



**CORNERSTONE
RIGHT OF WAY LLC**

**VISTA GRANDE APARTMENTS
SAN DIEGO, CA**



RELOCATION PLAN

**Prepared for:
Wakeland Vista Grande, LP
1230 Columbia Street, Suite 950
San Diego, California 92101**

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I. PROJECT DESCRIPTION

The Vista Grande Apartments are a 47-unit apartment building which also includes an adjacent duplex. The complex consists of 3 two bedroom units, 1 three bedroom units and 45 four bedroom units. The complex is located at 5391-5411 Santa Margarita Street, San Diego, California 92114. The proposed project will require the acquisition of the property to allow for rehabilitation of the units, landscape and designation of specific rent control and income/occupancy standards. **Rents will be**



restricted to 30 percent to 50 percent of Average Median Income (AMI). The project will be funded with 9 percent tax credits, approximately \$4,000,000 of HOME Funds from the San Diego Housing Commission and Redevelopment Area Set-Aside Funds.



The proposed project will be a major renovation for the complex. The rehabilitation will include new kitchens and baths, new roof, new energy efficient windows, landscape replacement, new outdoor lighting, upgraded security systems and a new community center in order to accommodate resident services programs, create better access to open space and improve the playground.

The project sponsor received approval by the San Diego Housing Commission and the San Diego Redevelopment Agency in 2009. And received tax credit approval in 2010. Construction is scheduled to begin in November 2010 with completion in September of 2011.

The completed project will result in the preservation of 49 units as affordable to very low and extremely low-income households. The rehabilitation will make the project more livable for its residents by addressing deferred maintenance items. The total project cost is estimated to be \$14,000,000.

Relocation Plan

According to Uniform Relocation Assistance and Real Property Acquisition for Federal and Federally Assisted Programs (49 CFR 24) (“URA”), public projects involving residential displacement require the preparation of a relocation plan subject to public review and the approval of the local legislative body prior to the undertaking of any displacing activity. This Relocation Plan was prepared in accordance with the URA, California Code of Regulations, Title 25, Section 6010, California Redevelopment Law and the Redevelopment Agency of the City San Diego Amended Rules and Regulations for Implementation of the California Relocation Assistance Law. The general purposes of the relocation plan are to describe:

- 1) The circumstances of potential displacees;
- 2) The availability of appropriate replacement housing resources; and
- 3) A program, which complies with federal, state and local statutory requirements to provide eligible displacees with advisory and financial assistance.

The preparation of a relocation plan fulfills an important administrative requirement, but does not, by itself, imply a commitment to proceed with any proposed project.

This Relocation Plan (the Plan) is an update to the Draft Relocation Plan prepared by Mecky Myers and Associates in July of 2008. CornerStone Right of Way LLC was responsible for this updated report by collecting current occupancy information, program allowances and restrictions, compliance review and available comparable property data.

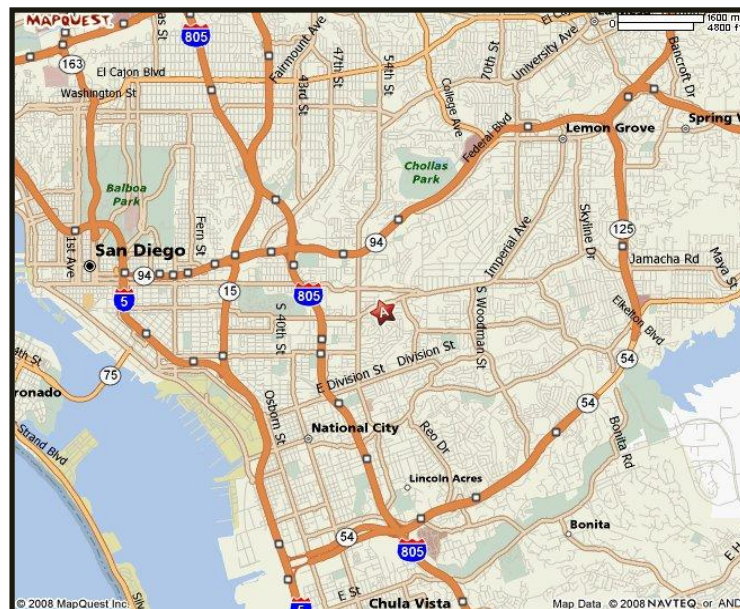
The Plan is organized in 5 sections:

1. A description of the regional location and project site location. **(SECTION I)**;
2. An assessment of the relocation needs of residential tenants subject to displacement as a result of the project **(SECTION II)**;
3. An assessment of available, comparable replacement housing units in proximity to the project **(SECTION III)**;
4. A description of the relocation assistance program **(SECTION IV)**;
5. Project relocation cost budget, displacement timing and other necessary administrative provisions **(SECTION V)**;

I. THE REGIONAL LOCATION

The project is located east of Interstate 8 and south of Highway 90, one block east of 54th and one block south of Imperial.

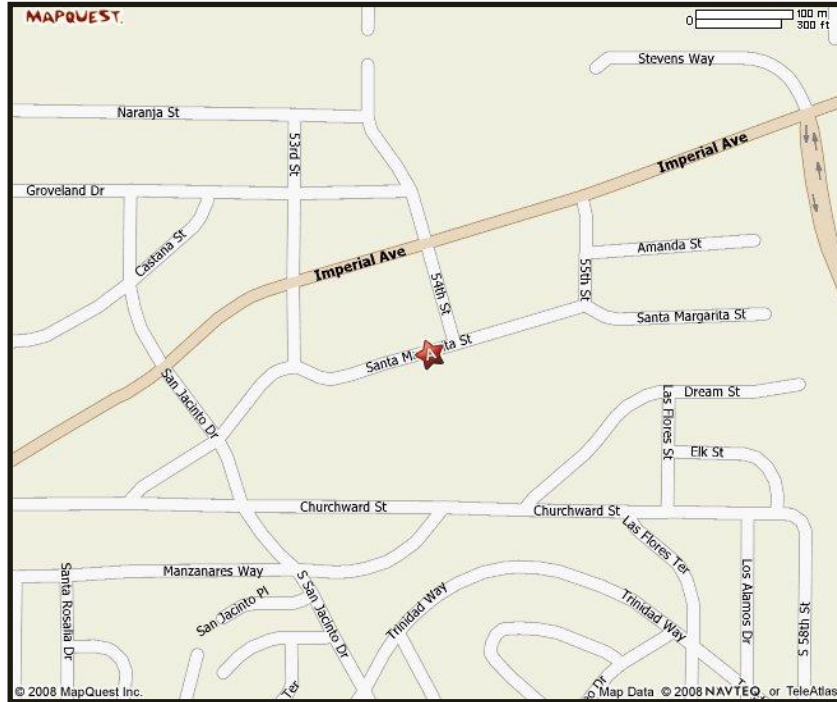
Figure 1. Regional Project Location



A. PROJECT SITE LOCATION

The project site is located at 5391-5411 Santa Margarita Street, San Diego, California 92114. (See Figure 2: Project Site Location)

