management Office, and at three (3) Orange County Public Libraries located within the City of Garden Grove; and

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

WHEREAS, the City Council has reviewed the Updated Relocation Plan and considered public comment (both oral and written), if any, and the City Council believes the Proposed Project and the FARDDA, and the implementation of the Updated Relocation Plan, are in the best interests of the Agency 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, by this Resolution, the City Council desires to approve the Updated Relocation Plan and authorize the City Manager and his designees, to carry out the Updated Relocation Plan, if and when there may be displacement that occurs as a direct result of implementation of the FARDDA 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 the legislative body of the Garden Grove Agency for Community Development, 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 Updated Relocation Plan and authorizes the implementation of such Updated Relocation Plan.

Section 3. The City Manager and his designees are hereby authorized to carry out the Updated 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 Updated Relocation Plan. The City Manager is further authorized to the extent necessary during the implementation of the Updated 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 Updated Relocation Plan pursuant to the Relocation Law.

Section 5. A copy of the final, approved Updated 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 13th day of April 2010.

CITY OF GARDEN GROVE, a California
municipal corporation

Mayor

ATTEST:

City Clerk

STATE OF CALIFORNIA)
COUNTY OF ORANGE)
CITY OF GARDEN GROVE)

I, Kathy Bailor, City Clerk of the City of Garden Grove, do hereby certify that the foregoing Resolution No. _____ was introduced and adopted at a regular meeting of the City Council held on the 13th day of April 2010 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:

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February 9, 2009
Updated March 12, 2010

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LIST OF EXHIBITS

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

INTRODUCTION

The Garden Grove Agency for Community Development (“Agency”) is a California community redevelopment agency organized and existing pursuant to the California Community Redevelopment Law, Health & Safety Code Section 33000, *et seq.* (“CRL”). On May 12, 2009 the Agency entered into a Disposition and Development Agreement with Garden Grove MXD, LLC (“Developer”) and adopted a relocation plan (“2009 Plan”) relating to a proposed redevelopment project on an approximately 11-acre site that includes the following addresses: 12581, 12591, 12621 and 12721 Harbor Boulevard, Garden Grove, California.

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 development 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”). The Proposed Project Site includes the addresses included in the 2009 Plan as well as two Agency-owned properties on Leda Lane. A site map denoting the Proposed Project Site of the Proposed Project is included as **Exhibit A** and fully incorporated by this reference.

The owners of the Leda Lane properties willingly and voluntarily offered the properties for sale to the Agency and acknowledged that they are not eligible for any relocation assistance from the Agency. The Agency is scheduled to consider a first amendment to the Disposition and Development Agreement on April 13, 2010. Accordingly, this updated relocation plan has been prepared to reflect the updated information and data since the adoption of the 2009 Plan; data included in this plan has been updated to the extent appropriate.

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”) and RHC Communities. 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, 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.

Two other parcels within the proposed Project Site, **12581 and 12591 Harbor Boulevard**, are improved commercial properties (“Commercial Properties”). The Agency recently acquired the vacant commercial building located at 12591 Harbor Boulevard. As of the date of this updated relocation plan, the Agency is engaged in negotiations with the property owner for voluntary acquisition of the other Commercial Property. The Agency desires to be proactive in evaluation of potential relocation

obligations in the event that the Agency successfully acquires this Commercial Property 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 43 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 therefor (“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 and procedures for 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**).

I. PROJECT AREA DESCRIPTION

A. THE REGIONAL LOCATION

The Proposed Project is located in the City of Garden Grove in the central portion of Orange County, approximately 25 miles south-east of downtown Los Angeles. Garden Grove is easily accessible from Interstate Routes 5 and 405 and State Routes 22 and 57. (See Figure 1: Regional Project Location)

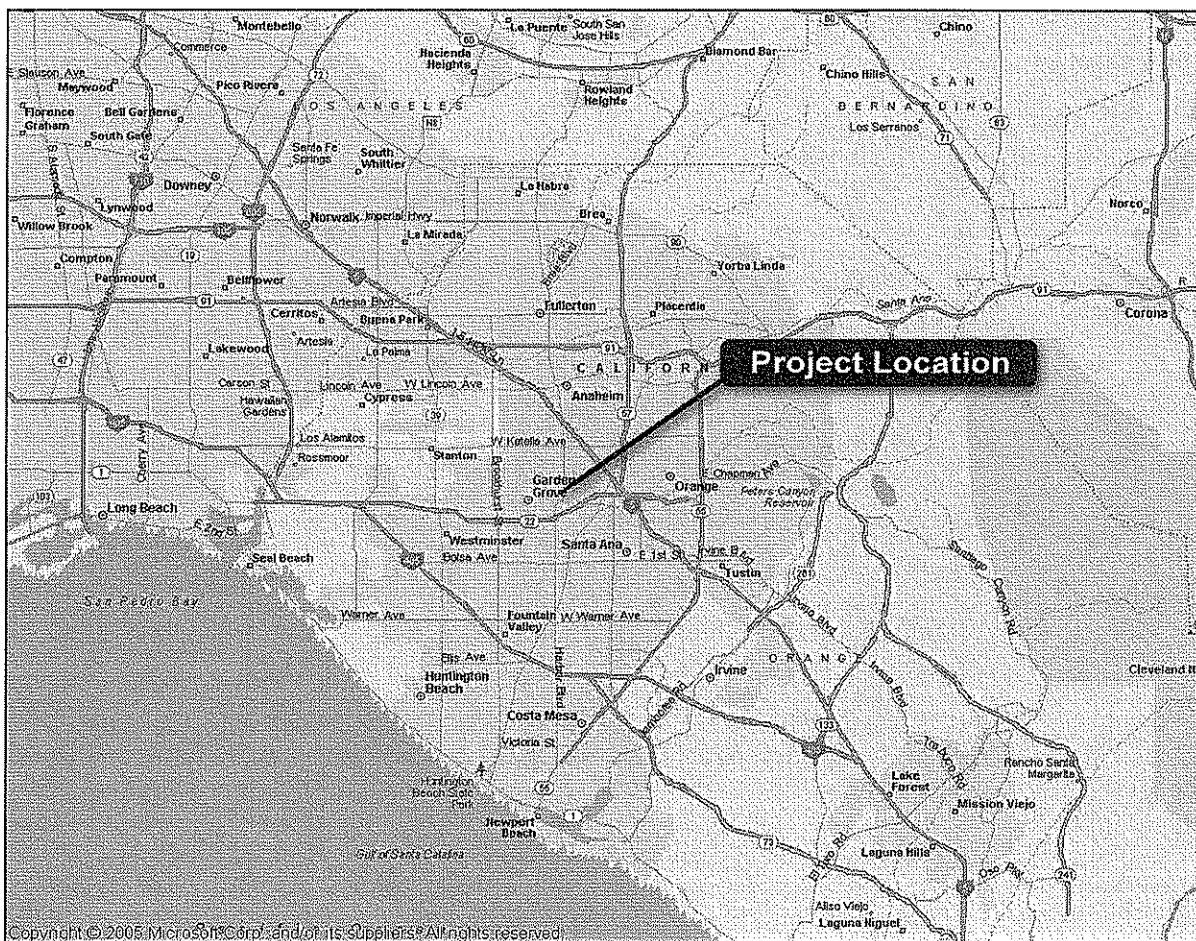


Figure 1: Regional Project Location

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).

