



Warner Avenue Improvements Phase 1 Project

Main Street to Oak Street

Final Relocation Plan

Prepared for:

City of Santa Ana
Public Works Agency
20 Civic Center Plaza, M-36
Santa Ana, California 92702

By:

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May 2018

Adopted

Date: 4/17/18

RESOLUTION NO. 2018-027

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA ANA APPROVING THE RELOCATION PLAN FOR PHASE 1 IMPROVEMENTS OF THE WARNER AVENUE IMPROVEMENTS PROJECT BETWEEN MAIN STREET AND OAK STREET

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SANTA ANA AS FOLLOWS:

Section 1. The City Council of the City of Santa Ana hereby finds, determines and declares as follows:

A. Warner Avenue is a major east-west transportation facility, which is designated as a major arterial highway in the City of Santa Ana's Circulation Element of the General Plan. Improving the 1-mile Warner Avenue segment from Main Street to Wright Street has been a long-term priority project that is being constructed in several phases.

B. Effective July 1, 2016, the City Council approved a cooperative agreement between the City and the Orange County Transportation Authority for the widening of Warner Avenue between Main Street and Oak Street.

C. The M2 CTFP Master Funding Agreement (No. C-1-2783), as amended, committed OCTA to contribute funding for various phases of the Warner Avenue widening project.

D. The Public Works Agency is acquiring property for development of Phase 1, bounded by Main Street and Oak Street, and expects to complete the right-of-way acquisition process by fall 2018. Construction is anticipated to begin in spring 2019.

E. Pursuant to California Government Code section 7260, et seq., a public entity is required to adopt a relocation plan, by resolution, whenever it enters into an agreement for acquisition of real property or an agreement for the disposition and development of property that would lead to displacement of people from their homes.

F. Section 6002 and 6038 of the California Code of Regulations, Title 25, Chapter 6, et seq., requires the adoption of a Relocation Plan due to the displacement of residential and business occupants.

G. A relocation plan has been prepared in conformance with applicable provisions of the California Government Code section 7260, et seq., and the Relocation Guidelines, California Code of Regulations, Title 25, Chapter 6, and has been

made available for public review since March 5, 2018. Each potential displaced occupant was given written notification regarding the Plan's availability and an opportunity to submit questions or comments.

H. The primary purpose of the Relocation Plan is to outline the requirements for moving and re-establishing the displaced residential and business occupants, and to demonstrate the level of advisory and financial assistance that will be provided.

I. Based on occupant interviews, needs analyses, and searches for appropriate replacement sites, the Agency estimates relocation costs to be approximately \$2,081,800.

Section 2. The City Council hereby approves the Relocation Plan for the acquisition activities for Phase 1 of the Warner Avenue widening plan between Main Street and Oak Street. A copy of the Plan will be available in the City's Public Works Agency.

Section 3. In accordance with the California Environmental Quality Act, the proposed project has been determined to be adequately evaluated in the previously prepared Final Environmental Impact Report (SCH No. 2012101004) approved by the City Council on September 1, 2015.

Section 4. This Resolution shall take effect immediately upon its adoption by the City Council, and the Clerk of the Council shall attest to and certify the vote adopting this Resolution.

ADOPTED this 17th day of April, 2018.


Miguel A. Pulido
Mayor

APPROVED AS TO FORM:
Sonia R. Carvalho, City Attorney

By: John M. Funk
John M. Funk
Assistant City Attorney

AYES: Councilmembers Benavides, Solorio, Tinajero, Villegas (4)

NOES: Councilmembers None (0)

ABSTAIN: Councilmembers None (0)

NOT PRESENT: Councilmembers Martinez, Pulido, Sarmiento (3)

CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, MARIA D. HUIZAR, Clerk of the Council, do hereby attest to and certify that the attached Resolution No. 2018-027 to be the original resolution adopted by the City Council of the City of Santa Ana on April 17, 2018.

Date: 4/23/2018

Maria D. Huizar
Maria D. Huizar
Clerk of the Council
City of Santa Ana

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Introduction

The City of Santa Ana (City) has authorized the preparation of a Relocation Plan (Plan) in connection with the commencement of right of way acquisition activities for the Warner Avenue Improvements (Main to Oak) Project (Phase 1), a street improvement project from Main Street to Oak Street, in the City of Santa Ana, in Orange County, California.

The Project will require the acquisition of eighteen (18) properties resulting in the permanent displacement of twenty-nine (29) residential households and one (1) business occupant.

Funding for the Project comes from a combination of local funds and OCTA Measure M2 funds. This Relocation Plan conforms to the requirements of the California Relocation Assistance Law, *California Government Code* §7260, et seq.; the Relocation Assistance and Real Property Acquisition Guidelines; *California Code of Regulations*, Title 25, Division 1, Chapter 6 (Guidelines); and the City's adopted right-of-way policies and procedures.

Overland, Pacific & Cutler, Inc. (OPC), an experienced acquisition and relocation firm, has been selected to prepare this Relocation Plan, and will provide all subsequently required relocation assistance in association with any permanently displaced households or non-residential occupants. In compliance with statutory requirements, the Relocation Plan has been prepared to evaluate the present circumstances and replacement housing requirements of Project tenants.

The Plan is organized in five sections:

1. The regional and specific location of the Project (**SECTION I**);
2. An assessment of the relocation needs of those persons subject to displacement as a result of the Project (**SECTION II**);
3. An assessment of available residential and commercial replacement sites within the Santa Ana and surrounding areas (**SECTION III**);
4. A review of the relocation assistance program to be offered to the displaced residential and business occupants (**SECTION IV**); and
5. Necessary administrative provisions (**SECTION V**).

I. Project Area Description

A. Regional Location

The Project is located in the City of Santa Ana within Orange County. Santa Ana is located approximately 30 miles southeast of the City of Los Angeles and is travelled by Interstate 5 (I-5) and easily accessible by State Routes 22 and 55. Adjacent communities include Tustin, Orange, Anaheim, Westminster, Fountain Valley, Costa Mesa and Irvine. (See Figure 1: Regional Project Location)