Figure 2. Project Site Location



II. ASSESSMENT OF RELOCATION NEEDS

A. SURVEY PROCESS

Personal interviews were conducted in July 2010 with the 43 households occupying the project. Six units were vacant at the time of the interviews. Inquiries made of tenants included household size and composition of household, income, monthly rent obligation, length and type of occupancy, disabilities/health problems, and replacement housing preferences.

The occupant data in this Plan are based solely on anecdotal responses. No efforts have been made to qualify information provided by tenants. Samples of the tenant interview form used in the interview process are presented in **Appendix A** of this report. This Plan is intended as guidance tool for implementing potential relocation and may not identify or confirm occupant's project approval or permanent relocation.

B. FIELD SURVEY DATA

The following information was collected from current property management rent rolls and the previous and current field surveys of the 49 households residing in Vista Grande Apartments:

- Of the 49 households, 6 were vacant, 7 did not respond and 36 provided some occupancy data. Of those that responded and provided occupancy details, their units contain 205 persons.
- Rents paid by tenants range from \$93 to \$1,200. Average rent is \$1,057 per month (This amount does not include any rental assistance provided by outside housing programs).
- Four (4) households currently have Section 8 certificates.
- There are a total of 2 overcrowded units (5.5%). The commonly accepted standard for housing density is one person in a studio unit, and two persons per bedroom plus one person in a common living area. During Project interviews and income verification, overcrowded multi-family units may apply for separate affordable units within the Project.
- Thirteen (13) households living in the Vista Grande Project had incomes that were over the 50% limit based on family size. Four (4) of those households occupied their units after the Letter of Interest was issued in November of 2008 and therefore may not receive relocation benefits per this Plan.
- Income and occupancy information was provided by 30 of the households. The average income is \$3,785 per month and the incomes range from a low of \$555 per month to a high of \$10,000 per month. Of these 30 households 8 households (27%) were Extremely Low income, 9 households (30%) were Very Low income, 8 households (27%) were Low income, 1 household (3%) was at

Median income, 2 households (7%) were Moderate income and 2 households (7%) were above Moderate income. The classification of these income levels is based on the 2010 Income Limits listed in Table 3 on Page 17 of this report.

- As of the 2008 interviews, the racial-ethnic make-up of the 45 households that responded is as follows:

Race/Ethnic	Persons	Percent
White	2	4%
Hispanic	26	58%
Black	8	18%
Asian	1	2%
Samoan	6	13%
Cambodian	1	2%
Other	1	2%
Total	45	100%

- Only one of the households responded that the Head of Household is over 65 years old.
- Two respondents claim they have disabled occupants.

C. POTENTIAL RELOCATIONS

Based on the field survey data gathered, Wakeland Vista Grande LP may potentially conduct the following relocations.

Eviction Relocations

It is expected that a currently unknown number of evictions are going to take place, pursuant to the Eviction Procedures listed in Section IV, C of this Plan. The total number of evictions that will be entitled to receive relocation benefits is impossible to define at this time because the total number of evictions is currently unknown and because it is impossible to know how many of the evictions will be for illegal activities for which no relocation payments will be required to be paid. The relocation budget currently estimates that no evictions will require relocation payments.

Income-Qualification Relocations

All tenants residing in the Vista Grande Apartments Project will need to have household incomes at or below 50% of the Area Median Income (AMI) in order to qualify with the project's funding regulations. In San Diego County, this equated to \$39,250 for a family of four as of May 14, 2010. As of the time of the consultant interviews, 9 households living in the Vista Grande project had incomes that were over the 50% limit based on family size and which were occupying the property prior to the November 2008 Letter of Interest regarding the Project. These households may need to be permanently relocated. Prior to this determination, the households consisting of multiple family units, may be provided an opportunity to apply for separate units within

the Project if it is determined that each family qualifies economically for the Project units.

III. RELOCATION RESOURCES

A. METHODOLOGY

A survey to determine a sampling of available comparable replacement housing within the greater city of San Diego was conducted in July, 2010. The following sources and methods were utilized:

- Classified rental listings from local newspapers.
- Referrals from local property management companies.
- Internet sources/listings.

B. REPLACEMENT HOUSING AVAILABILITY

Residential Rental Housing

For the 9 households that have the potential to be permanently relocated there are more than adequate replacement housing resources in the area.

Replacement housing survey data is summarized in **Table 1** from data listed in **Appendix B**.

The individual figures for number of units found by bedroom size are presented together with the number of units needed to meet re-housing obligations.

TABLE 1: Availability and Cost of Replacement For Rental Housing

Bedrooms	Three (3)	Four (4)
Units Available	27+	16+
Number Needed	2	7
Rental Range	\$1,170 - \$1,850	\$1,700 - \$2,950
HUD Market Rents '10	\$1,883	\$2,326

The market comparable rent amounts shown in **Table 1** are among the figures used to prepare budget projections for the Plan for the permanent relocations. These amounts are subject to change according to the market rates prevailing at the time of displacement. In July 2010 there were adequate three and four-bedroom units in the \$1,200 -\$2,200 range. Average comparable rents used for estimating purposes in this plan for project residents are in line with market rates for similarly sized replacement units.

IV. THE RELOCATION PROGRAM

A. ADVISORY ASSISTANCE

Advisory assistance services are intended to inform displacees about the relocation program, help in the process of finding appropriate replacement accommodations, facilitate claims processing, maintain a communication link with the Project Sponsor and coordinate the involvement of outside service providers.