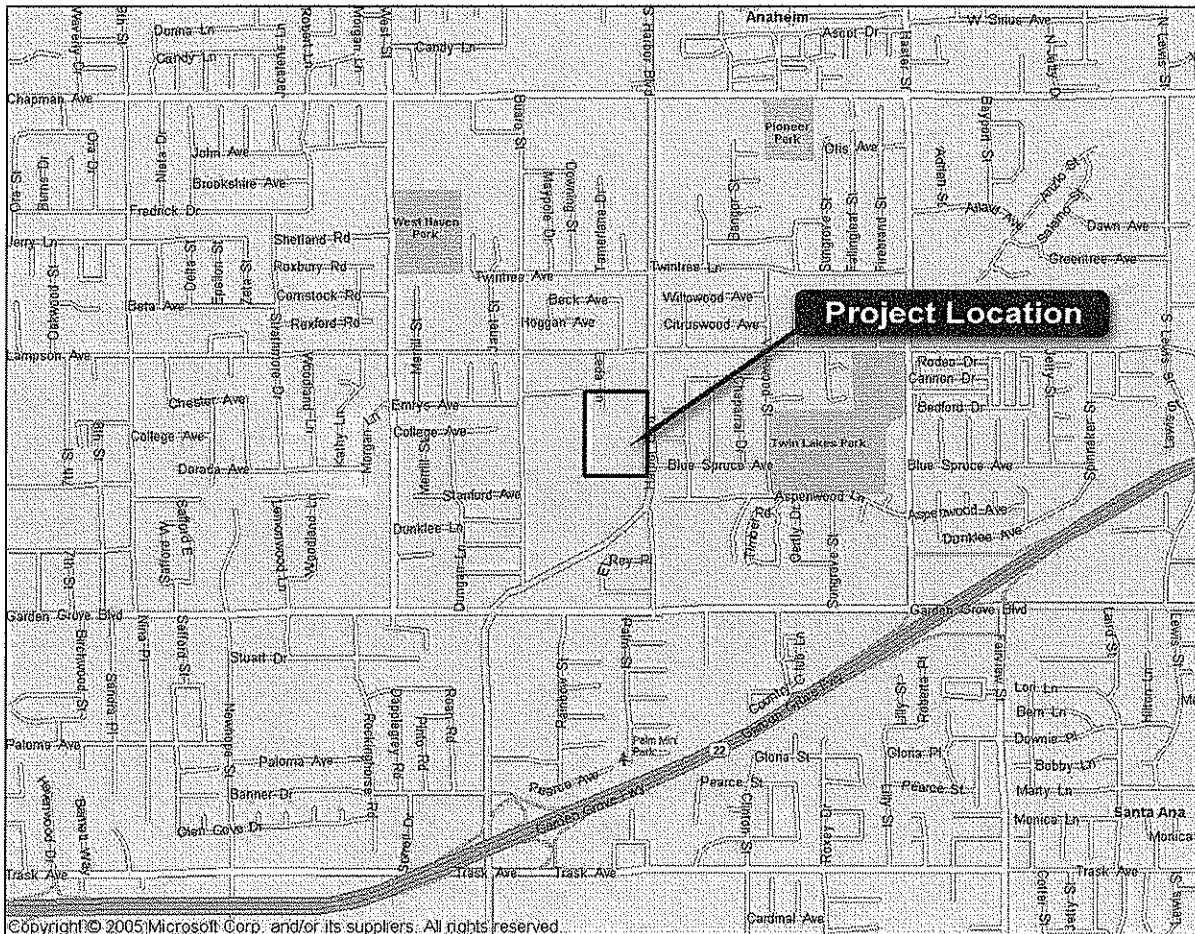


Figure 2: Specific Site Location

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. A survey update opportunity was extended to the Park residents and the business owner in February 2010. At the time the 2009 Plan was prepared interviews were conducted in English and Spanish as applicable and necessary to communicate with each household's language preference, with 40 of the 43 existing residential households being interviewed. As to the other three households at the RV Park, OPC interviewers attempted numerous contacts during the course of the interview process for the 2009 Plan and again attempted contacts during preparation of this updated plan, but without success as to those three households. In connection with this updated Plan, all occupant households were contacted to confirm the continuing accuracy of the data gathered for the 2009 Plan. 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. OPC staff received 15 updated surveys and this Plan assumes that the data collected for the 2009 Plan is accurate for any households not responding to the update request. The interviews and 2010 update 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 was confirmed vacant and the Agency has since acquired the property; 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, would 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 2009 Plan interview process is attached and incorporated as **Exhibit B** to this Plan. A sample of the letter sent to the Park occupants requesting confirmation of the previously submitted data is attached as **Exhibit C**.

B. FIELD SURVEY DATA

1. Current Residential Occupants

Since the adoption of the 2009 Plan seven tenant households vacated the RV Park voluntarily or have been the subject of eviction proceedings. There are

currently 42 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 43 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 40 occupant households varies from six years to 23 years with an average occupancy of 11 years. Twenty-one of the 40 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 39 respondents who occupy their recreational vehicles/motor homes/travel trailers (together, RVs) and one apartment unit. Of the 40 total household respondents, one household occupies and rents the apartment unit and the other 39 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 (40 respondents)			
# of Bedrooms	Studio	One	Two
# of Units	36 (all 36 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 \$955 monthly rent. This household has resided in this single apartment unit for over 20 years.

All 42 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 parking space at the RV Park. The monthly space rent charged ranges from \$425 to \$720 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 139 individuals, consisting of 99 adults and 40 children. The average household size is 3.5 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 40 interviewed)

# in Household	One	Two	Three	Four	Five	Six	Seven
# Households	5	13	5	5	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 19 overcrowded RVs.

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 40 interviewed)

Bedroom Size	Studio	One	Two	Three
# Needed	18	9	12	1

6. Income

Household income information was provided by all 40 responding occupant households interviewed at the RV Park for the 2009 Plan; 15 households provided updated income information for this Plan. According to area median income (AMI) limits promulgated annually by State HCD for the County of Orange adjusted for family size (**Exhibit D**) the occupant households income-qualify as follows: 28 households qualify as extremely low income (30% or less of AMI), eight as very low income (31%-50% of AMI), three as low income (51%-80% of AMI), none as moderate income (81%-120% of AMI), and one as above moderate income (over 120% of AMI).

Extremely Low	Very Low	Low	Moderate	Above Moderate
28	8	3	0	1

7. Ethnicity/Language

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

Ethnicity	# of Households	Project %
Caucasian	6	15%
Hispanic	34	85%

All Hispanic households stated that Spanish is their primary household language; the six 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 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 E**) in the vicinity of the Proposed Project Site that may have available space pads/lots for rent; however, in general and by their intended business and land use purpose, 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 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 184 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.

Bedroom Size	Studio	One	Two	Three
# Found (# needed)	49 (18)	56 (9)	62 (12)	17 (1)
Rent Range	\$550-\$1,085	\$795-\$950	\$1,000-\$1,200	\$1,300-\$1,500
Median Comparable Rent	\$900	\$900	\$1,175	\$1,495

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 is consistent with 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 \$699 and \$2,550 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 \$525 and \$1,387 with a median rent of \$916, 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.

Use	# of Properties Found	Sq. Ft. Range	Cost/Sq. Ft. (Median Cost)
Restaurant/Retail	21	1,500 – 2,000	\$1.10 - \$2.95 (\$1.97)

C. RELATED ISSUES

1. Concurrent Residential Displacement

Based on the actual knowledge of the staff that prepared both the 2009 Plan and this update, 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, prior to displacement and pursuant to the requirements of the relocation law:

1. Distribute appropriate written information concerning the Relocation Law and relocation program to inform eligible occupant households at the RV Park and the business displacee 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.

If/when displacement will/does occur, 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 (or reasonable and multiple attempts will be made to contact displacees), in connection with the determination of needs and preferences regarding comparable replacement of existing accommodations.
2. A printed Informational Brochure (see **Exhibits F and G**) 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. As evidenced by this updated Plan, 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

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.