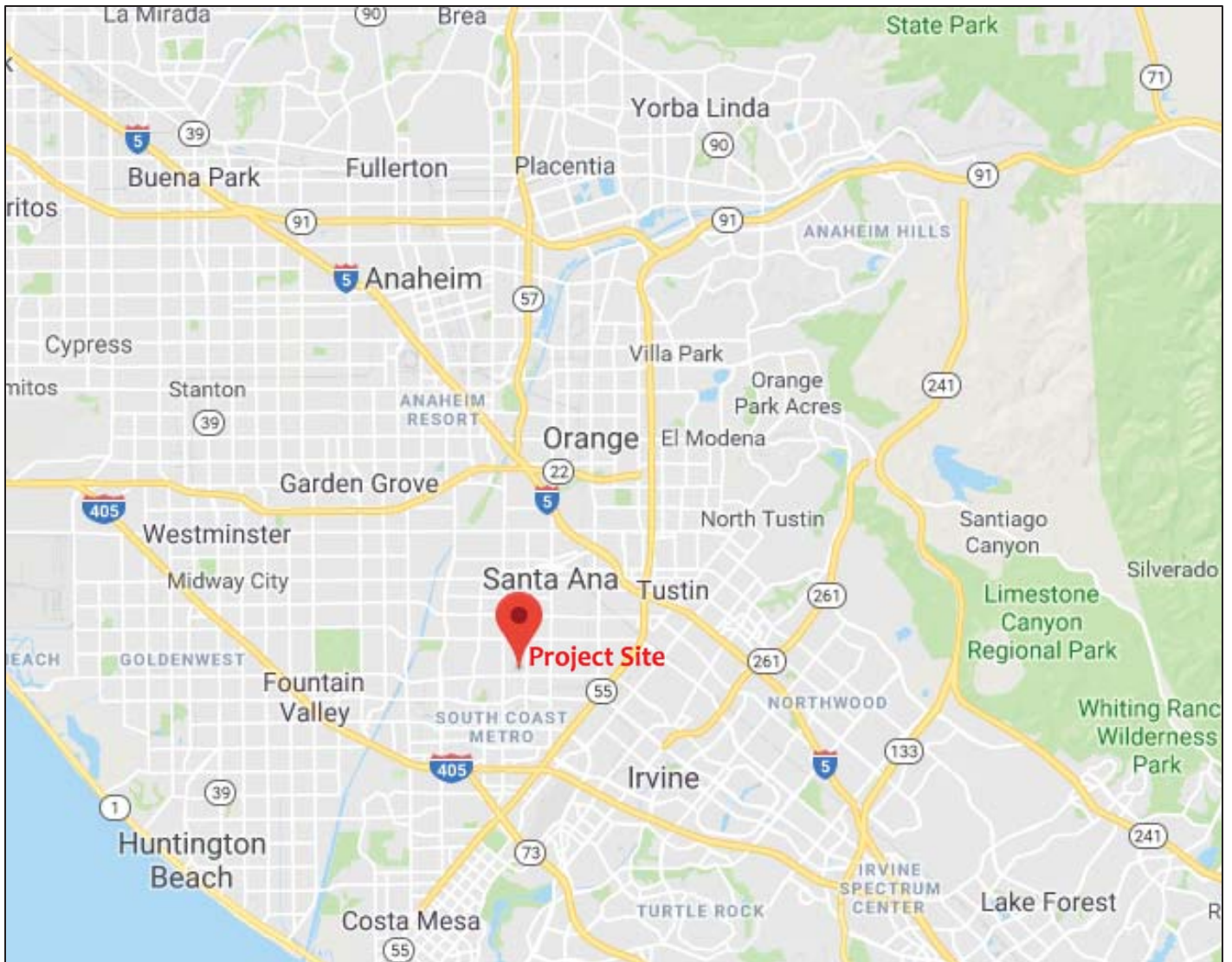


Figure 1: Regional Project Location

B. Project Site Location and Description

The Project site is on Warner Avenue between Main Street and Oak Street. (See Figure 2: Project Site Location) The Project Site is located approximately 4.5 miles south of State Route 22 (SR-22), 2 miles southwest of Interstate 5 (I-5), 2.5 miles east of the Santa Ana River, and 2 miles north of Interstate 405 (I-405). Santa Ana is the County Seat and is the second largest city in Orange County.¹ The Warner Avenue Improvements (Main to Oak) Project (Phase 1) was planned and designed to incorporate complete street concepts with storm drain quality features. Warner Avenue is classified as an East-West Major Arterial in the City's General Plan Circulation Element (GPCE) and the County of Orange Master Plan of Arterial Highway (MPAH). Improving the 1-mile Warner Avenue segment from Warner Avenue to Wright Street has been a long-term priority project that is being constructed in several phases. Improvements include widening from a four-lane roadway to a six-lane arterial to address safety issues and provide adequate vehicular capacity; and installing parkway, raised median landscape, storm drain, protected bike lanes, street lights, and traffic signals.

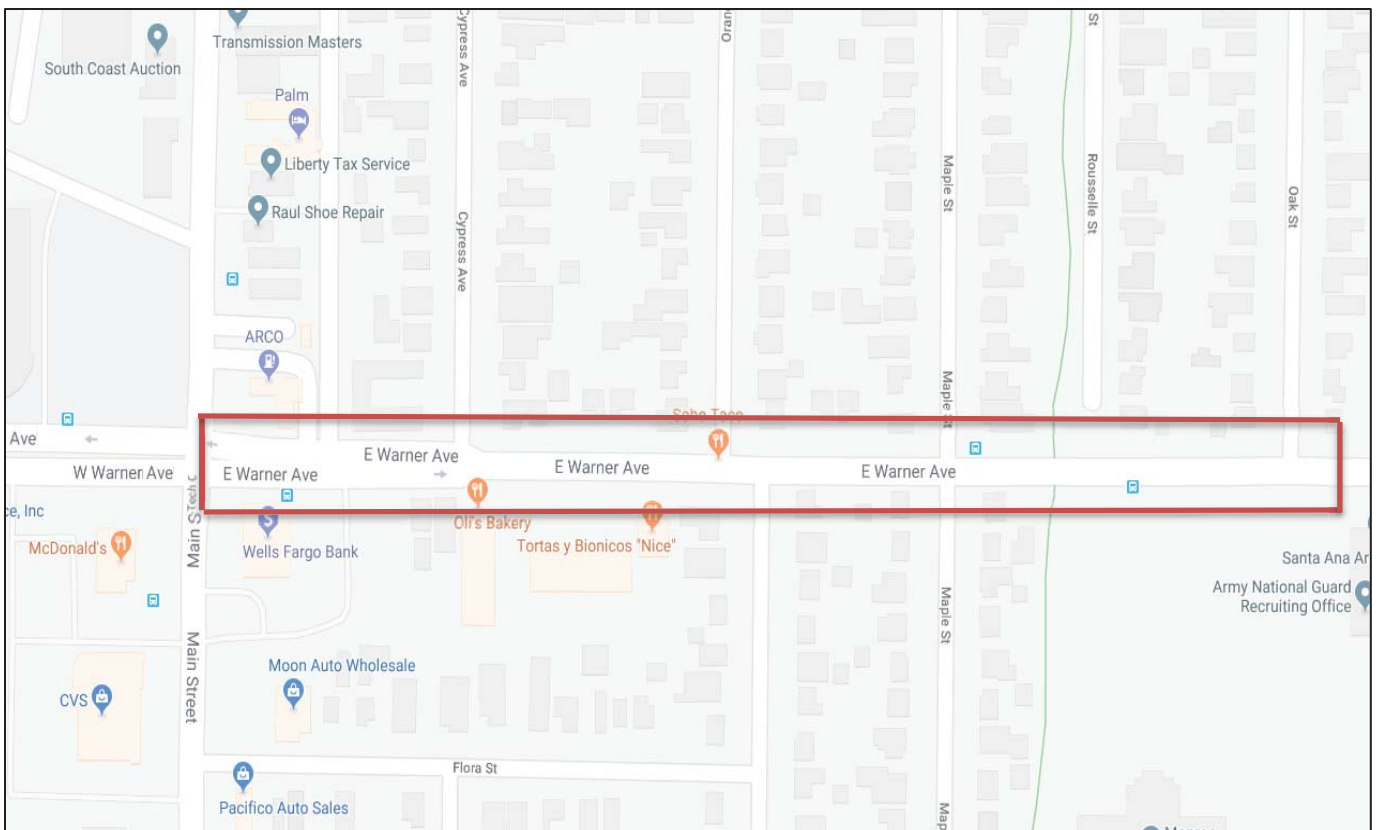


Figure 2: Project Site Location

¹ City of Santa Ana website: <http://www.ci.santa-ana.ca.us/facts/>, accessed February 19, 2018.