To follow through on the advisory assistance component of the relocation program and assure that the program meets its obligations under the law, relocation staff will perform the following functions:

1. Distribute written information concerning the relocation program to each residential displacee (See **Appendix C**).
2. Personally inform all displacees of the nature of and procedures for obtaining available relocation assistance and benefits.
3. Determine the eligibility and needs of each residential displacee. If any relocation is permanent the relocation preferences will be documented.
4. Residential displacees will be provided, at least one, and preferably multiple referrals to comparable replacement dwellings within a reasonable time prior to displacement. In no event shall an eligible residential displacee be required to move until comparable housing has been made available. Resource surveys and referrals will be undertaken and updated on a continuous basis over the duration of the Project. A dwelling shall be deemed to be in compliance with Decent Safe & Sanitary (DS&S) standards if it meets the applicable definition as described in the California Code of Regulations Title 25, Division 1, Chapter 6.

Generally, a comparable replacement dwelling must satisfy the following criteria:

(a) The unit is decent, safe and sanitary – electrical, plumbing, heating systems in good repair – no major, observable hazards or defects.

The unit is comparable to acquired unit with respect to number of rooms, habitable living space and type and quality of construction, but not lesser in rooms or equivalent living space as necessary to accommodate the displaced person.

(b) The 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 school and municipal services and reasonably accessible to the displaced person's place of employment.

(c) The unit is available both on the private market and to all persons regardless of race, color, sex, marital status, religion or, national origin.

(d) The monthly rental rate is within the financial means of the displaced residential tenant.

5. Maintain a database of available hotels, motels, apartments and other housing resources and distribute replacement site referrals for the duration of the Project.
6. Provide transportation to displacees, if needed, to inspect replacement sites within the local area. Offer special assistance to help elderly residents find hotels/motels, and if necessary housing near friends, relatives, medical facilities and services and convenient transportation.
7. Make referrals to governmental and non-governmental service providers such as:
 - (a) Federal Social Security Administration
 - (b) San Diego Housing Commission
 - (c) San Diego Apartment Association
 - (d) San Diego County Department of Social Services
8. Assist each eligible displacee with the preparation and submission of relocation assistance claims.
9. If necessary for any permanent relocation, assist residential displacees with arrangements necessary to rent or purchase comparable decent, safe and sanitary replacement housing.
10. Make benefit determinations and payments in accordance with applicable law.
11. Assure that no displacee is required to move without a minimum of 90 days written notice to vacate.
12. Inform all persons subject to displacement of the policies with regard to eviction and property management.
13. Establish and maintain a formal grievance procedure for use by displaced persons seeking administrative review of the relocation assistance decisions.
14. Provide assistance that does not result in different or separate treatment due to race, color, religion, national origin, sex, marital status or other protected classes, other arbitrary circumstances.

B. RELOCATION BENEFITS - RESIDENTIAL OCCUPANTS

Relocation benefits will be provided in accordance with the applicable provisions of the Uniform Relocation Act, California Code of Regulations and HUD Relocation Requirements, and all other applicable regulations as required. Benefits will be paid to eligible displaced persons upon submission of required claim forms and documentation regarding the rental or purchase and occupancy of decent, safe and sanitary replacement housing.

Eligibility requirements and calculations will be detailed on an individual basis with all displacee households. In the course of personal interviews and follow-up visits, each displacee household will receive counseling regarding available benefit options and the requirements to claim compensation for moving payments and replacement housing assistance.

Wakeland/CornerStone staff will promptly evaluate advance payment requests meant to alleviate hardships for tenants who do not have access to sufficient funds to pay move-in costs such as first month's rent and/or security deposits. Approved requests for advance payments will be processed expeditiously to help avoid the loss of desirable, appropriate replacement housing.

1. Residential Moving Expense Payments

All residential displacees will be eligible to receive a payment for 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.

Actual Cost (Professional Move)

Displacees may elect to retain the service of a professional mover. The cost of professional moving services will be based on the lower of at least two acceptable bids obtained from licensed, professional movers. The Project Sponsor may also obtain bids, at its own discretion, in order to determine the most qualified low-bidder for the move. The Project Sponsor will make direct payment to the selected mover, if requested, or provide reimbursement upon presentation of appropriate documentation substantiating the move.

Compensable moving elements include packing, transportation, un-packing and insurance. Transportation costs beyond 50 miles are not eligible, unless the Project Sponsor determines that relocation beyond 50 miles is justified. In addition to payment for the actual move, one-time re-connection fees related to gas, water, electricity, telephone, internet and television service, are eligible for reimbursement. Deposits required by utility and other residential service providers are not eligible for reimbursement.

Fixed Payment (Room Count Schedule Method)

As an alternative to a professional move, a residential displacee may elect to receive a fixed payment for moving expenses based on the number of furnished or unfurnished rooms in the displacement dwelling. Residential displacees who elect to receive a fixed payment assume full responsibility for the move including the expense of utility re-connections described in (a), above. The current schedule for fixed moving payments is set forth in **Table 2**:

TABLE 2: Schedule of Fixed Moving Payments

Room Count	1	2	3	4	5	6	7	8	Each Additional
Unfurnished Dwelling	\$625	\$800	\$900	\$1,000	\$1,100	\$1,250	\$1,400	\$1,550	\$150
Furnished Dwelling	\$350								\$50

Source: Federal Highway Administration (<http://www.fhwa.dot.gov/realestate/fixsch96.htm>)
Effective August 22, 2008

2. Rental Assistance To Tenants Who Choose to Rent

A tenant displaced from a dwelling may be entitled to a Replacement Housing Payment in the form of rental or downpayment assistance not-to-exceed \$5,250 (prior to consideration of eligibility for Last Resort Housing benefits - see Last Resort Housing this Section, Paragraph 7), if the displacee:

- a. Has actually and lawfully occupied the displacement dwelling as a permanent or customary and usual place of abode for not less than 90 days immediately prior to project approval by the City of San Diego ; and
- b. Has rented, or purchased, and occupied a decent, safe, and sanitary replacement dwelling within 1 year (unless the Project Sponsor extends this period for good cause) after the date he or she moves from the displacement dwelling.

Rental/Downpayment Assistance payment amounts are equal to 42 times the difference between the base monthly rental and the lesser of:

- (i) The monthly rent and estimated average monthly cost of utilities for a comparable replacement dwelling; or
- (ii) The monthly rent and estimated average monthly cost of utilities for the decent, safe, and sanitary replacement dwelling actually occupied by the displaced person; or

- (iii) The total of the amount designated for shelter and utilities if receiving a welfare assistance payment from a program that designated the amounts for shelter and utilities.