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 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; at the Garden Grove Regional library, Chapman Avenue branch and West Garden Grove branch library; 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 H**), 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

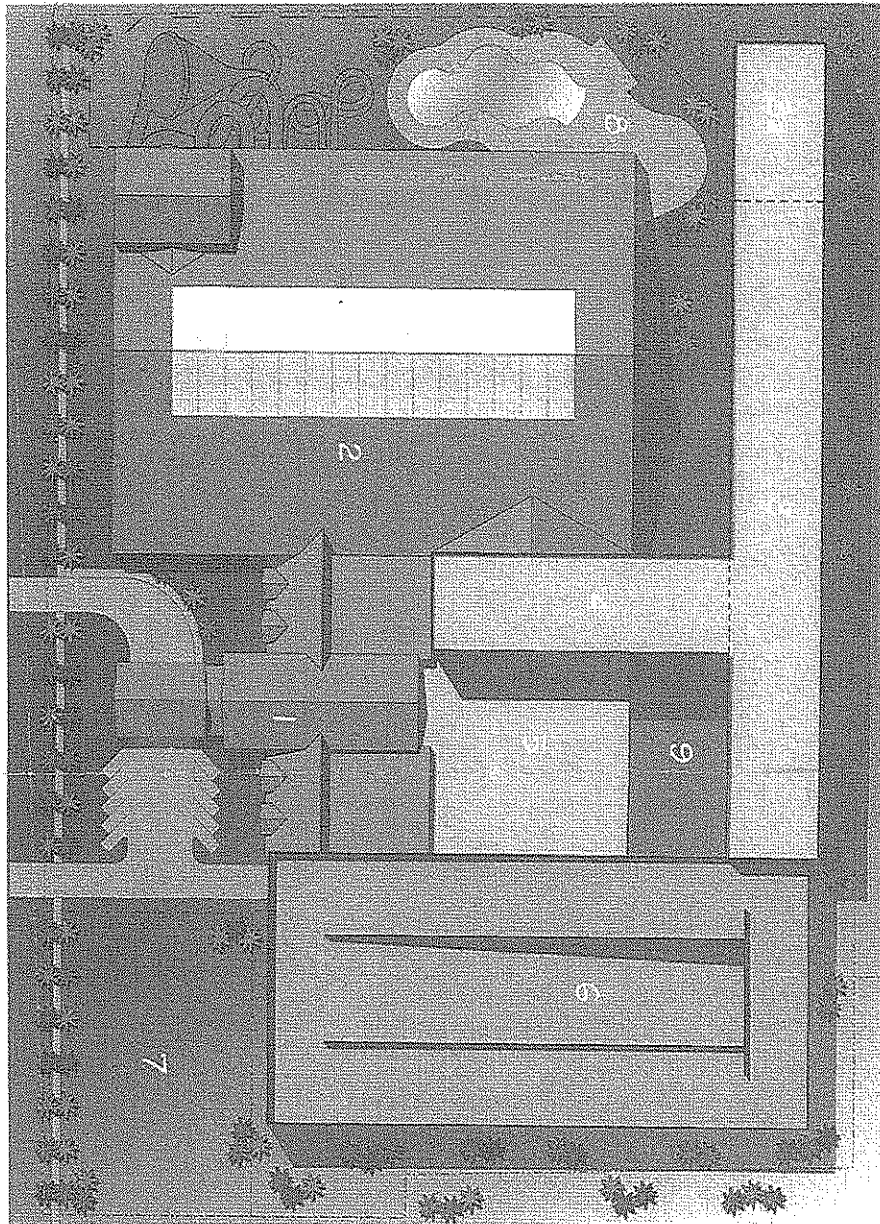
The Agency anticipates that the relocation process approximately will begin in the third quarter of 2011 and be completed by the second quarter of 2012.

L. ESTIMATED RELOCATION COSTS

The budget estimate for relocation-related payments, including a 10% contingency, for the Proposed Project is \$1,100,000.

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)



Index

1. Hotel Lobby
- 3 levels
2. Indoor Waterpark
- 104,000 sqft
3. Hotel Units
- 6 stories, 452 units
- 3a. Hotel Unit Expansion
- 4 stories, 112 units
4. Hotel Units
- 2 stories, 300 room equivalents
- 6 stories, 100 units
5. Conference Center
- 20,000 sqft
6. Parking Structure
- 5 Levels
- 250 stalls per level
7. Outlet
- 29,000 sqft
8. Outdoor Waterpark
- 26,000 sqft
9. Undeveloped Green Space
- 11,700 sqft

EXHIBIT B: Residential Interview Form

[to be attached]

Residential Relocation Interview

Client/Project:		Case ID:		
Site Address:		Total occupants:	Interview Date:	<input type="checkbox"/> Unoccupied
City, St, ZIP:			Interviewer:	<input type="checkbox"/> No Contact

INDIVIDUAL OCCUPANTS (use additional pages as needed)

1. Name:		Gender: F M	Employer/School:		
Relationship (list 1): HEAD OF HOUSEHOLD	<input type="checkbox"/> ID verified	Income srce (list 2):	Income/empl. description:	Hire/start date:	Mo Income:
Lawful presence (list 3):	Date of birth:				
Phone/fax/email:	Move-in date:				

Notes/special needs:

2. Name:		Gender: F M	Employer/School:		
Relationship (list 1):	<input type="checkbox"/> ID verified	Income srce (list 2):	Income/empl. description:	Hire/start date:	Mo Income:
Lawful presence (list 3):	Date of birth:				
Phone/fax/email:	Move-in date:				

Notes/special needs:

3. Name:		Gender: F M	Employer/School:		
Relationship (list 1):	<input type="checkbox"/> ID verified	Income srce (list 2):	Income/empl. description:	Hire/start date:	Mo Income:
Lawful presence (list 3):	Date of birth:				
Phone/fax/email:	Move-in date:				

Notes/special needs:

4. Name:		Gender: F M	Employer/School:		
Relationship (list 1):	<input type="checkbox"/> ID verified	Income srce (list 2):	Income/empl. description:	Hire/start date:	Mo Income:
Lawful presence (list 3):	Date of birth:				
Phone/fax/email:	Move-in date:				

Notes/special needs:

5. Name:		Gender: F M	Employer/School:		
Relationship (list 1):	<input type="checkbox"/> ID verified	Income srce (list 2):	Income/empl. description:	Hire/start date:	Mo Income:
Lawful presence (list 3):	Date of birth:				
Phone/fax/email:	Move-in date:				

Notes/special needs:

6. Name:		Gender: F M	Employer/School:		
Relationship (list 1):	<input type="checkbox"/> ID verified	Income srce (list 2):	Income/empl. description:	Hire/start date:	Mo Income:
Lawful presence (list 3):	Date of birth:				
Phone/fax/email:	Move-in date:				

Notes/special needs:

DWELLING			HOUSEHOLD		
Mailing Address:			<input type="checkbox"/> Primary residence of all occupants? (If not, explain in notes)		
City, St, ZIP:			<input type="checkbox"/> Can someone read/understand English? If not, language:		
Carbon Copy Address:			Race/Ethnicity: <input type="checkbox"/> American Indian/Alaskan <input type="checkbox"/> Asian		
City, St, ZIP:			<input type="checkbox"/> Black/African-American <input type="checkbox"/> Hawaiian/Pacific Islander		
Dwelling Type (list 4):			<input type="checkbox"/> Hispanic/Latino <input type="checkbox"/> White <input type="checkbox"/> Other <input type="checkbox"/> Mixed		
Bedrooms:	Attic/Utility/Storage:	Approx Sq Ft:	Subscribe to: <input type="checkbox"/> Land phone <input type="checkbox"/> TV service <input type="checkbox"/> Internet		
Kitchen:	Basement:	Bathrooms:	<input type="checkbox"/> Home-based business? (describe in notes)		
Living/family rooms:	Garage:	Garage Spaces:	<input type="checkbox"/> Rent rooms in dwelling? (describe in notes)		
Dining room:	Other/Extra:	Carport Spaces:	<input type="checkbox"/> On fixed income or public assistance? (describe in Occupants)		
Den/Office:	Total physical and content rooms to move:	Parking Spaces:	<input type="checkbox"/> Disabled occupants? (describe modifications/needs in Occupants)		
Total Rooms:		Number of cars:	Replacement site special needs (mark and describe in Notes)		
Air Cond: <input type="checkbox"/> Central <input type="checkbox"/> Wall/Window <input type="checkbox"/> Heat Pump <input type="checkbox"/> Evap./Swamp <input type="checkbox"/> None			<input type="checkbox"/> Employment access <input type="checkbox"/> Shopping		
Heating: <input type="checkbox"/> FAU <input type="checkbox"/> Radiant <input type="checkbox"/> Hot Water <input type="checkbox"/> Space Htr <input type="checkbox"/> Solar <input type="checkbox"/> Heat Pump			<input type="checkbox"/> Public transport <input type="checkbox"/> Religious		
Dwelling Condition: <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor			<input type="checkbox"/> Medical facilities/services <input type="checkbox"/> Social/Public services		
Neighborhood Condition: <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor			<input type="checkbox"/> School needs <input type="checkbox"/> Relatives/Ethnic		
Amenities:			<input type="checkbox"/> Childcare <input type="checkbox"/> Other special needs		
			<input type="checkbox"/> All occupants to move to the same dwelling? (If not, explain in notes)		
TENANT			Replacement dwelling preference: <input type="checkbox"/> Rent <input type="checkbox"/> Buy		
Rent terms: <input type="checkbox"/> Month-Month <input type="checkbox"/> Lease, months left:			Can relocate from: <input type="checkbox"/> Neighborhood <input type="checkbox"/> City <input type="checkbox"/> County <input type="checkbox"/> State		
<input type="checkbox"/> Rent reduced in exchange for service		<input type="checkbox"/> Unit furnished by tenant	Preferred relocation areas:		
Monthly contract rent: \$		Security deposit: \$	HOMEOWNER		
Landlord/manager name/ph:			Lot Size (sq ft):	Date purchased:	Age (yrs):
<input type="checkbox"/> Written rental agreement available?		<input type="checkbox"/> Rent receipts available?	<input type="checkbox"/> Own clear with no mortgages/loans		# of stories:
<input type="checkbox"/> Receiving Section 8 or other housing assistance?			1st Loan Information		2nd Loan Information
Caseworker name/ph:			Lender:		Lender:
Monthly tenant portion of rent: \$			Loan Type (list 5):		Loan Type (list 5):
Annual family/child care expenses to allow work: \$			Current % Rate:		Current % Rate:
Annual non-reimbursed medical expenses: \$			Principal Balance: \$		Principal Balance: \$
Annual non-reimb. handicapped assistance expenses: \$			Original Date:		Original Date:
Utilities paid by tenant:		Pets:	Remaining months:		Remaining months:
<input type="checkbox"/> Gas: \$			Monthly P&I payment:		Monthly P&I payment:
<input type="checkbox"/> Electric: \$		Energy source: Gas Electr Oil Other	MOBILE HOME		
<input type="checkbox"/> Water: \$		Cooking Stove: <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Pad space: <input type="checkbox"/> Rent <input type="checkbox"/> Own		Coach: <input type="checkbox"/> Rent <input type="checkbox"/> Own
<input type="checkbox"/> Sewer: \$		Water Heater: <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Pad rent: \$		Make/Model:
<input type="checkbox"/> Trash: \$		Space Heat: <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Coach length (ft):		Year:
<input type="checkbox"/> NONE		Air Conditioning: <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Coach width (ft):		Decal #:

**EXHIBIT C: Letter to Occupants Requesting Updated
Household Information**

[to be attached]



3750 Schaufele Avenue, Suite 150
Long Beach, CA 90808
562.304.2000 ph | 562.304.2020 fax

February 24, 2010

Occupant
12721 Harbor Blvd.
Garden Grove, CA 92840

Re: Travel Country RV Park Relocation Plan Update

Dear Mr. Occupant:

In November 2008 the Garden Grove Agency for Community Development (Agency) authorized Overland, Pacific & Cutler, Inc. (OPC) to prepare an updated relocation plan for the Travel Country RV Park Project. As you may recall, OPC interviewed you on or about August 28, 2008 regarding your household composition, rental payments and relocation preferences. As OPC prepares to update the relocation plan, we would like to confirm that the information you provided in 2008 remains accurate.

Please review the enclosed Relocation Case Profile for your household and, if needed, make any appropriate revisions. We need to receive the corrections by **Thursday, March 4, 2010**. If you have revisions or corrections, you may either write your corrections on the enclosed form and mail it back in the enclosed postage-paid envelope or call me at the numbers listed below and I will make the necessary revisions. Please note that if we do not hear from you **by 5:00 p.m. Thursday, March 4, 2010** we will include your household information without any changes from last year. It is important that we develop an accurate picture of the impacts of relocation, relocation options and related costs and your participation in this survey will help to ensure we achieve this goal.

Please be assured the final report will not contain individual information (financial or otherwise) obtained in the surveys. The data will be used solely to prepare the relocation plan in an aggregate form.

If you have any questions, please do not hesitate to contact me at (800)400-7356 ext. 2017 or cell phone (562)755-6687 or Mario Cerna at (800)400-7356 ext. 2076 or his cell phone (562)755-3773.

Sincerely,

A handwritten signature in black ink, appearing to read "Jackie Hernandez", written in a cursive style.

Jackie Hernandez, Consultant
Overland, Pacific & Cutler, Inc.
Encl.



Overland, Pacific & Cutler, Inc. - RELOCATION CASE PROFILE

Case: GGR-022-12721-006 (Homeowner)
 Consultant: *RELO PLAN CASE
 Project: Garden Grove - Travel Country RV Park Project

Updated: [REDACTED]
 Printed: [REDACTED]

Claimant(s): [REDACTED]

Site Owner: [REDACTED]

*** PROJECT SITE DATA ***

Street: 12721 Harbor Blvd, Space #
 City, ZIP: Garden Grove, CA 92840
 Home: () Work: ()
 Occupancy status: Rent (\$.00)
 Utilities by: Gas:Owner Electr:Owner Water:Owner

*** REPLACEMENT SITE DATA ***

[REDACTED]

NAME	GENDER	AGE	M. INCOME	SERIAL #	TYPE	AMOUNT	DELIVERED	CHECK #
			TOTAL: \$.00				TOTAL: \$0.00	

Dwelling type: **Mobile home**

Unit features:

Area/unit prefer:

Primary language:

Ethnicity:

Reloc from area:

Housing assist:

S.S. #:

Elderly:

Handicapped:

Furnished:

Bedrooms needed:

Total room count:

Replac. inspection:

*** CASE EVENTS ***

Proj. Site move-in: [REDACTED]
 First offer:
 Initial interview: **09/29/08**
 Notice of eligibility:
 Escrow opened:
 Escrow closed:
 90-day notice:
 Initial referrals:
 Abandonment:
 Repl. Site move-in:
 Case closed:

BDRMS	AREA	LOT	PRICE	LOAN	TYPE	RATE	TERM
Project site: [REDACTED]							
Replacement: [REDACTED]							

Mobile Home: Size: * Year: Model: Pad: \$

Notes:

EXHIBIT D: 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 2009.¹

<i>Income Level</i>	<i>1 person household</i>	<i>2 person household</i>	<i>3 person household</i>	<i>4 person household</i>	<i>5 person household</i>	<i>6 person household</i>	<i>7 person household</i>	<i>8 person household</i>
<i>Extremely Low</i>	\$19,550	\$22,300	\$25,100	\$27,900	\$30,150	\$32,350	\$34,600	\$36,850
<i>Very Low</i>	\$32,550	\$37,200	\$41,850	\$46,500	\$50,200	\$53,950	\$57,650	\$61,400
<i>Lower</i>	\$52,100	\$59,500	\$66,950	\$74,400	\$80,350	\$86,300	\$92,250	\$98,200
<i>Median</i>	\$60,250	\$68,900	\$77,500	\$86,100	\$93,000	\$99,900	\$106,750	\$113,650
<i>Moderate</i>	\$72,300	\$82,650	\$92,950	\$103,300	\$111,550	\$119,850	\$128,100	\$136,350

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 April 2, 2009, which memorandum was posted to the HCD website on April 2, 2009. These median income numbers are revised annually.