C. General Demographic and Housing Characteristics

According to the 2010 U.S. Census, the population of the City of Santa Ana was 324,528, and the population of the impacted Census Tract is 16,979 (see **Table 1** below). Corresponding Census data concerning the housing mix is shown in **Table 2**, below.

Table 1: 2010 US Census Population – City of Santa Ana and Impacted Tracts (740.3, 742 & 743)

Population	Number of Persons within the tracts	Percentage	City	Percentage
Total population	16,979	100.0%	324,528	100.0%
White	7,901	46.7%	148,838	45.9%
Black or African American	156	1.1%	4,856	1.5%
American Indian or Alaskan Native	68	0.8%	3,260	1.0%
Asian	467	1.4%	34,138	10.5%
Native Hawaiian and Other Pacific Islander	48	0.1%	976	0.3%
Some other Race	8,576	44.7%	120,789	37.2%
Two or More Races	520	2.8%	11,671	3.6%
Hispanic or Latino (of Any Race)	15,599	95.2%	253,928	78.2%
U.S. Census Bureau provides additional descriptive population data where persons are identified as either “Hispanic or Latino (of any race)” or “Not Hispanic or Latino.” The sum of these two categories will equal the total population of a data set.				

Table 2: 2010 US Census Housing Units – City of Santa Ana and Impacted Tract (740.3, 742 & 743)

Type	Number of Units within the tracts	Percentage	City	Percentage
Total occupied units	3,276	96.6%	73,174	95.2%
Owner-occupied	1,793	60.4%	34,756	47.5%
Renter-occupied	1,483	39.6%	38,418	52.5%
Vacant Housing Units	471	100.0%	3,722	4.8%
Available for Sale Only (of Total Vacant Units)	31	30.8%	693	18.6%
Available for Rent – Full Time Occupancy (of Total Vacant Units)	219	42.3%	1,983	53.3%
Sold or Rented (Not Occupied – (of Total Vacant Units)	8	1.25%	183	4.9%
Otherwise Not Available (e.g., seasonal, recreational, migratory, occasional use) (of Total Vacant Units)	9	1.7%	132	3.5%
Other Vacant (of Total Vacant Units)	204	35.0%	731	19.6%

Source: U.S. Census Bureau, accessed February 2018.

II. Assessment of Relocation Needs

A. Survey Methods

To obtain necessary information for the preparation of this Plan, field research of potentially affected residents and business operator was conducted. The research included in-person interviews and field analyses of affected residential and commercial parcels to identify displaced occupants and gather preliminary information for relocation planning.

Detailed in-person interviews were conducted with affected residential occupants to gather necessary information, including information such as household size and composition, income, monthly rent obligation, length and type of occupancy, language, disabilities/health problems, and replacement housing preferences (Exhibit A). Survey questions of business owner concerned the nature of the business, leasehold circumstances, annual revenues, description and size of current operations, special facility requirements, relocation concerns and area preferences with respect to possible replacement locations (Exhibit B).

In-person interviews are an important factor in the planning and relocation of displacees. In the early planning process, careful attention is paid to the physical needs of individuals with disabilities, and elderly displacees to make sure that these individuals receive appropriate care and housing.

The interviews were conducted on-site in homes and places of business in English, Spanish, or other necessary languages, as appropriate. Follow-up contacts were made with occupants to gather more information and/or to provide information or notices that would be or were made through personal visits and by telephone.

The descriptive data in this Plan concerning residents and businesses are based on in-person interviews and field observations. Samples of the residential and business interview forms used in the interview process are attached as **Exhibits A** and **B** of this report.

B. Field Survey Data – Residential

The Project will impact 13 single-family residential (SFR) dwellings with 15 residential households, 1 eight-unit apartment building with 8 residential households, 1 residential duplex apartment building with 2 residential households and 1 residential fourplex building with 4 residential households. Survey information was obtained from 21 of the 29 occupied residential households (72.41%). The City has adopted and would adhere to its local housing occupancy standards to make sure housing is of the appropriate size in relocating the affected occupants.

Table 3 below shows current housing in the Project area including bedroom size.

Table 3: Affected Residential Dwellings

No.	Address	Property Type	Use	Number of Bedrooms	Number of Occupants	Occupancy Type	City
1	2246 S. Cypress Ave., A	Residential	Apt.	1	4	Tenant	Santa Ana

No.	Address	Property Type	Use	Number of Bedrooms	Number of Occupants	Occupancy Type	City
2	2246 S. Cypress Ave., B	Residential	Apt.	1	2	Tenant	Santa Ana
3	2246 S. Cypress Ave., C	Residential	Apt.	1	Unknown*	Tenant	Santa Ana
4	2246 S. Cypress Ave., D	Residential	Apt.	1	Unknown*	Tenant	Santa Ana
5	2248 S. Cypress Ave., A	Residential	Apt.	1	8	Tenant	Santa Ana
6	2248 S. Cypress Ave., B	Residential	Apt.	1	4	Tenant	Santa Ana
7	2248 S. Cypress Ave., C	Residential	Apt.	1	Unknown*	Tenant	Santa Ana
8	2248 S. Cypress Ave., D	Residential	Apt.	1	4	Tenant	Santa Ana
9	2245 S. Cypress Ave.	Residential	SFR	3	7	Owner	Santa Ana
10	2245 S. Cypress Ave.	Residential	Room to rent	Room	1	Tenant	Santa Ana
11	209 E. Warner, A	Residential	Duplex	1	5	Tenant	Santa Ana
12	209 E. Warner, B	Residential	Duplex	1	Unknown*	Unknown*	Santa Ana
13	215 E. Warner	Residential	SFR	2	Unknown*	Tenant	Santa Ana
14	219 E. Warner	Residential	SFR	2	3	Owner	Santa Ana
15	219 E. Warner, back unit	Residential	SFR	1	1	Tenant	Santa Ana
16	2246 S. Orange Ave.	Residential	SFR	2	6	Owner	Santa Ana
17	2245 S. Orange Ave.	Residential	SFR	2	11	Owner	Santa Ana
18	309 E. Warner Ave.	Residential	SFR	2	4	Owner	Santa Ana
19	315 E. Warner Ave.	Residential	SFR	2	4	Owner	Santa Ana
20	2246 S. Maple Street	Residential	SFR	3	3	Owner	Santa Ana
21	2245 S. Maple Street	Residential	SFR	3	2	Owner	Santa Ana
22	2247 S. Rouselle Street	Residential	SFR	2	4	Owner	Santa Ana
23	2246 S. Oak Street	Residential	SFR	2	Unknown*	Unknown*	Santa Ana
24	2245 S. Oak Street	Residential	SFR	2	1	Owner	Santa Ana

No.	Address	Property Type	Use	Number of Bedrooms	Number of Occupants	Occupancy Type	City
25	124 E. Warner Ave. (front)	Residential	4-plex	3	Unknown*	Unknown*	Santa Ana
26	124 E. Warner Ave. (back)	Residential	4-plex	3	Unknown*	Unknown*	Santa Ana
27	128 E. Warner Ave. (front)	Residential	4-plex	3	5	Tenant	Santa Ana
28	128 E. Warner Ave. (back)	Residential	4-plex	1	4	Tenant	Santa Ana
29	402 E. Warner Ave.	Residential	SFR	2	1	Owner	Santa Ana

*Unable to interview occupants

**Room renters

1. Housing Mix

As shown in **Table 3** above, the Project area includes 29 households occupying 13 single family residences, 1 eight-unit apartment building, 1 residential duplex apartment building and 1 residential fourplex building, some with multiple households in one dwelling and or converted into multiple units. 14 of the affected households are tenant-occupied, 11 are owner-occupied and 4 unknown. Occupancy information will assist in determining the relocation needs and scope of assistance provided. No mobile homes will be affected by the Project.