The base monthly rental for the displacement dwelling is the lesser of:

- (i) The average monthly cost for rent and utilities at the displacement dwelling for a reasonable period prior to displacement, as determined by the Agency; or,
- (ii) Thirty percent (30%) of the displacee's average gross household income.

If a displacee refuses to provide appropriate evidence of income or is a dependent, the base monthly rental shall be determined to be the average monthly cost for rent and utilities at the displacement dwelling. A dependent is any person receiving 50% or more of household income from gifts from another person, academic scholarships or stipends.

3. Downpayment Assistance To Tenants Who Choose to Purchase

Residential displacees eligible to receive a rental assistance payment, may choose to utilize up to the full amount of their rental assistance eligibility (including any Last Resort benefits) to purchase a replacement dwelling, provided that the entire eligibility amount is used toward the downpayment and eligible incidental closing costs. In the case of Downpayment Assistance claims, the Agency will arrange for the deposit of the total rental assistance eligibility amount in an open escrow account. Provisions will be included in the escrow instructions to assure the prompt return of all Agency provided funds in the event escrow is canceled by either party or should fail to close within a reasonable period of time.

There are, however, two restriction when 104(d) regulations govern the relocation process: (1) if the sponsor has Section 8 to offer a displaced household, the household may not opt for 60 months of replacement housing payments (the family may then select URA coverage and receive 42 months of cash benefits) and (2) if a displace household decides to purchase a replacement dwelling, they may use their 104(d) 60 months of cash benefits to buy a cooperative or mutual housing unit only (under URA they can choose any type of unit, but the benefits are calculated over a 42 month period.

4. Last Resort Housing

The Program Sponsor does anticipate that it will be necessary to make rental assistance payments in excess of the statutory cap of \$5,250 to assure the availability of comparable replacement rental housing. Rental assistance payments to Low-Income non 90-day tenants and rental assistance payment amounts in excess of the regulatory caps are considered to be Last Resort Housing (LRH) payments.

The Program Sponsor will provide Last Resort Housing assistance to a displaced person who is not eligible to receive a replacement housing payment in accordance with 49 CFR 24.401 and 24.402 because of failure to meet the length of occupancy requirement when comparable replacement rental housing is not available at rental rates within the displaced person's financial means. Such assistance will cover a period of 42 months.

The Program Sponsor, at its discretion, may opt to pay LRH rental assistance payments on a periodic basis. Recipients of LRH rental assistance who intend to purchase rather than re-rent replacement housing have the right to request a lump sum payment of all benefits for the purpose of making a down payment and paying standard, nonrecurring closing costs. Households receiving periodic payments may elect, at any time, to request a lump sum payment of all remaining benefits to assist with the purchase of a decent, safe and sanitary dwelling.

C. GENERAL INFORMATION ON PAYMENT OF BENEFITS

A displaced household has up to one year to qualify for their benefits and another six months to provide supporting documentation for a claim to be filed with the Program Sponsor. This time begins on:

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

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

1. Claimant(s) will provide all necessary documentation to substantiate eligibility for assistance.
2. Payment amounts will be determined in accordance with the provisions of the URA or 104(d).
3. Required claim forms will be prepared by relocation personnel and reviewed with claimants. Signed claims and supporting documentation will be submitted by relocation personnel to the program sponsor.
4. The Program Sponsor will review all claims for payment and determine whether to approve, deny, or seek additional information.
5. The Program Sponsor will issue benefit checks for distribution to claimants by US Mail, pick up and hand delivery.

6. Final payments will be issued only after confirmation that the project area premises have been completely vacated and occupancy of the replacement unit is verified.
7. All correspondence, back-up documentation, claims, receipts of payment and notices will be maintained in the relocation case file.

V. ADMINISTRATIVE PROVISIONS

A. RELOCATION TAX CONSEQUENCES

In general, relocation payments are not considered income for the purpose of the Internal Revenue Code of 1968, or the Personal Income Tax Law, Part 10 of the Revenue and Taxation Code. The above statement on tax consequences is not intended to be provision of tax advice by the Program Sponsor. Displacees are responsible for consulting with their own tax advisors concerning the tax consequences of relocation payments.

B. GRIEVANCE PROCEDURES

All grievances will be heard by Wakeland Vista Grande LP staff/consultants following standards described in the Federal Relocation Guidelines. The appeals request will first be submitted to the Sponsor and if not resolved, then to the City of San Diego Relocation Appeals Board. A low-income person who disagrees with the determination on his or her appeal may submit a written request for review of that determination to the Relocation Appeals Board. The decision of the Relocation Appeals board shall be final for the Appeals Process.

Displacees will have the right to ask for administrative review (the appeal process) when they believe themselves aggrieved by a determination or decision as to any or all of the following: (1) eligibility, (2) the amount of payment and/or (3) the failure to provide comparable replacement housing referrals.

C. EVICTION POLICY

Under applicable regulations, eviction to permit redevelopment is permissible only as a last alternative. With the exception of persons considered to be in unlawful occupancy, as described below, a displaced person's eviction does not affect eligibility for relocation assistance and benefits other than the possible deduction of back rent. Relocation records will be documented to reflect the specific circumstances surrounding the eviction.

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, is the result of

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

- b) Unlawful occupancy: Performance of a dangerous, illegal act in the unit.
- c) Material breach of the rental agreement and failure to correct breach within 30 days of notice.
- 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 replacement dwellings.
- 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.

D. PROJECTED DATES OF DISPLACEMENT

The relocation and rehabilitation element of the project is expected to commence in November 2010. The project is expected to be completed August 2011.

E. ESTIMATED RELOCATION COSTS

The total budget estimate for relocation-related payments for this Project, including a 20 percent contingency is as follows:

Estimated Permanent Relocation Benefits	\$313,166
Contingency at 20%	\$62,634
Total	\$375,800

NOTE: This budget is subject to revision. Given the stated income and occupancy factors as well as the transient occupancy in the tenant occupied units, tenant changes may occur, which will alter projected relocation expenses. The estimated relocation budget does not include any payments related to property acquisition, or improvements pertaining to realty.

Figures for **Table 3** are from the U. S. Department of Housing and Urban Development (HUD), effective **June 17, 2010**, for use in the **County of San Diego** to define and determine housing eligibility by income level.