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

[to be attached]

City of Garden Grove
Travel Country RV Park
 Surrounding RV Park

RV Park Information	Vacancies	Restrictions	Lot Size	Lot Rent	Utilities	Notes
CC Camperland RV Park 12262 Harbor Blvd Garden Grove, CA 92840 714.750.6747	Vacancies, No charge for children under 3 yrs old if paying per day rates.	Small dogs & tamed. \$3.00 per extra; person, car and dog. \$1.00 per extra cat.	24 ft, 30 ft, 32 ft, 40ft	2 person monthly rate \$750.00, \$90 a month for any additional person.	\$2.00 per day for electric. Rates are subject to change without notice	Tent rates 2 person(no pets w/ tent space. Single space \$36.00, Double space \$56.00 per day.
Ponderosa Travel Trailer Park 2300 S. Lewis Street Anahiem, CA 92802 714.634.3390	15	Pets ok under 50 lbs. no extra charge	20 X 40 & up to 58 ft.	\$699 monthly fee, \$184.85 refundable deposit	Utilities 1 month behind comes with monthly statement.	Don is the contact person, Monday, Wednesday, Friday 8:00am to 4:00pm
Anahiem Harbor RV Park 1009 S. Harbor Blvd. Anahiem, CA 92805 714.535.6495	8	No Restrictions	20' x 40' 30' x 40'	\$695. Mo + electric & water \$850.00 Mo + electric & water	Included in monthly bill.	Security deposit for single \$347.00, \$399.00 for double, \$49.00 additional person rate per month.
Canyon RV Park 24001 Santa Ana Canyon Rd. Anahiem, CA 92808 714.637.0210	No vacancies this weekend, some for next weekend	No Pitbulls or Rottweilers, \$1.00 daily rate	Max 45 ft.	\$45.00 daily \$285.00 weekly	Included in price	Monthly rate available if 6 mo. Or more, additional guest \$2.00 per day max 8 people per site.
Anahiem RV Villager 333 W. Ball RD. Anahiem, CA 92805 714.991.0100	9	Large aggressive dogs not allowed	40 ft / 60 ft space	\$74.75 / \$85.00 tax included on per day.	Included in price	10 % disco. If AAA or Sam's member.
Anahiem Resort RV Park 110 W. Midway Dr. Anahiem, CA 92805 714.774.3860	2	Will not take large aggressive dogs	26 ft. - 60 ft.	Up to 26ft. \$45.00, up to 45 ft. \$55.00, 60 ft. \$65.00	Full hook-ups & Cable TV.	2 person per vehicle, any additional person is \$2.00 per day ages 3 and up.
Orangeland Recreation Vehicle 1600 W. Struck Avenue Orange, CA 92602 714.633.0414	5	\$1.00 each dog, max of 2 dogs no pit bulls, rottweilers, dobermans, mastiffs, chows.	takes up to 45 ft.	Regular \$65.00. Premium \$70.00, Preferred \$75.00, deluxe \$80.00	Included in the price	\$2.00 each extra for person over eight. If tenant stay 3 weeks or more the deposit is not refundable. CA Rving Rewards (CCR): 10% Discount.

City of Garden Grove
Travel Country RV Park
 Surrounding RV Park

RV Park Information	Vacancies	Restrictions	Lot Size	Lot Rent	Utilities	Notes
Huntington By the Sea RV Park 21871 Newland Street Huntington Beach, CA 92660 714.536.8316	30	Large aggressive dogs not allowed	24-60 ft.	\$75.00 day, or \$1,640 mo. w/ AAA \$67.50 day, or \$1,476.00	Included in the price	No extra charge for pets, utilities are included in price.
Rancho Del Rey Mobile Estates 16222 Monterey Huntington Beach, CA 92649 714.846.1429	8-10 MH spaces available	Small pets OK	Mostly Dbl Wide	\$1,020.00	Paid by tenant	In regards to bringing a home in, you will need to contact Richard at 5 Star (714) 891-6383. Senior MH Park.
Goforth MH Village 1801 E. Collins Orange, CA 92667 714.532.3603	3 Spaces available #16,35,72	1 dog or cat	20 Wide	Rent \$750.00	Paid by tenant	This is a Senior MH 55+ No spaces for RV storing available
Satellite MH Estates 1844 Haster Street Anaheim, CA 92502 714.750.2332	no MH space available, RV Parking	small dogs	20-68 ft.	\$1,250 + tax a month	Included in price	Space Availability is very limited RV parking available at Anaheim RV Village 866-991-0103.
Del Ray Mobile Estates 1949 S. Manchester Avenue Anaheim, CA 92802 714.750.2240	1 double wide available	Small pets OK	Dbl. wide OK	\$800.00	Trash, and sewer only	MH Park, no RV parking available.
Rio Vista MHP 320 N. Park Vista Street Anaheim, CA 92806 714.630.7704	Phone Disco.					
Western Skies MH Estates 2770 W. Lincoln Avenue Anaheim, CA 92801 714.828.2124	2 spaces available	Pets Ok	Dbl wide OK	\$1,030.00	Trash, and sewer only	No RV Parking available

EXHIBIT F: Residential Informational Brochure

[to be attached]

Relocation Assistance Informational Statement for Families and Individuals

(CA State)

Agency:

Garden Grove Agency for Community Development

Project Name:

Travel Country RV Park

Agency Representative:



**Overland, Pacific & Cutler, Inc.
3750 Schaufele Ave, Suite 150
Long Beach, CA 90808
Phone: (800)400-7356**

Informational Statement Content:

1. General Information
2. Assistance In Locating Comparable Replacement Housing
3. Moving Benefits
4. Rental Assistance Payment for Comparable Replacement Housing - Tenants And Certain Others
5. Section 8 Tenants
6. Qualification for And Filing of Claims for Relocation Benefits
7. Last Resort Housing Assistance
8. Rental Agreement
9. Evictions
10. Appeal Procedures – Grievance
11. Tax Status of Relocation Benefits
12. Non-Discrimination and Fair Housing
13. Additional Information And Assistance Available

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

Informational Statement for Families and Individuals

(CA State)

1. GENERAL INFORMATION

The housing unit you now live in (a recreational vehicle ("RV") or as applicable the one apartment on-site) is located within a proposed project site for a public project being considered for implementation by the Garden Grove Agency for Community Development ("Agency"). The "Proposed Project" would be developed on an approximately 10.3-acre site ("Proposed Project Site"), a part of which includes the Travel Country RV Park ("RV Park") where you rent a lot/space pad and reside in an RV (RV Park street address is 12721 Harbor Boulevard). If and when the Proposed Project proceeds, it may become necessary for you to move from the RV Park; if you are required to move as a direct result of a Notice to Move from the Agency, you may be eligible for certain relocation assistance and benefits. You will be notified in a timely manner as to the date by which you must move, if you will be required to move, and you will be provided not less than 90 days notice before you would be required to move from the RV Park.

Please read this informational statement, as it will be helpful to you in determining your eligibility and the amount of the relocation benefits you may receive under state laws and regulations. The California Relocation Assistance Law is set forth in Health & Safety Code Section 7260, *et seq.*, and the implementing regulations to these laws are issued by the California Department of Housing and Community Development set forth in the California Code of Regulations, Title 25, Housing and Community Development, Division 1, Chapter 6, Section 6000, *et seq.*, these laws regulations control state relocation assistance and benefits (together, "Relocation Law"). In order to evaluate your eligibility for and the estimated amount of relocation benefits, it is necessary that you provide adequate and timely information to the Agency's staff and/or professional relocation advisors. The information you provide is voluntary, but if you don't provide us necessary and complete information, you may not be determined eligible, or be eligible, to receive certain relocation assistance and benefits, or it may take longer to process and pay your claims. We suggest you save this informational statement for reference.