2. Occupancy Standards

The standard for housing density adopted by the City allows two persons per bedroom and one person in a common living area. The City adheres to the state building code occupancy standard based on the square footage of dwellings for households larger than eight members. Referrals to replacement housing provided to occupants may reflect the need for larger accommodations to comply with the state and City of Santa Ana code requirements.

Generally, these standards allow for up to three persons to occupy a one-bedroom unit, five persons in a two-bedroom unit, and seven persons in a three-bedroom unit. Any households with more than eight members would require a four-bedroom replacement unit based on the respective size of that unit, per the state building code.

3. Income

Information as to the household's income is gathered from residential interviews to determine individual relocation needs and the scope of financial relocation assistance that may be provided. Low-income households may experience challenges qualifying for the purchase or rent of replacement housing. Advance replacement housing payments may be needed to assist displacees in qualifying for loans or leases. Low-income households that choose to rent may be eligible for additional assistance.

Based on information obtained from the residential interviews, at least six households may be identified as low-income households. According to the low-income standards for the Housing Authority of the County of Orange (**Exhibit C**), adjusted for family size as published by the State

of California, Department of Housing and Community Development (HCD), the 2017 low income limits are defined as follows:

Family Size	1	2	3	4	5	6	7	8
Low Income Limits 2017	\$58,450	\$66,800	\$75,150	\$83,450	\$90,150	\$96,850	\$103,500	\$110,200

Source: Department of Housing and Community Development (HCD) website, accessed February 19, 2018.

4. Ethnicity/Language

Per the 2012-2016 U.S. Census American Community Survey Five-Year Estimate, 82.1%² of the population in the City of Santa Ana speaks a language besides English at home. Based on information obtained from the residential interviews of the 29 displaced households, Spanish is the primary language spoken at home. Language services are available to assist the requirements of all affected occupants.

5. Households with Seniors

Per the 2012-2016 U.S. Census 5-Year Housing Unit Estimate, 5.1% of the total households consist of occupants 65 years of age or over. Specific care is taken to identify and address the needs of senior occupants who may require special accommodations. Based on information obtained from residential interviews, 3 households have occupants that are over the age of 65.

6. Households with Disabilities

Per the 2012-2016 U.S. Census 5-Year Housing Unit Estimates, 8.9%³ of the civilian non-institutionalized population consist of persons with a disability. Disabilities may include a variety of physical mobility impairments, including psychological and other physical health issues. Care is taken to meet the special needs of each household, particularly as these needs involve physical access to accommodations. Early identification of individual health issues would enable relocation staff to more effectively manage the relocation process. In all cases involving physical or mental impairments, additional services will be provided to ensure close individual case monitoring. Based on information obtained from the residential interviews, at least one household has occupants that have disabilities.

7. Preferred Relocation Areas

The residential interviews identify specific replacement site needs and preferences and assist in planning replacement housing accordingly. In residential interviews, many residents tend to express a preference to remain in the community in order to maintain current school enrollment, access to employment, medical facilities, recreational resources, and public transportation. Based on information obtained from the residential interviews, the affected households have indicated a preference to remain in the local Santa Ana, Orange, and Garden Grove areas.

² United States Census Bureau web site, accessed February 20, 2018, <http://factfinder.census.gov/>.

³ United States Census Bureau web site, accessed February 20, 2018, <http://factfinder.census.gov/>.

C. Field Survey Data – Non-Residential

The Project has identified 1 non-residential occupant that would be displaced. Survey information was obtained from this one business owner.

The one business impacted by the Project would be considered a small business. The affected business would require cost-effective medium to small replacement sites, with proximity to existing customer bases. A detailed interview with the business owner is instrumental in identifying suitable replacement sites.

Generally, interviews with the business tenants are crucial in addressing various complex relocation issues early in the process, including issues such as identification of trade fixtures and equipment, tenant improvements, personal property/real property issues, and the relocation requirements of various businesses that may become long lead items, such as obtaining special permits or zoning requirements. Such items should be carefully reviewed and planned in coordination with project time frames.

The non-residential displacement may be identified as potential candidate for extensive advisory services and relocation assistance.

- **Arco Gas Station** – Gas stations with convenient stores and mechanic services included (i.e. smog check) are historically difficult to relocate, due to the nature of the services provided. Additionally, they usually require busy intersections, pedestrian traffic, visibility, access, and parking.

Moving smaller businesses can have a more detrimental effect than moving larger businesses, presumably with larger capital reserves. For this reason, it would be essential to provide timely, viable referrals to replacement sites, with assistance in relocation planning, while simultaneously executing the move carefully and efficiently. Information obtained during the relocation interview process will assist in determining the financial capacity of a business to accomplish a move, and if an advance relocation assistance payment is necessary.

Even if a business is relocated as planned, its employees may still encounter challenges with commuting or transportation to the replacement location. Some employees rely on public transportation to commute to and from work and may need to adjust their personal schedules and routines depending upon bus routes and/or schedules to reach the new location. Upon implementation of the Relocation Assistance Program, relocation timing issues and replacement site concerns will be discussed and addressed, as appropriate. The list of affected businesses provided in **Table 4** below reflects data gathered from field observations and business interview.

Table 4: Affected Non-Residential Uses

No.	Address	Property Type	Use	Business Name
1	2245 S. Main Street	Commercial	Gas Station	AWANS Enterprises Inc. (Arco Smog Pros)

III. Relocation Resources

The California Relocation Assistance Law provides that no eligible residential persons shall be required to move from their dwelling unless comparable replacement dwellings are available to such persons. The purpose of this section is to identify whether sufficient comparable replacement housing resources exist for all potential residential displacees. Additionally, while available replacement locations are not required for non-residential occupants to move, a survey of available replacement commercial sites have been searched to determine what sites may be available to the non-residential occupants and to determine what impacts, if any, may occur due to a lack of available replacement sites. The City is committed to making every effort to satisfactorily relocate all displaced occupants.

A. Methodology

To determine the availability of residential and commercial sites prior to the displacement of occupants from the Project area, resources were researched through the following sources:

- Internet sources (MLS listings, LoopNet);
- Canvassing the Project area for properties available for lease and or for sale;
- Telephone and field contact with commercial brokerages serving the area;
- Classified rental listings from local publications, and;
- Contacts with real estate/property management companies serving the community.