TABLE 3 Income Limits -2010- Area Median: \$75,500

Income Category	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Extremely Low	16,500	18,850	21,200	23,550	25,450	27,350	29,250	31,100
Very Low	27,500	31,400	35,350	39,250	42,400	45,550	48,700	51,850
Low	44,000	50,250	56,550	62,800	67,850	72,850	77,900	82,900
Median	52,850	60,400	67,950	75,500	81,550	87,600	93,600	99,650
Moderate	63,400	72,500	81,550	90,600	97,850	105,100	112,350	119,600

TABLE 4 Affordability Analyses

California Tax Credit Allocation Committee 2010 Maximum Rents

The following table shows the California Tax Credit Allocation Committee 2010 Maximum Rents for San Diego County as revised per HUD effective May 14, 2010.

Income Level	Efficiency	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
60%	\$825	\$883	\$1,060	\$1,224	\$1,366	\$1,508
55%	\$756	\$809	\$972	\$1,122	\$1,252	\$1,382
50%	\$687	\$736	\$883	\$1,020	\$1,138	\$1,256
45%	\$618	\$662	\$795	\$918	\$1,024	\$1,131
40%	\$550	\$589	\$707	\$816	\$911	\$1,005
35%	\$481	\$515	\$618	\$714	\$797	\$879
30%	\$412	\$441	\$530	\$612	\$683	\$754

NOTE: Shaded area denotes the Project CTAC requirements.

2010 Fair Market Rents for All Bedroom Sizes

Income Limit areas are based on FY 2010 Fair Market Rent (FMR) areas. The following table shows the Final FY 2010 FMRs by unit bedrooms. The FMRs for units with different numbers of bedrooms are computed from the ratio of the 2005 Revised Final FMRs (based on 2000 Decennial Census Data) for the different unit sizes to the 2005 2-Bedroom Revised Final FMRs. These Rent Ratios are applied to the Final FY 2010 2-Bedroom FMR to determine the Final FY 2010 FMRs for the different size units.

Final FY 2010 FMRs By Unit Bedrooms

	Efficiency	One Bed	Two Bed	Three Bed	Four Bed
2010 FMR	\$945	\$1,082	\$1,324	\$1,883	\$2,326

The FMRs for unit sizes larger than four bedrooms are calculated by adding 15 percent to the four bedroom FMR, for each extra bedroom. For example, the FMR for a five bedroom unit is 1.15 times the four bedroom FMR, and the FMR for a six bedroom unit

is 1.30 times the four bedroom FMR. FMRs for single-room occupancy units are 0.75 times the zero bedroom (efficiency) FMR.

NOTE: Based on HUD's evaluation criteria, San Diego-Carlsbad-San Marcos, CA MSA **failed to qualify** for continued status as a 50th percentile FMR area.

One of the evaluation criteria an area must meet is that at least 25 percent of the tenant based rental program participants must reside in the 5 percent of census tracts with the largest number of program participants. San Diego-Carlsbad-San Marcos, CA MSA **does not** meet this criteria for 2010.

Based on current regulations, the San Diego-Carlsbad-San Marcos, CA MSA will be eligible to have it's 50th percentile status re-evaluated in time for the publication of the proposed FY **2011** FMRs.

F. AGENCY DETERMINATION AND ASSURANCES

The Project Sponsor may proceed with the proposed project, which may result in the displacement of persons and makes the following determinations:

1. Fair and reasonable relocation payments will be provided to eligible persons as required by Federal and State Regulations.
2. A relocation assistance advisory program will offer the services described in this Plan.
3. Eligible persons will be adequately informed of the assistance, benefits, policies, practices and procedures, including grievance procedures, provided for in the Federal Regulations.
4. Based upon the analysis contained in this Plan of the residential needs of persons who will be displaced and available replacement residential facilities, and considering competing demands for those facilities, comparable replacement facilities will be available, or provided, if necessary, within a reasonable period of time prior to displacement sufficient in number, size and cost for the eligible residential tenants who require them.
5. Adequate provisions have been made to provide orderly, timely and efficient relocation of eligible persons to available, comparable replacement residential facilities available without regard to race, color, religion, sex, marital or familial status, or national origin.
6. Since residents will be displaced as a result of this project, this specific Relocation Plan, meeting the requirements of Federal Regulations has been prepared.

APPENDIX A

Residential Interview Form

RESIDENTIAL QUESTIONNAIRE

Tenant Form Date _____ Project Name _____
 Apt # _____ Project Number _____

Name of Occupant: _____

Site Address: _____

Phone Number: Home: _____ Work: _____
 Cell: _____ Email: _____

Date of Original Occupancy: _____

Lease Ends: _____

Type of Dwelling Unit: _____

Dwelling Rooms/Facilities

Bedrooms		Dining Room		Family Room		Utility Room	
Living Room		Bath		Den		Storage	
Kitchen		Garage		Parking		Other	
Description of Other:						Total # of Rooms Not including bathrooms	

Appliances Owned by: (list items)

Tenant: _____

Owner: _____

Associates Rental Costs:

Monthly Rent: _____

Deposit Amount: _____

Is Rent Subsidized: _____

Subsidized By
Whom: _____

Subsidized Amount: _____

How many people regularly live at this location? _____

Does anyone have a physical or mental handicap? _____

Any special needs for family or members? _____

Ethnic Group and Language spoken? _____

Head of Household or Contact Person? _____

Primary mode of transportation? _____

Agent Determination Number of Bedrooms needed: _____

Number of Bathrooms needed: _____

List **all** sources of household income. (Employment, Pensions, Welfare, Family Subsidy, Social Security, AFDC, Unemployment, etc.)

What is your household gross monthly income? (before taxes)

Will the entire household move as a unit?

Do you prefer to rent or own your replacement unit?

What type of dwelling would you prefer to move to? (House, Apartment, Retirement Home, etc.)

What area would you prefer to move to?

Do you need to stay close to any other facility? (Hospital, Employment, Market, etc.)

How many pets do you have in the household? And what type of pets do you have?

Is there a business located in your home? If so does it contribute materially to your household income?