As you know the Agency has owned the RV Park since July 2005 and the Agency has had property management services at the RV Park provided by **Overland, Pacific & Cutler, Inc. (OPC)**. OPC is also an experienced professional in relocation and will be administering the relocation program for the Proposed Project. OPC representatives are available to explain the relocation advisory assistance program and monetary benefits that you may be eligible for if and when the Proposed Project proceeds. OPC's address and telephone number is listed on the cover.

THIS INFORMATIONAL STATEMENT IS NOT A NOTICE TO VACATE FROM THE RV PARK AND NOT A NOTICE TO MOVE YOUR RV HOUSING UNIT FROM THE RV PARK. PLEASE DO NOT MOVE NOW OR OTHERWISE PREMATURELY FROM THE RV PARK, OTHERWISE YOU MAY NOT BECOME OR REMAIN ELIGIBLE FOR RELOCATION ASSISTANCE AND BENEFITS.

If you desire to move sooner than required, you must contact your OPC representative, so you will not jeopardize your eligibility, if any, for relocation assistance and benefits. This is a general informational brochure only, and is not intended to give a detailed description of the Relocation Law or the Agency's specific relocation program for the Proposed Project.

The Agency is the owner and your landlord at the RV Park and the Agency will continue to be your landlord. You are required to continue to comply with your Occupancy Agreement and the Rules and Regulations at the RV Park. **YOU ARE REQUIRED TO CONTINUE TO TIMELY PAY YOUR RENT IN FULL AND WHEN DUE TO THE AGENCY THROUGH OPC, AS THE PROPERTY MANAGER OF THE RV PARK.** If you do not pay your rent on time and in full or do not otherwise follow the Rules and Regulations of the RV Park and your Occupancy Agreement the Agency or OPC will issue notices and if you do not pay on time or cure a noticed violation then an eviction action may be commenced and you may be evicted, which will cause you to lose any eligibility you may have had for relocation assistance and benefits. Do not jeopardize your eligibility by failing to pay your rent on time and in full or by failing to comply with the RV Park Rules and Regulations.

2. ASSISTANCE IN LOCATING COMPARABLE REPLACEMENT HOUSING

The Agency, through its staff and representatives of OPC, will assist you in locating comparable replacement housing by providing you referrals to comparable, appropriate, and available housing units. You are encouraged to actively seek housing yourself that is comparable, decent, safe, and sanitary and within your financial means.

When a suitable comparable replacement housing unit has been found and selected, your OPC relocation consultant will carry out an inspection of the unit and advise you whether the housing meets decent, safe and sanitary housing and other comparable replacement 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 housing unit must pass inspection before relocation benefits payments can be authorized, processed, and paid.

3. MOVING BENEFITS

If you are issued a Notice to Move by the Agency and thereafter you move as a direct result of the Agency's notice and action, you will be eligible to receive relocation assistance and benefits payments, including a moving benefit to assist in moving your personal property from the RV Park to your comparable replacement housing. 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).

For example, you may choose a Self Move, receiving a payment based on the Fixed Residential Moving Cost Schedule set forth in the Relocation Law as summarized below. With regard to an RV, generally it qualifies as a single-room unit as set forth in the following Fixed Residential Moving Cost Schedule.

A. Fixed Moving Payment

A Fixed Moving Payment is based upon the number of rooms you occupy and whether or not you own your own furniture. The payment is based upon a schedule approved by the Agency, and ranges, for example, from \$625 for a one-room unit to \$2,150 for an eight-room unit. (For details see the table above.) Your OPC 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 you and your household's entire move from the RV Park to comparable replacement housing, and the Agency will assume no liability for any loss or damage of your personal property related to your move. A fixed payment also includes utility hook-up, credit check and other related moving fees.

B. Actual Moving Expense (Professional Move)

If you wish to engage the services of a licensed commercial mover and have the Agency pay the bill, you may claim the ACTUAL cost of moving your personal property up to 50 miles. Your OPC relocation representative will inform you of the number of competitive moving bids (if any) that may be required, and assist you in developing a "mover" scope of services for Agency pre-approval and as a condition to payment for a professional move.

Fixed Moving Schedule	
CALIFORNIA (Effective 2008)	
Occupant Owns Furniture:	
1 room	\$625
2 rooms	\$800
3 rooms	\$1,000
4 rooms	\$1,175
5 rooms	\$1,425
6 rooms	\$1,650
7 rooms	\$1,900
8 rooms	\$2,150
Each additional room	\$225
Occupant does NOT Own Furniture:	
1 room	\$400
Each additional room	\$65

4. RENTAL ASSISTANCE PAYMENT – COMPARABLE REPLACEMENT HOUSING FOR RESIDENTIAL OCCUPANTS

You may be eligible for a rental assistance payment of up to \$5,250 to assist you in paying rent for your comparable replacement housing unit. In order to qualify for a rental assistance payment of up to \$5,250, you must be a tenant who has occupied the present dwelling for at least 90 days, unless you qualify for Last Resort Housing assistance as explained in this brochure in which you must have been a lawful occupant for at least 30 days.

A. Rental Assistance. If you qualify and **wish to rent** your comparable replacement housing unit, your maximum rental assistance benefits will be based upon the difference over a forty-two (42) month period between the rent you must pay for a comparable replacement housing unit and the lesser of your current rent (space pad rent) and estimated utilities or thirty percent (30%) of your gross monthly household income. You will be required to provide your OPC relocation representative with monthly rent and household income verification prior to the determination of your eligibility for this payment.

OR

- B. **Use of Rental Assistance Payment toward a Down payment.** If you qualify and wish to purchase a housing unit as a comparable replacement housing unit, you can apply up to the total amount of your rental assistance payment towards the down payment and non-recurring incidental expenses on purchase of a housing unit and if eligible the Agency will deposit the full amount of your rental assistance payment into the escrow opened for purchase of that unit. Your OPC relocation representative will clarify eligibility and the procedures necessary to apply for this payment.

5. SECTION 8 TENANTS

If you hold a Section 8 voucher and if you are required to move, you may be eligible to transfer your Section 8 voucher and eligibility to your comparable replacement housing unit. In such cases, a comparable replacement housing unit will be determined based on your eligible household at the time you are displaced and required to move and the current Section 8 program criteria; the comparable replacement unit may not be the size of the unit you currently occupy. Agency staff and your OPC relocation representative will provide you advisory assistance and housing counseling in connection with eligibility to transfer your Section 8 voucher and to provide you moving benefits.

6. QUALIFICATION FOR, AND FILING OF, RELOCATION CLAIMS

To qualify for a Rental Assistance Payment for your comparable replacement housing unit, you must rent (or purchase) and occupy a comparable replacement unit **within one year from** the date you move from the RV Park after a Notice to Move is issued by the Agency.

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.)

7. LAST RESORT HOUSING ASSISTANCE

If comparable replacement housing is not available when you are required to move as a direct result of a Notice to Move issued by the Agency, or if comparable replacement housing is not available within the monetary limits described above, the Agency will provide Last Resort Housing assistance to enable you to rent or purchase comparable replacement housing on a timely basis if you meet certain eligibility requirements. Last Resort Housing assistance is based on the individual circumstances of the displacee/household. Your OPC relocation representative will explain the process for determining whether or not you qualify for Last Resort Housing assistance.

If you are a tenant and you choose to purchase rather than rent a comparable replacement housing unit, the entire amount of your rental assistance payment, including any eligible Last Resort Housing payment, must be deposited into an escrow and be applied toward the down-payment and eligible incidental expenses of the housing unit you intend to purchase.