B. Replacement Housing/Commercial Site Availability

1. Residential For-Sale and Rental Housing

A housing resource survey was conducted to determine the availability of replacement housing within the City of Santa Ana sufficient to meet the needs of displaced rental tenants and homeowners.

The replacement housing survey considered available two-, three-, and four-bedroom conventional housing for rent and for sale. This data is summarized in **Tables 5** and **6**, below. The conventional housing survey, **Table 5**, identified 43 currently available, one-, two-, three-, and four-bedroom conventional housing units for rent. The survey of available single-family residences for sale, **Table 6**, identified 32 currently available two- and three-bedroom housing units for sale. The individual figures for number of units found by bedroom size are presented in the tables, as well as location and price range.

Table 5: Availability and Cost of Replacement Rental Housing (Conventional)

Number of Bedrooms	Property Type	Number Available	City	Price Range Lease
One	Apartment/Condo/Duplex	14	Santa Ana	\$1,275 - \$1,675
Two	Apartment/Condo/SFR	17	Santa Ana	\$1,600 - \$2,500
Three	Apartment/SFR	7	Santa Ana	\$2,150 - \$3,300
Four	Townhouse/SFR	5	Santa Ana	\$2,750 - \$3,200

Source: Multiple Listing Service and Zillow, accessed February 2018.

The rent ranges identified in the table above are among the figures used to make benefit and budget projections for this Plan. The variances in the rent range are a result of age, condition, size, and locational factors. Rates are subject to change according to the market rates prevailing at the time of displacement. **Exhibit D** provides a detailed list of available housing for rent and for sale.

Table 6: Availability and Cost of Single-Family Residences for Sale

# Bedrooms	Property Type	Total Available	City	Price Range (in 000's)
Two	SFR	13	Santa Ana	\$425 - \$699
Three	SFR	19	Santa Ana	\$486 - \$849

Source: Multiple Listing Service, accessed February 2018.

2. Commercial Space Availability

The availability of retail space in the City of Santa Ana was researched through commercial real estate listing resources. **Tables 7** and **8** below summarize the availability of various types of commercial properties for lease and sale in the City of Santa Ana and surrounding areas. **Exhibit E** provides a detailed list of available commercial space.

Table 7: Summary of Available Commercial Space for Lease

Property Use/Type	Total Available	City	Price Range lease
Commercial	0	Santa Ana, Orange, Anaheim, Tustin	N/A
Land	15	Santa Ana, Orange, Anaheim, Tustin	\$0.18 - \$0.62 SF/Mo

Source: LoopNet, accessed February 2018

Table 8: Summary of Available Commercial Space for Sale

Property Use/Type	Total Available	City	Price Range Purchase
Commercial	0	Santa Ana, Orange, Anaheim, Tustin	N/A
Land	15	Santa Ana, Orange, Anaheim, Tustin	\$275,000 - \$9,500,000

Source: Multiple Listing Services, accessed February 2018; LoopNet, accessed February 2018

3. Loss of 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 statutory provisions related to relocation assistance.

Where claims are anticipated, state law (*California Code of Civil Procedure* §1263.510) requires business owners to prove all of the following: 1) The loss is caused by the acquisition 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.

4. Summary

Considering the availability of replacement housing, adequate replacement resources exist in the Project area for affected residential tenants and owner-occupants.

Although adequate replacement resources exist, based on surveyed results of rental and purchase opportunities, and anticipated values of existing dwellings, occupants are anticipated to have increases in monthly rents and/or higher purchase costs. These possible increases, if any, would be met through the City's Relocation Assistance Program.

The data for non-residential resources indicates adequate business sites that are currently available for sale and lease to the commercial occupant. While there are adequate replacement sites for the non-residential occupant, some business uses may require conformance with local conditional use permits and/or zoning requirements.

C. Related Issues

1. Concurrent Residential Displacement

The Project would not compete with or adversely affect the availability of comparable replacement resources. There are no other known current public projects under way in the City of Santa Ana or adjacent communities that currently would compete with the Project for housing resources. The City intends to monitor the activity of local agencies. No residential displacee would be required to move without adequate notice and access to available, affordable, decent, safe, and sanitary housing.

2. Temporary Relocation

The Project is not anticipated to cause temporary displacements. Affected occupants will be permanently displaced.

IV. The Relocation Program

The City of Santa Ana's (City) Relocation Program is designed to minimize hardship, be responsive to unique project circumstances, maintain personal contact with all affected individuals, consistently applying all regulatory criteria to formulate eligibility and benefit determinations, and conform to all applicable requirements.

The City has retained Overland, Pacific & Cutler, Inc. (OPC) to administer the Relocation Program. OPC has worked on more than 2,500 public agency acquisition and relocation projects over the past 30 years. Additionally, OPC has an extensive resume of public works projects undertaken in other Orange County communities. Experienced City staff would monitor the performance of OPC and be responsible to approve or disapprove OPC's recommendations concerning eligibility and benefit determinations and interpretations of the City's policy.

The Relocation Program consists of two principal constituents: Advisory Assistance and Financial Assistance.

A. Program Assurances, Standards and Objectives

The City would provide the displaced residential and business occupants with the assistance, rights, and benefits required under state relocation law and the City's policies and procedures. The relocation program would provide advisory and financial assistance. Every effort would be made to facilitate relocation arrangements and minimize hardship for displacees.

The program objectives would be as follows:

1. To fully inform eligible Project displacees of the nature of, and procedures for, obtaining relocation assistance and benefits;
2. To determine the needs of each displacee eligible for assistance;
3. To provide continuously updated referrals to potential replacement sites within a reasonable time prior to displacement and assure that no occupant is required to move without a minimum of 90 days written notice to vacate;
4. To 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;
5. To supply information concerning federal and state programs and other governmental programs providing assistance to displaced persons;
6. To assist each eligible occupant to complete applications for benefits;
7. To make relocation benefit payments in accordance with the appropriate guidelines;
8. To inform all persons subject to displacement of City policies with regard to eviction and property management; and
9. To establish and maintain a formal grievance procedure for use by displaced persons seeking administrative review of City decisions with respect to relocation assistance.

B. Relocation Advisory Assistance

OPC staff is available to assist the permanently displaced households and businesses with questions or concerns about relocation and/or assistance in relocating. Relocation staff is located at 1 Jenner, Suite 200, Irvine, CA 92618, with office hours from 8:00 a.m. to 5:00 p.m., and can be contacted at (949) 951-5263. A comprehensive relocation program, with technical and advisory assistance, would be provided to assist all persons being displaced as a consequence of the Project. Personal contact would be maintained with all individuals until the relocation process has been completed.

As discussed previously, OPC has been retained by the City to assist in the administration of its relocation program. OPC will work closely with City staff. City staff would provide final approvals, or otherwise, of all OPC recommendations. Every reasonable effort would be made to ensure that the relocation of residents and businesses occurs with a minimum of delay and hardship.