Interviewed By: _____

Company or Firm Name: _____

Date: _____

APPENDIX B

Rental Data

THREE BEDROOM DWELLINGS

Meadowbrook Apartments



- San Diego, CA 92139 (7.62 miles)
- Price: From \$975
- Bedrooms: 2 - 3
- Flat 3/1 From \$1170 Per Month \$200 Deposit

(866) 383-6529

Windmill Terrace Apartments



- Lakeside, CA 92040 (16.52 miles)
- Price: From \$905
- Bedrooms: 2 - 3
- Apartment 3/2 From \$1170 Per Month \$900 Deposit

(866) 653-4724

Casa Madrid



- Chula Vista, CA 91911 (9.42 miles)
- Price: From \$820
- Bedrooms: 1 - 3
- Apartment 3/2 From \$1200 Per Month \$550 Deposit

(866) 605-0986

Olivewood



- El Cajon, CA 92021 (13.14 miles)
- Price: From \$795
- Bedrooms: 1 - 3
- Apartment 3/2 From \$1225 Per Month

(866) 369-0384

Shadow Glen



- Ramona, CA 92065 (27.71 miles)
- Price: From \$875
- Bedrooms: 2 - 3
- Apartment 3/2 From \$1225 Per Month \$500 Deposit

(888) 846-0386

Vista del Coronado



- Chula Vista, CA 91911 (8.89 miles)
- Price: From \$890
- Bedrooms: 1 - 3
- Apartment 3/2 From \$1250 Per Month \$500 Deposit

(866) 661-0688

[Eastwood Village/Redwood Gardens](#)



- El Cajon, CA 92020 (13.30 miles)
- Price: \$775-\$1275
- Bedrooms: 1 - 3
- Apartment 3/2 \$1250-1275 Per Month

(866) 539-2560

[Alpine Creek Apartments](#)



- Alpine, CA 91901 (23.74 miles)
- Price: From \$1250
- Bedrooms: 1 - 3
- Apartment 3/1 From \$1250 Per Month \$1000 Deposit

(888) 833-1928

[Woodglen](#)



- Lakeside, CA 92040 (17.35 miles)
- Price: \$895-\$1395
- Bedrooms: 2 - 3
- Apartment 3/2 \$1250-1395 Per Month \$300 Deposit

(888) 343-3268

[Arbor Village](#)



- San Diego, CA 92113 (4.14 miles)
- Price: From \$800
- Bedrooms: 1 - 3
- Apartment 3/1 From \$1250 Per Month

(866) 682-9682

[Sagewood at Stonebridge](#)



- San Diego, CA 92131 (16.67 miles)
- Price: From \$911
- Bedrooms: 1 - 3
- Apartment 3/2 From \$1262 Per Month \$500 Deposit

(888) 842-3946

[Shady Lane](#)



- El Cajon, CA 92021 (13.97 miles)
- Price: \$795-\$1325
- Bedrooms: 1 - 3
- Apartment 3/2 \$1295-1325 Per Month \$600 Deposit

(866) 870-0245

Parkway Village



- Escondido, CA 92027 (29.56 miles)
- Price: \$825-\$1325
- Bedrooms: 1 - 3
- Apartment 3/2 \$1300-1325 Per Month

(866) 671-3236

Summit By The Lake



- Oceanside, CA 92057 (37.85 miles)
- Price: From \$830
- Bedrooms: 1 - 3
- Apartment 3/2 From \$1310 Per Month \$500 Deposit

(866) 661-5643

Parkway Club



- El Cajon, CA 92021 (13.14 miles)
- Price: \$865-\$1355
- Bedrooms: 1 - 3
- Apartment 3/2 \$1325-1355 Per Month \$500 Deposit

(866) 417-7895

Islands



- San Marcos, CA 92069 (30.29 miles)
- Price: From \$940
- Bedrooms: 1 - 3
- Flat 3/2 From \$1330 Per Month \$450 Deposit

(866) 604-2039

Villa Napoli



- Chula Vista, CA 91911 (8.49 miles)
- Price: From \$895
- Bedrooms: 1 - 3
- Apartment 3/2 From \$1345 Per Month \$600 Deposit

(866) 603-8802

Ocean Breeze Apartments



- San Ysidro, CA 92173 (12.45 miles)
- Price: From \$900
- Bedrooms: 1 - 3
- Flat 3/2 From \$1350 Per Month \$500 Deposit

[Villa Del Mar](#)



- Oceanside, CA 92058 (36.83 miles)
- Price: From \$950
- Bedrooms: 1 - 3
- Apartment 3/1 From \$1350 Per Month \$600 Deposit

(866) 907-6109

[Campus Village](#)



- San Diego, CA 92115 (5.90 miles)
- Price: From \$1105
- Bedrooms: 2 - 3
- Apartment 3/2 From \$1375 Per Month

[17230 Libertad San Diego, CA 92127](#)



Rental \$1,850

3 Bed, 2 Bath | 1,500 Sq Ft

Rentals

Brokered By: Watson Realty, Inc

[1438 Paseo Aurora San Diego, CA 92154](#)



Rental \$1,800

3 Bed, 2 Bath | 1,193 Sq Ft

Rentals

Brokered By: Sapphire Realty Tierrasanta

[4751 Maple San Diego, CA 92105](#)



Rental \$1,685

3 Bed, 1 Bath | 1,386 Sq Ft

Rentals

Brokered By: eQuest Realty & Mortgage

[17165 Bernardo Unit: #: 102 San Diego, CA 92127](#)



Rental \$1,600

3 Bed, 2 Bath | 1,056 Sq Ft

Rentals

Brokered By: Keller Williams-Carmel Valley

[Palm Unit: #: 6 San Diego, CA 92154](#)



Rental \$1,600

3 Bed, 2 Bath | 1,038 Sq Ft

Rentals

Brokered By: Cofield Homes

[5511 Alleghany San Diego, CA 92139](#)



Rental \$1,550
3 Bed, 1 Bath | 1,007 Sq Ft
Rentals
Brokered By: Hometown Money Realty

[3376 Meridian San Diego, CA 92115](#)



Rental \$1,450
3 Bed, 1 Bath | 972 Sq Ft
Rentals
Brokered By: Keller Williams Realty

FOUR BEDROOM DWELLINGS

[Fiellestad, Barrett & Short](#)



- San Diego, CA 92120 (7.33 miles)
- Price: \$950-\$2950
- Bedrooms: 1 - 4
- Townhome 4/2 \$2850 Per Month \$3000 Deposit
- Apartment 4/2 \$2850 Per Month \$3000 Deposit
- Apartment 4/30 \$2500 Per Month \$2500 Deposit
- Townhouse 4/3 \$2300 Per Month \$2200 Deposit
- Apartment 4/3 \$2950 Per Month \$3000 Deposit

(888) 835-6205

[Greenfield Village](#)



- San Diego, CA 92154 (13.08 miles)
- Price: From \$1245
- Bedrooms: 1 - 4
- Apartment 4/3 Please Call Per Month \$700 Deposit