8. RENTAL AGREEMENT/OCCUPANCY AGREEMENT AT RV PARK; RULES AND REGULATIONS OF RV PARK

As you are aware, the Agency acquired the RV Park in July 2005 and has been your landlord since then; you are subject to the existing Occupancy Agreement and Rule and Regulations as between you, as tenant, and the Agency, as landlord. You must continue to pay your rent on time, in full, and when due and you and all members of your household must comply with the Rules and Regulations of the RV Park.

9. EVICTIONS

Any person, who lawfully occupies real property, and is not in unlawful occupancy, may become eligible for relocation assistance and benefits. Except for the causes of eviction set forth below, no existing occupant household at the RV Park in lawful occupancy will be required to move without having been provided with at least 90 days written notice from the Agency. Eviction will occur only in the event of one or more of the following reasons:

- Failure to pay rent on time, in full, and when due, 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.
- Performance of a dangerous, illegal act in the unit.
- Material breach of the rental agreement or other occupancy agreement for the subject property and failure to timely correct the breach after proper 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.
- Maintenance of a nuisance and failure to abate within a reasonable time following notice.
- Refusal to accept one of a reasonable number of offers of comparable replacement housing or comparable replacement business site(s).
- A requirement under State or local law or emergency circumstances that cannot be prevented by reasonable efforts on the part of the public entity.

10. 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 the Agency's appeals procedure. Complete details on appeal procedures are available upon request from the Agency.

11. 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. No federal dollars are anticipated for this Proposed Project. Therefore, federal regulations may not apply and the IRS may consider relocation payments as income. 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)

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 the Agency's relocation assistance and benefits 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 the Agency.

13. ADDITIONAL INFORMATION AND ASSISTANCE AVAILABLE

OPC and its representatives and Agency staff will be responsible for providing you with relocation assistance and benefits. They will assist you in every reasonable way 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 Overland, Pacific & Cutler.

EXHIBIT G: Commercial Informational Brochure

[to be attached]

Introduction

The property on which you now conduct your business is located within a proposed project site for a public project being considered for implementation by the Garden Grove Agency for Community Development (Agency"). The "Proposed Project" would be developed on an approximately 10.3 acre site, a part of which includes the real property that you operate your business and rent from the owner of such property. If the Proposed Project proceeds, the Agency may acquire several land parcels and may require the relocation of existing commercial uses thereon. If and when the Proposed Project proceeds, you will be notified in a timely manner as to the date by which you must move. You are not required to move now and this letter is not a notice to move; this letter introduces the Agency and its relocation consultant Overland, Pacific and Cutler, Inc. ("OPC")

Please read this informational statement as it will be helpful to you in determining your eligibility and the amount of your relocation benefits under state law if your business moves as a direct result of the Agency's implementation of the Proposed Project. We suggest you save this informational statement for reference.

This is not a notice to move. It is important that you do not move before you learn what you must do to receive relocation assistance and benefits to which you may be entitled. The Agency has retained the services of Overland, Pacific & Cutler, Inc., a qualified professional relocation firm, to administer the relocation program for the Proposed Project, and in particular to assist you with business relocation if you are required to move as a direct result of the Agency's action. OPC is available to explain the program and benefits. Their address and telephone number is:



Overland, Pacific & Cutler, Inc.
3750 Schaufele Ave, Suite 150
Long Beach, California 90808
Telephone: (562) 304-2000

Spanish speaking representatives are available.

Si necesita esta información en Español, por favor llame a su representante.

Summary of Relocation Assistance

If you become eligible for relocation assistance and benefits due to being displaced by the Agency as a direct result of carrying out the Proposed Project, you will be provided advisory assistance and payment of benefits to help you relocate your business to a comparable replacement business site, including:

- A. Payment for your moving expenses. You will receive either:
 - A Payment for Actual Reasonable Moving and Related Expenses, or
 - A Fixed Payment In Lieu of a Payment for Actual Moving and Related Expenses
- B. Referrals to suitable comparable replacement locations for your business.
- C. Other help to reestablish your business and minimize the impact of the move including help in preparing claim forms to request relocation payments.

If you disagree with the Agency's decision as to your right to a relocation payment, or the amount of the payment, you may appeal that decision.

SOME GENERAL QUESTIONS

How will I know I am eligible for relocation assistance?

Ordinarily, eligibility begins at the date of initiation of negotiations by the public entity to acquire real property from the owner, which here would be the date of the first written offer by the Agency to the owner to acquire the subject property, if acquisition proceedings are commenced and undertaken. Therefore, you should not move before that date. If you do, you may not be eligible for relocation assistance or benefits.

How Will the Agency Know How Much Help I Need?

You will be contacted at an early date and personally interviewed by a representative of the Agency and/or of OPC to determine your needs and preferences for a comparable replacement location for your business and other relocation advisory services and benefits. The interviewer will ask questions about such matters as your space requirements. It is to your advantage to provide the information so that the Agency, through its relocation consultant, can assist you in moving your business with a minimum of hardship. The information you give will be kept in confidence.

How Soon Will I Have to Move?

Every reasonable effort will be made to provide you with sufficient time to find and reestablish your business in a comparable replacement business location. If possible, a mutually agreeable date for the move will be worked out. Unless there is an urgent need for the property (e.g., your occupancy would present a health or safety emergency), you will not be required to move without at least 90 days advance written notice. It is important, however, that you keep in close contact with the Agency and/or OPC so that you are aware of the time schedule for carrying out the Proposed Project and the approximate date by which you will have to move.

Will I Have To Pay Rent To The Agency Before I Move?

If and when the Agency acquires the real property at which you operate your business, you may be required to pay a fair rent to the Agency for the period between the acquisition of your property and the date that you move. Your rent and the terms of your tenancy will be generally the same as in the prior arrangement with your previous landlord.

How Will I Find A Comparable Replacement Location for My Business?

The Agency and OPC will provide you with current and continuing information on available comparable replacement locations that meet your business' needs. The Agency and OPC may also provide you with the names of real estate agents and brokers who can assist you in finding the type of comparable replacement location you require for your business. While the Agency will assist you in obtaining a suitable comparable replacement location, you should take an active role in finding and relocating to a location of your choice that is comparable. No one knows your needs better than you. You will want a facility that provides sufficient space for your planned business activities. You will also want to ensure that there are no zoning or other requirements which will unduly restrict your business operations. Ask the Agency and OPC to explain which kind of moving costs are eligible for repayment and which are not eligible, which will enable you to carry out your move in the most advantageous manner.

What Other Assistance Will be Available To Help Me?

In addition to help in finding a suitable comparable replacement location, other assistance, as necessary, will be provided by the Agency. This includes information on Federal, State, and local programs that may be of help in reestablishing a business; for example, the Small Business Administration (SBA) provides managerial and technical assistance to some businesses. There may also be a government grant or loan program which can help you reestablish your business. The Agency will assist you in applying for help available from government agencies. The range of services depends on the needs of the business being displaced. You should ask the Agency representative to tell you about the specific services that will be available to you.

I Have A Replacement Location And Want To Move. What Should I Do?

Before you make any arrangements to move, notify the Agency, in writing, of your intention to move. This should be done at least 30 days before the date you begin your move. The Agency will discuss the move with you, will inspect the proposed replacement site, and advise you of the relocation payment(s) for which you may be eligible, the requirements to be met, and how to obtain a payment.

I Plan To Discontinue My Business Rather Than Move. What Should I Do?

If you have decided to discontinue your business rather than reestablish, you may still be eligible to receive a payment. Contact the Agency and discuss your decision to discontinue your business. You will be informed of the payment, if any, for which you may be eligible, the requirements to be met, and how to obtain your payment.

What Kinds of Payments For Moving Expenses Will I Receive?