The following services will be provided:

1. The remaining interviews with residents located in the Project area will be completed to gather information appropriate to the determination of needs and preferences regarding replacement of existing facilities;
2. A printed Informational Brochure (**Exhibits F and G**) will be provided in English or the displacee's language if subsequently be deemed necessary. Signed acknowledgements will be obtained to verify receipt of this material;
3. A database will be maintained of available residential units for sale and commercial space and distribute replacement site referrals for the duration of the Project;
4. Assistance will be offered to displacees in connection with arrangements for the purchase of real property, if applicable, obtaining required business permits or licenses, the filing of claim forms to request relocation benefits from the City and to obtain services from other public agencies;
5. Special assistance in the form of referrals to governmental and non-governmental agencies will be made, if requested;
6. Eligible displacees will be assisted with the preparation and submission of relocation assistance claims;
7. Benefit determinations and payments will be made in accordance with applicable law and City policy;
8. Assure that displacees are not required to move without a minimum of 90 days written notice to vacate;
9. All person subject to displacement will be informed of City policies with regard to eviction and property management;
10. A formal grievance procedure will be established and maintained for use by displaced persons seeking administrative review of City decisions with respect to relocation assistance; and

11. Assistance will be provided that does not result in different or separate treatment due to race, color, religion, national origin, sex, marital status or other arbitrary circumstances.

C. Relocation Benefits – Residential

Specific eligibility requirements and benefit plans would be detailed on an individual basis with displacees. In the course of personal interviews and follow-up visits, households would be counseled as to available options with respect to financial assistance.

Relocation benefits will be provided in accordance with the provisions of the state relocation law and regulations. Benefits would be paid to eligible displaced persons upon submission of required claim forms and documentation in accordance with the City’s normal administrative procedures.

1. Residential Moving Expense Payments

All residential occupants that would be relocated would be eligible to receive a payment for moving expenses. Moving expense payments would be made based on the actual cost of a professional move or a fixed payment based on a room-count schedule.

a. Actual Cost (Professional Move)

The displacee may elect to retain the services of a licensed professional mover, in which case the City would pay for the actual cost of the moving services based on the lower of at least two acceptable bids (the City may, at its discretion, solicit competitive bids to determine the lowest reasonable move cost). After the move is complete, the displacee may pay the mover directly and seek reimbursement from the City, or request a direct payment from the City to the mover.

In addition to the cost of the actual move, one-time expenses associated with utility reconnections (e.g., gas, water, electricity, telephone, cable) would be eligible for reimbursement. Transportation costs would be limited to a distance of 50 miles, unless otherwise authorized by the City.

b. Fixed Payment (based on Room Count Schedule)

An occupant may elect to receive a fixed payment for moving expenses that is based on the number of rooms occupied in the displacement dwelling. In this case, the person to be relocated takes full responsibility for the move. The fixed payment includes all utility connections as described in Section 1.a above.

At a minimum, the fixed schedule payment for single occupancy efficiency units, furnished with the tenant’s own personal property, is \$725, which includes all utility connections at the replacement location. The current schedule for fixed moving payments is provided below in **Table 9**.

Table 9: Schedule of Fixed Moving Payments

Furnished Dwelling									
Room Count	1	2	3	4	5	6	7	8	Each Additional
Amount	\$725	\$930	\$1,165	\$1,375	\$1,665	\$1,925	\$2,215	\$2,505	\$265
Unfurnished Dwelling									
Room Count	1								Each Additional
Amount	\$475								\$90

Source: Federal Highway Administration (effective August 24, 2015).

2. Rental Assistance to Tenants/Owner-Occupants Who Choose to Rent

To be eligible to receive the rental assistance benefits, the displaced tenant household has to rent or purchase and occupy a decent, safe, and sanitary replacement dwelling within one year from the date they move from the displacement dwelling.

Based upon the available data regarding Project displacees, the displaced household may qualify for, and may be eligible to apply for, relocation benefits under State provisions. Except in the case of Last Resort Housing situations, the potential payment to the household will be payable over a 42-month period and limited to a maximum of \$5,250 as stated under State guidelines. The relocation program is explained in detail in the informational brochure to be provided to each permanently displaced household.

Rental/down payment assistance payment amounts are equal to 42 times the difference between the base monthly rent and the lesser of:

1. The monthly rent and estimated average monthly cost of utilities for a comparable replacement dwelling; or
2. The monthly rent and estimated average monthly cost of utilities for the decent, safe, and sanitary replacement dwelling actually occupied by the displaced person.

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

1. The average monthly cost for rent and utilities at the displacement dwelling for a reasonable period prior to displacement. Average monthly cost of utilities will be determined by actual statements/receipts over a 12-month period or a statement of average usage from the utility company, if provided. The most recent local utility schedule will be used to determine estimated utilities' costs, if actual costs are not provided. For owner-occupants or households, which paid little or no rent, fair market rent will be used as a substitute for actual rent; or
2. Thirty percent (30%) of the displaced person's average monthly gross household income if the amount is classified as "low income" by US Department of Housing and Urban Development's (HUD) Annual Survey of Income Limits for the Public Housing and Section 8 Programs. HUD's Survey is shown as **Exhibit C**. If a displacee refuses to provide appropriate evidence of income or is a dependent, the base monthly rent shall be

determined to be the average monthly cost for rent and utilities at the displacement dwelling; or

3. 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.

Table 10 below illustrates the computation of a rental/down payment assistance payment amount.

Table 10: Computation of Rental Assistance Payments

1. Old Rent	\$1,000	Old Rent, plus Utility Allowance
Or		
2. Ability to Pay	\$950	30% of the Gross Household Income*
3. Lesser of Lines 1 or 2	\$950	Base Monthly Rental
Subtracted From:		
4. Actual New Rent	\$1,050	Actual New Rent including Utility Allowance
Or		
5. Comparable Rent	\$1,050	Determined by the City; includes Utility Allowance
6. Lesser of Lines 4 or 5	\$1,050	
7. Yields Monthly Need:	\$100	Subtract Line 3 from Line 6
Rental Assistance	\$4,200	Multiply Line 7 by 42 Months

* Gross income means the total amount of annual income of a household less the following: (1) a deduction 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 incapacitate family members when determined to be necessary to employment of head of household or spouse, except that the amount 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.

3. Down payment Assistance to Tenants Who Choose to Purchase

The displaced household may opt to apply the entire benefit amount for which they are eligible toward the purchase of a replacement unit.

A displaced household, who chooses to utilize up to the full amount of their rental assistance eligibility (including any Last Resort benefits) to purchase a home, will have the funds deposited in an open escrow account, provided that the entire amount is used for the downpayment and eligible, incidental costs associated with the purchase of a decent, safe, and sanitary replacement home. A provision shall be made in the escrow arrangements for the prompt return of the City funds, in the event escrow should fail to close within a reasonable period of time.

Final determination about the type of relocation benefits and assistance for which the household is eligible will be determined upon verification of the household's occupants and income.

California State Relocation laws and guidelines provide a basic entitlement of up to \$22,500 to compensate the owner for 1) purchase price differential; 2) mortgage interest differential (if applicable); and, 3) incidental expenses.

a. Price Difference Differential

The Purchase Price Differential is based on three factors:

Acquisition Price: The price paid by the City of Santa Ana for the Project dwelling;

Actual Purchase Price: The actual price paid for a replacement dwelling, and;

Comparable Replacement Cost: The cost of a decent, safe, and sanitary dwelling comparable to the dwelling acquired by the City of Santa Ana.