(866) 695-1147

[Bridgeport Properties](#)



- San Diego, CA 92116 (3.97 miles)
- Price: Please Call
- Bedrooms: 1 - 4
- Apartment 4/2 Please Call Per Month \$200 Deposit

(888) 422-0334

[14650 Via Fiesta Unit: #: 4 San Diego, CA 92127](#)



Rental \$2,500

4 Bed, 2.5 Bath | 1,827 Sq Ft

Rentals

Brokered By: Windermere Exclusive Properties

[6642 Hillgrove San Diego, CA 92120](#)



Rental \$2,495

4 Bed, 2 Bath | 1,808 Sq Ft

Rentals

Brokered By: PRUDENTIAL CALIFORNIA REALTY - LA JOLLA / PROSPECT

[5341 Outlook San Diego, CA 92124](#)



Rental \$2,400

4 Bed, 2.5 Bath | 2,049 Sq Ft

Rentals

Brokered By: The Equity Company

[6436 Lance San Diego, CA 92120](#)



Rental \$2,400

4 Bed, 3 Bath | 1,950 Sq Ft

Rentals

Brokered By: PRUDENTIAL CALIFORNIA REALTY - SAN DIEGO CENTRAL

[5836 Printwood San Diego, CA 92117](#)



Rental \$2,250

4 Bed, 2 Bath | 1,698 Sq Ft

Rentals

Brokered By: RE/MAX Associates

[8931 Jade Coast San Diego, CA 92126](#)



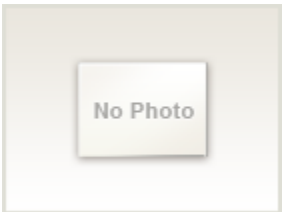
Rental \$2,100
4 Bed, 2 Bath | 1,500 Sq Ft
Brokered By: The Triwest Group, Inc.

[8938 Taurus San Diego, CA 92126](#)



Rental \$1,900
4 Bed, 2 Bath | 1,614 Sq Ft
Brokered By: Michelle Realty

[3454 Castle Glen Dr. # 236 San Diego, CA 92123](#)



Rental \$1,900
4 Bed, 2 Bath | 1,126 Sq Ft
Brokered By: PRUDENTIAL CALIFORNIA REALTY - RANCHO BERNARDO

[3474 Del Sol San Diego, CA 92154](#)



Rental \$1,700
4 Bed, 2 Bath | 1,206 Sq Ft
Brokered By: CFL Realty

APPENDIX C

Residents Informational Brochure

Introduction

This booklet describes the relocation payments and other relocation assistance provided under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (URA) to tenants displaced from their homes. This includes any family or individual that must move as a direct result of rehabilitation, demolition or acquisition for a project in which Federal funds are used.

If you are notified that you will be displaced, it is important that you **do not move** before you learn what you must do to receive the relocation payments and other assistance to which you are entitled.

Pursuant to Public Law 105-117, aliens not lawfully present in the United States are not eligible for relocation assistance, unless such ineligibility would result in exceptional hardship to a qualifying spouse, parent, or child. All persons seeking relocation assistance will be required to certify that they are a United States citizen or national, or an alien lawfully present in the United States.

This booklet may not answer all of your questions. If you have more questions about your relocation, contact the Agency responsible for the project (Check the end of this pamphlet for the name of the person to contact at the Agency). Ask your questions before you move. Afterwards, it may be too late.

Summary of Relocation Assistance

As an eligible tenant displaced from your home, you will be offered the following advisory and financial assistance:

- **Advisory Services.** This includes referrals to comparable and suitable replacement homes, the inspection of replacement housing to ensure that it meets established standards, help in preparing claim forms for relocation payments and other assistance to minimize the impact of the move.
- **Payment for Moving Expenses.** You may choose either a:
 - * **Payment for Your Actual Reasonable Moving and Related Expenses,** or
 - * **Fixed Moving Expense and Dislocation Allowance,** or
 - * **A combination of both, based on circumstances.**
- **Replacement Housing Assistance.** To enable you to rent, or if you prefer, buy a comparable or suitable replacement home, you may choose either:
 - * **Rental Assistance,** or

* **Purchase Assistance.**

If you disagree with the Agency's decision as to the relocation assistance for which you are eligible, you may appeal that decision.

General Questions

How Will I Know I Am Eligible For Relocation Assistance?

You should receive a written notice explaining your eligibility for relocation assistance. You should not move before receiving that notice. If you do, you may not receive relocation assistance.

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 to determine your relocation needs and preferences for replacement housing and advisory services. The interviewer will ask certain questions about you and other members of your household, including questions about your income. It is to your advantage to provide the information so that the Agency can assist you in moving with a minimum of hardship. The information you give will be kept in confidence.

How Soon Will I Have To Move?

If possible, a mutually agreeable date for the move will be worked out. You will be given enough time to make plans for moving. Unless there is a health or safety emergency, you will not be required to move without at least 90 days advance written notice of (1) at least one "comparable replacement home" that is available to you and (2) the earliest date by which you must move.

What Is A Comparable Replacement Home?

A comparable replacement home is:

- Decent, safe, and sanitary.
- Functionally equivalent to (and equal or better than) your present home.
- Actually available for you to rent.
- Affordable.
- Reasonably accessible to your place of employment.
- Generally as well located with respect to public and commercial facilities, such as schools and shopping, as your present home.
- Not subject to unreasonable adverse environmental conditions.
- Available to all persons regardless of race, color, religion, sex, or national origin.

What is Decent, Safe, and Sanitary Housing?

Decent, safe, and sanitary housing is housing that:

- Meets applicable housing and occupancy requirements.
- Is structurally sound, weathertight, and in good repair.
- Contains a safe, adequate electrical wiring system.
- Has adequate living space for the occupants.
- Has a kitchen with a sink, hot and cold running water, and connections for a stove and refrigerator (if you were displaced from a housekeeping unit).
- Has a separate, complete bathroom with hot and cold running water.
- Has heating as required by climatic conditions.
- Has an unobstructed exit to safe, open space at ground level.
- Meets standards protecting occupants from lead-based paint hazards.
- If you are person with a physical disability, is free of any barriers which would preclude your reasonable use of the unit.

Will The Agency Help Me Find A Replacement Home?

Yes. You will be provided with referrals to housing that has been inspected to ensure that it meets established standards. If possible, you will be referred to at least three comparable replacement homes. The maximum financial assistance for which you may qualify will be based on the cost of the most representative comparable replacement home that is available to you. Promptly after you become eligible for relocation assistance, the Agency will inform you of such unit and the maximum payment available.