Every business is entitled to a relocation payment to cover the reasonable cost of moving. You may choose either:

- A. Payment For Actual Reasonable Moving and Related Expenses, or
- B. Fixed Payment In Lieu of Moving and Related Expenses (if you meet the eligibility requirements).

What is Payment For Actual Reasonable Moving And Related Expenses?

If you choose a Payment For Actual Reasonable Moving And Related Expenses, you may claim the cost of:

This payment may include the following:

- A. 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);
- B. Packing, crating, uncrating, and unpacking personal property (exclusive of personal property, if any, acquired by the public entity);
- C. 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);
- D. 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);
- E. 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;
- F. 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;
- G. 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);

- H. 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;
- I. 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;
- J. 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;
- K. 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;
- L. 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;
- M. If applicable to the two businesses 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.

The Agency and OPC representatives will explain all eligible moving costs, as well as, those which are not eligible. You must be able to account for all costs that you incur, so keep all your receipts. The Agency and OPC will inform you of the documentation needed to support your claim.

You may minimize the amount of documentation needed to support your claim, if you elect to "self-move" your property. Payment for self-move is based on the amount of an acceptable low bid or estimate obtained by the Agency. If you self-move, you may move your personal property using your own employees and equipment or a commercial mover. If you and the Agency cannot agree on an acceptable amount to cover the cost of the "self-move," you will have to submit full documentation in support of your claim.

You may elect to pay your moving costs yourself and be reimbursed by the Agency or, if you prefer, you may have the Agency pay the mover directly. In either case, let the Agency know before you move. Select your mover with care. The Agency representative can help you select a reliable and reputable mover.

When a payment for "actual direct loss of personal property" or "substitute personal property" is made for an item, the estimated cost of moving the item may be based on the lowest acceptable bid or estimate obtained by the Agency. If not sold or traded-in, the item must remain at the old location and ownership of the item must be transferred to the Agency before you may receive the payment.

What are Reestablishment Expenses?

A small business, farm or non-profit organization may be eligible to receive a payment of up to \$10,000 for eligible expenses actually incurred in relocating and reestablishing such operation at a replacement site.

Eligible expenses must be reasonable and necessary, as determined by the Agency. They may include but are not limited to the following:

- A. Repairs or improvements to the replacement real property as required by federal, state or local law, code or ordinance.

- B. Modifications to the replacement property to accommodate the business operation or make replacement structures suitable for conducting the business.
- C. Construction and Installation costs for exterior signage to advertise the business.
- D. Provision of utilities from right-of-way to improvements on the replacement site.
- E. Redecoration or replacement of soiled or worn surfaces at the replacement site, such as paint, paneling or carpeting.
- F. Licenses, fees, and permits where not paid as part of moving expenses.
- G. Feasibility surveys, soil testing and marketing studies.
- H. Advertising of replacement location.
- I. Professional services in connection with the purchase or lease of a replacement site.
- J. Estimated increased costs of operation during the first 2 years at the replacement site, for such items as:
 - 1. Lease or rental charges
 - 2. Personal or real property taxes
 - 3. Insurance premiums, and
 - 4. Utility charges (excluding Impact fees)
- K. Impact fees or one-time assessments for anticipated heavy utility usage.
- L. Other items that the Agency considers essential to the reestablishment of the business.

What Expenses Are Not eligible for Reestablishment Payment?

The following is a non-exclusive listing of reestablishment expenditures not considered to be reasonable, necessary or otherwise eligible:

- A. Purchase of capital assets, such as, office furniture, filing cabinets, machinery or trade fixtures.
- B. Purchase of manufacturing materials, production supplies, product inventory, or other items used in the normal course of the business operation.
- C. Interior or exterior refurbishment at the replacement site, except as otherwise provided for under the business reestablishment payment.
- D. Interest costs associated with any relocation expense or the purchase of replacement property.
- E. Payment to a part-time business in the home which does not contribute materially to the household income.

What is Fixed Payment in Lieu of a Payment for Actual Reasonable Moving and Related Expenses?

A Fixed Payment in Lieu of a Payment for Actual Reasonable Moving and Related Expenses to a business or farm operation is based on the average annual net earnings of the business or farm operation. The payment to an eligible business or farm operation may not be less than \$1,000.00, nor more than \$20,000.00. The nonprofit organization may be eligible for a payment from \$1,000.00 to \$20,000.00 subject to the following:

A displaced nonprofit organization may choose a fixed payment as stated above if the Agency determines that it cannot be relocated without a substantial loss of existing patronage (membership or clientele.) A nonprofit organization is assumed to meet this test, unless the Agency demonstrates otherwise. Any payment in excess of \$1,000.00, must be supported with financial statements for the two 12 month periods prior to displacement. The amount to be used for the payment is the average of the last two (2) years annual net earnings. Documentation required may be income tax returns, certified financial statements and accounting records or other similar evidence acceptable to the Agency. To qualify for an In-Lieu payment:

A. A displaced **business**:

1. must own or rent personal property which must be moved in connection with the displacement and for which an expense would be incurred in such move, and the business vacates or relocates from its displacement site;
2. must be unable to relocate without a substantial loss of existing patronage;
3. must not be part of a commercial enterprise having more than one other entity which is not being acquired by the Agency, and which is under the same ownership and engaged in the same or similar business activities;
4. must not be operated at a displacement dwelling/site solely for the purpose of renting such dwelling/site to others; and
5. must have contributed materially to the income of the displaced person during the two (2) taxable years prior to displacement.

B. A displaced **nonprofit organization** (1) must be unable to relocate without a substantial loss of its existing patronage; and, (2) must not be part of an enterprise having another establishment which is not being acquired by the Agency.

The Agency will inform you as to your eligibility for this payment and the documentation you must submit to support your claim. Remember, when you elect to take this payment you are not entitled to reimbursement for any other moving expenses.

How do I File A Claim For A Relocation Payment?

You must file claim(s) for relocation benefits payment(s). The Agency will provide you with the required claim forms, assist you in completing them, and explain the type of documentation that you must submit in order to receive your relocation payments. If you must pay any relocation expenses before you move (e.g., because you must provide a security deposit if you lease your new location), discuss your financial needs with the Agency. You may be able to obtain an advance payment. An advance payment may be placed in "escrow" to ensure that the move will be completed on a timely basis.

If you are a tenant, you must file any and all claims within 18 months after the date you move after issuance of a notice to move by the Agency. However, it is to your advantage to file as soon as possible after you move. The sooner you submit your claim, the sooner it can be processed and paid. If you are unable to file your claim within 18 months, the Agency may extend this period.

You will be paid promptly after you file an acceptable claim. If there is any question regarding your right to a relocation payment or the amount of the payment, you will be notified, in writing, of the problem and the action you may take to resolve the matter.

Appeals

If you disagree with the Agency's decision as to your right to a relocation payment or the amount of payment, you may appeal the decision to the Agency. The Agency will inform you of its appeal procedures. At a minimum, you will have 18 months to file your appeal with the Agency. Your appeal must be in writing. However, if you need

help, the Agency will assist you in preparing your appeal. If you are not satisfied with the final appeal decision, you may seek review of the matter by the courts.

Tax Status of Relocation Benefits

Relocation benefit payments are not considered as income for the purpose of the Internal Revenue Code of 1986 or the Personal Income Tax Law, Part 10 (commencing with Section 17001) of Division 2 of the Revenue and Taxation Code, or the Bank and Corporation Tax law, Part 11 (commencing with Section 23001) of Division 2 of the Revenue and Taxation Code. 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.

Additional Information

If you have further questions after reading this brochure, contact Overland, Pacific & Cutler, Inc. and discuss your concerns with your relocation representative. You may wish to read the California Relocation Assistance Law and Guidelines referenced above which describe the relocation process in more detail.

EXHIBIT H: Public Comments and Response

[to be attached]