The purchase price differential amount is determined by comparing the price of the acquired dwelling (including any proceeds obtained through condemnation) to the lesser of the actual cost paid for a replacement home versus the price of the comparable dwelling used to compute eligibility in the Notice of Eligibility (NOE) issued to the displaced owner.

b. Mortgage Interest Differential

The purpose of the Mortgage Interest Differential Payment is to compensate homeowners for increased costs between the acquired dwelling and the replacement dwelling. The payment for increased mortgage interest cost shall be the amount that would reduce the mortgage balance on a new mortgage to an amount that could be amortized with the same monthly payment for principal and interest as that for the mortgage(s) on the displacement dwelling. In addition, payments shall include other debt service costs, if not paid as part of incidental costs. To be eligible for this payment, the mortgage on the dwelling being acquired must have been in place, as a valid lien, for at least 180 days prior to the City’s initial written offer to purchase.

c. Incidental Expenses – Closing Costs

One-time, non-recurring closing costs associated with the purchase of a comparable, replacement dwelling are compensable. Examples of such compensable expenses include costs for: a property survey; preparation of a legal description and deed; recording fees; title insurance; revenue stamps and transfer taxes; loan application fees; loan origination fees; appraisal fees; a credit report; certification for structural soundness; and, termite inspection, when required. Prepaid recurring expenses for mortgage interest, property taxes and insurance are not compensable.

The total Residential Housing Payment (RHP) is the sum of the Purchase Price Differential, Mortgage Interest Differential, and compensable Incidental Expenses.

D. Last Resort Housing

Based on data derived from the surveys and analyses of the occupants on the Project site and costs of replacement housing resources, it is anticipated that “comparable replacement housing” will not be available as required for some tenants. Specifically, for renters, when the computed replacement housing assistance eligibility exceeds \$5,250 or replacement dwelling monthly rental costs (including utilities and other reasonable recurring expenses) exceeds 30% of the person’s average monthly income.

Therefore, if the Project proceeds, the City will authorize sufficient funds to provide housing of last resort. Due to the demonstrated number of available replacement housing resources, as shown earlier, the need to develop a replacement housing plan to produce sufficient number of comparable replacement dwellings will not be necessary. Rather, funds will be used to make payments in excess of the monetary limits specified in the statute (\$5,250); hence, satisfying the requirement that “comparable replacement housing” is available.

The City will pay Last Resort Housing payments in two installments. Recipients of Last Resort rental assistance, who intend to purchase rather than re-rent replacement housing, will have the right to request a lump sum payment of all benefits in the form of down payment assistance. Tenant households receiving periodic payments will have the option to request a lump sum payment of remaining benefits to assist with the purchase of a decent, safe and sanitary dwelling.

E. Determinations of Comparable Housing

Relocation staff would evaluate the cost of comparable replacement housing in the preparation of each individual NOE issued to residential displacees. For residential tenants and owner-occupants, the cost of comparable replacement housing would be determined primarily on a comparative basis of three, if possible, presently available, comparable dwellings. A Replacement Housing Valuation (RHV) Form would be prepared and placed in the file of each affected household.

F. Relocation Benefits – Commercial Tenants, and Non-profit Organizations

Eligible businesses would have two options with respect to claims for relocation assistance benefits:

1. Compensation for actual reasonable and necessary moving and related expenses, or
2. A fixed payment not to exceed \$20,000

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

Any lawful business that qualifies as a displaced person is entitled to payment for such actual moving expenses, as the City determines to be reasonable and necessary, including expenses for:

1. Transportation of personal property from the present location to the replacement location (transportation costs for a distance beyond 50 miles are not eligible unless the City determines that relocation beyond 50 miles is justified);
2. Packing, crating, uncrating, and unpacking personal property;
3. Disconnecting, dismantling, removing, reassembling, and installing relocated and substitute machinery, equipment and other personal property. This will include 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;

4. Storage of personal property for a period not to exceed 12 months, unless the City determines that a longer period is necessary;
5. Insurance of personal property while in storage or transit and the replacement value of property lost, stolen, or damaged (not through the fault or negligence of the displaced person) in the process of moving, where insurance is not readily available.
6. Any license, permit, or certification required by the displaced business, to the extent that the cost is necessary for reestablishment at the replacement location. (These costs may be pro-rated based on the remaining useful life of any existing license, permit, or certification);
7. Reasonable and pre-authorized professional services the Displacing Agency determines to be necessary for: 1) planning the move of personal property; 2) moving the personal property; or, 3) installing the relocated personal property at the replacement location;
8. The purchase and installation of substitute personal property limited to the lesser of: 1) an amount equal to the reasonable expenses that would have been required to relocate the property, as determined by the City, subject to certain limitations, or, 2) the replacement cost, less any proceeds from its sale or trade in;
9. The modification of machinery, equipment, or other personal property necessary to adapt these to the replacement location or to utilities available at the replacement location;
10. Re-lettering signs and replacing stationary on hand at the time of displacement that are made obsolete as a result of the move;
11. Actual direct losses of tangible personal property resulting from moving or discontinuing a business or non-profit organization, not-to-exceed the lesser of: 1) the fair market value of the property for continued use at its location prior to displacement less any proceeds from the sale of the property; or, 2) an amount equal to the reasonable expenses that would have been required to relocate the property, as determined by the City, subject to certain limitations;
12. Actual and reasonable expenses incurred in searching for a replacement business or non-profit organization location, not to exceed \$1,000, and including compensation for transportation expenses; time spent searching for a reasonable location, meals, and lodging; real estate broker or agent fees; time spent in obtaining permits and attending zoning hearings; and time spent negotiating the purchase of a replacement site;
13. Low Value/High Bulk: when the personal property to be moved is of low value and high bulk, and the cost of moving the property would be disproportionate to its value in the judgment of the City, the allowable moving cost payment shall not exceed the lesser of: 1) the amount which would be received if the property were sold at the site or 2) the replacement cost of a comparable quantity delivered to the new business location. Examples of personal property covered by this provision include, but are not limited to, stockpiled sand, gravel, minerals, metals and other similar items of personal property as determined by the City;

14. A Reestablishment allowance of up to \$10,000, available to farms, non-profit organizations, and small businesses with no more than 500 employees. Reestablishment allowance payments are made in addition to compensation provided for actual, reasonable, and necessary moving expenses. Reestablishment allowance expense categories include but are not limited to:
 - a. Repairs or improvements to the replacement 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 business;
 - c. Provision of utilities from right-of-way to improvements on the replacement site
 - d. Construction and installation costs for exterior signing to advertise the business;
 - e. Redecoration or replacement of soiled or worn surfaces at the replacement site, such as paint paneling or carpeting;
 - f. Advertisement of replacement location;
 - g. Estimated increased costs of operation during the first two years at the replacement site for such items as:
 - i. Lease or rental charges
 - ii. Personal or real property taxes
 - iii. Insurance premiums, and
 - iv. Utility charges, excluding impact fees
 - h. Other items essential to the reestablishment of the business.

2. Self-Moves

If the displaced business elects to take full responsibility for the move of the business, the City would make a payment for the business's moving expenses in an amount not to exceed the lower of the two acceptable bids or estimates submitted to the City. At the City's discretion, a payment for a low cost or uncomplicated move may be based on a single bid or estimate.