Once the Agency representative has a clear understanding of your needs and preferences, he or she will work with you to assure that you are given the best possible choice of housing. The Agency will offer you appropriate transportation to inspect these units.

If you would like to move to government-owned housing or obtain a Housing Choice Voucher (HCV) let the Agency representative know of your interest. Generally, an eligible displaced person receives preference for such long term housing assistance. You will be given assistance in completing any required application forms.

What If I Find My Own Replacement Housing?

You have every right to find your own replacement housing. However, before you rent or buy, ask the Agency to inspect the unit to make sure that it is decent, safe, and sanitary. If the housing unit is not decent, safe, and sanitary, you will not receive a replacement housing payment.

What If I Encounter A Problem In Obtaining Housing Of My Choice?

If you encounter a problem in buying or renting housing of your choice, notify the Agency immediately. The Agency will look into the matter and try to resolve it. You will receive this help whether you were referred to the housing unit or found it yourself.

If you are unable to buy or rent a housing unit because of discriminatory practices on the part of a real estate broker, rental agent, lender, or a property owner, the Agency will help you file a formal housing discrimination complaint with the U.S. Department of Housing and Urban Development or the appropriate State or local fair housing agency.

What Other Services Will I Receive?

In addition to help in obtaining a comparable replacement home, other assistance, as necessary, will be provided in order to minimize the impact of your move. This assistance may include referral to appropriate public and private agencies that provide services concerning housing financing, employment, health, welfare, or legal assistance. The range of services depends on the needs of the person being displaced. You should ask the Agency representative to tell you about the specific services that will be available to help you and your family.

What Is a Payment For Actual Reasonable Moving and Related Expenses?

You may choose to receive a relocation payment to cover the reasonable cost of your move. If you choose a Payment For Actual Reasonable Moving And Related Expenses, you may include in your claim the reasonable and necessary costs for:

- Transportation for you and your family.
- Packing, moving and unpacking your household goods.
- Disconnecting and reconnecting household appliances and other personal property (e.g., telephone and cable TV).
- Storage of household goods, as may be necessary for the move.
- Insurance for the replacement value of your property during the move and necessary storage.
- The replacement value of property lost, stolen or damaged in the move (but not through your neglect) if insurance is not reasonably available.

The Agency will explain all eligible moving costs, as well as those which are not eligible. You must be able to account for any costs that you incur, so keep all your receipts. Select your mover with care. The Agency can help you select a reliable and reputable mover.

You may elect to pay your moving costs yourself and be repaid by the Agency or, if you prefer, you may have the Agency pay the mover. In either case, let the Agency know before you move.

What Is A Fixed Moving Expense And Dislocation Allowance?

If you choose a Fixed Moving Expense and Dislocation Allowance, you will receive an allowance which is based on the number of rooms in your home or the number of rooms of furniture you will be moving, as shown on a schedule. The Agency has a copy of the schedule and will help you decide whether choosing this allowance is in your best interest.

If you do not have a large amount of personal property to move, this payment should be more advantageous. No special documentation is required to support your claim. You need only move your personal property and complete the appropriate claim form in order to receive your payment.

How Much Rental Assistance Will I Receive?

You may be eligible to receive Rental Assistance for a 42-month period. The assistance is computed in the following manner:

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

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

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

To qualify for rental assistance, you must rent and occupy a decent, safe, and sanitary home within one year after the date you move. However, the Agency may extend this period for good cause.

If I Decide to Buy, Rather Than Rent, How Much Assistance Will I Receive?

If you buy a replacement home, you may be eligible for assistance to make a down payment equal to the amount you would receive if you rented a comparable replacement home (i.e., 42 times the amount obtained by subtracting the "base monthly rent" for your present home from the monthly rent and estimated average monthly utility costs for a comparable replacement home). A down payment assistance payment will be paid in a lump sum.

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

Must I File A Claim To Obtain A Relocation Payment?

Yes. You must file a claim for each relocation payment. The Agency will, however, provide you with the required claim form, help you to complete it, and explain the type of documentation, if any, that you must submit in order to receive the payment.

If you must pay any relocation expenses before you move (e.g., a security deposit when you sign a lease for your new home), discuss your financial needs with the Agency. While refundable deposits are not covered by URA payments, you may be able to obtain an advance payment to meet these costs. An advance payment may be placed in "escrow" or paid directly to a contractor to ensure that the move will be completed on a timely basis.

You must file your claim within 18 months after the date you move. 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, ask the Agency to extend this period.

Be careful not to confuse this 18-month period with the 12-month period within which you must rent (or buy) and occupy a replacement dwelling in order to be eligible for a replacement housing payment.

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.

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

If the Agency acquires the property in which you live, you may be required to pay a fair rent to the Agency for the period between the acquisition of the property and the date that you move. Such rent will not exceed the market rent for comparable properties in the area.

Do I Have To Pay Federal Income Taxes On My Relocation Payments?

No. Section 216 of the URA states that you need not report relocation payments as part of your gross income for Federal tax purposes. For information on State or local income taxes, you should check with the State or local income tax office in your area or with your personal tax advisor.

What If I Don't Receive The Required Assistance. Can I Appeal?

If you disagree with the Agency's decision as to your right to relocation assistance or the amount of a payment, or the adequacy of the housing to which you have been referred, you may appeal the decision to the Agency.

The Agency will inform you of its appeal procedures. At a minimum, you will have 60 days to file your appeal with the Agency after you receive written notification of the Agency's determination on your claim. Your appeal must be in writing. However, if you need help, the Agency will assist you in preparing your appeal.

If you are a low- or moderate-income person and are dissatisfied with the Agency's determination on your appeal, you may have an additional right to request administrative review of that decision (e.g., by HUD or the State).

You can expect a fair decision on any appeal. However, if you are not satisfied with the final administrative decision on your appeal, you may seek review of the matter by the courts.

I Have More Questions. Who Will Answer Them?

If you have further questions after reading this booklet, contact the Agency and discuss your concerns with an Agency representative.

Agency : Wakeland Vista Grande LP
Address: 1230 Columbia St. #950, San Diego, CA 92101
Office Hours: Monday – Friday, 8 a.m. to 5 p.m.
Telephone No.: (619) 677-2355
Person to Contact: Angelica Munoz, Project Coordinator