3. A Fixed Payment in Lieu of a Payment for Actual Reasonable Moving and Related Expenses

The option to claim a fixed payment enables for-profit and non-profit businesses to receive relocation assistance compensation without providing documentation of bids and actual expenses. The payment amount available to any individual business is based on an average of annual net earnings over a two-year period. For businesses that have not been in operation for two years, income figures can be annualized. The method for establishing income is through tax returns and/or certified financial statements. The payment to an eligible business may not be less than \$1,000, or more than \$20,000.

To qualify for this payment, it must be determined that, a displaced business:

- Owns or rents personal property, which must be moved in connection with such displacement and for which an expense would be incurred in such move;
- Is not operated at the displacement site solely for the purpose of renting the dwelling or the site to others;
- Cannot be a part of a commercial enterprise having at least three other establishments which are not being acquired by the City, and which is under the same ownership and engaged in the same or similar business activities;
- Must not be able to relocate without substantial loss of patronage; and
- Contributed materially, as defined by the City, to the income of the displaced person during the two taxable years prior to the displacement.

When a fixed payment would precede settlement of a claim for compensation for loss of goodwill under the Eminent Domain Law, the City, before tendering payment, shall state in writing what portion of the payment, if any, is considered to be compensation for loss of goodwill and shall explain in writing that any payment made pursuant to *Code of Civil Procedure*, §1263.510 et seq. (the Eminent Domain Law, Chapter 9, Article 6 – “Compensation for Loss of Goodwill”) would be reduced in the same amount. The portion considered to be compensation for loss of goodwill shall not exceed the difference between the fixed payment made and an amount which reasonably approximates the payments for which the displaced person otherwise would be eligible to receive as outlined in Section IV.F.1, above.

G. General Information Regarding the Payment of Relocation Benefits

Claims and supporting documentation for relocation benefits must be filed with the City no later than 18 months after:

- For tenants, the date of displacement; or
- For owners, the date of displacement 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 would be as follows:

1. Claimant(s) would provide all necessary documentation to substantiate eligibility for assistance;
2. Relocation staff would review all necessary documentation including, but not limited to, scopes-of-services, contractor bids, invoices, lease documents and escrow material before reaching a determination as to which expenses are eligible for compensation;
3. Required claim forms would be prepared by relocation staff and presented to the claimant for review. Signed claims and supporting documentation would be returned to relocation staff and submitted to the City;
4. The City will review and approve claims for payment, or request additional information;
5. The City will issue benefit checks to claimants in the most secure, expeditious manner possible;

6. Final payments to residential displacees would be issued after confirmation that the Project premises have been completely vacated, and actual residency at the replacement unit is verified;
7. Receipts of payment and all claim material will be maintained in the relocation case file.

H. Relocation Tax Consequences

In general, relocation payments are not considered income for the purpose of Division 2 of the Internal Revenue Code of 1954, which has been redesignated as the Internal Revenue Code of 1986 (Title 26, U. S. Code), or for the purpose of determining the eligibility or the extent of eligibility of any person for assistance under the Social Security Act (42 U. S. Code 301 et seq.) or the Personal Income Tax Law, Part 10 (commencing with Section 17001) of the Revenue and Taxation Code, or the Bank and Corporation Tax Law, Part II (commencing with Section 23001) of Division 2 of the Revenue and Taxation Code. The above statement on tax consequences is not intended as tax advice by the City or OPC. Displacees are responsible for consulting with their own tax advisors concerning the tax consequences of relocation payments.

V. Administrative Provisions

A. Holdover Tenancies

The City's acquisition schedule may allow some business and residential tenants to remain in occupancy of the City's acquired properties for periods as long as six months prior to displacement. It is anticipated that by adding time to the relocation process, businesses would have greater opportunities to successfully reestablish operations at a new location. Residential tenants would benefit by having greater flexibility to plan a move around school schedules, as an example, or other personal considerations.

Holdover tenants would be required to enter into a Rental Agreement with the City and make monthly payments. The City would assume responsibility for all property management functions. Holdover tenants would be required to conform to state and local law and the requirements of the City's Rental Agreement, or face eviction in conformance with the City's eviction policy as set forth in Section V.E.

B. Notices

Each notice that the City is required to provide to a property owner or occupant shall be personally delivered or sent via certified or registered first-class mail, return receipt requested and documented in each case file. Each notice would be written in plain, understandable language. Persons who are unable to read and understand any notice would be provided with appropriate translation and counseling. Each notice would indicate the name and telephone number of a person who may be contacted for answers to questions or other help.

There are three principal notices:

1. General Information Notice (GIN),
2. Notice of Relocation Eligibility (NOE), and
3. 90-Day Informational or Vacate Notice

The GIN is intended to provide potential displacees with a general written description of the City's relocation program and basic information concerning benefits, conditions of eligibility, noticing requirements and appeal rights. The GIN would be issued at the time the properties are being appraised.

NOEs would be distributed to each commercial and residential displacee. The NOE that would be issued to business operators acknowledges the recipient's eligibility for assistance and right to make claims for relocation assistance benefits.

The NOE to residential displacees, both tenants and owner-occupants, contains a determination of eligibility for relocation assistance and a computation of maximum entitlement based on information provided by the affected household and the analyses of comparable replacement properties undertaken by relocation staff. NOEs would be issued promptly following the Initiation of Negotiations (ION) with property owners.

No lawful occupant would be required to move without having received at least 90 days' advance written notice of the earliest date by which the move would be necessary. The 90-day vacate

notice would either state a specific date as the earliest date by which the occupant may be required to move, or state that the occupant would receive a further notice indicating, at least 60 days in advance for residential tenants and 30 days in advance for owner-occupants and non-residential occupants, the specific date of the required move. The 90-day vacate notice would not be issued to any residential displacees before a comparable replacement dwelling has been made available.

In addition to the three principal relocation notices previously identified, relocation staff would issue timely written notification in the form of a Reminder Notice, which discusses the possible loss of rights and sets the expiration date for the loss of benefits to those persons who:

1. Are eligible for monetary benefits,
2. Have moved from the acquired property, and
3. Have not filed a claim for benefits.

Reminder Notices would be issued periodically throughout the qualification period. An attempt shall be made to make written contact with all non-responsive displacees no later than within the last six months prior to the expiration date to file a claim for benefits.

C. Privacy of Records

All information obtained from displacees is considered confidential and would not be shared without the consent of the displacee or the City or as a requirement of a specific Public Records Request in accordance with state law. Relocation staff would comply with federal regulations concerning the safeguarding of relocation files and their contents.

D. Grievance Procedures

A person who is dissatisfied with a determination as to eligibility for benefits, a payment amount, the failure to provide comparable replacement housing referrals, or the City's property management practices must file an appeal form or any other written form of appeal with the City's Right-of-Way Project Manager or his/her designee (Hearing Officer).

The Hearing Officer shall set a hearing date of no later than 30 days from receipt of the appeal. The person making the appeal shall have:

1. The right to present oral and/or written evidence in support of the appeal,
2. The right to seek legal counsel (hired at the appellant's sole expense), and
3. The right to seek judicial review once having exhausted all administrative appeal remedies.

The Hearing Officer shall render a decision, in writing, within 30 days following the last day of the hearing. A copy of the decision would be mailed, via certified or registered mail, to the appellant and his/her authorized representative and copies would be filed in the relocation case file. The decision of the Hearing Officer shall be final, and the appellant shall be advised of the right to seek judicial review of the Hearing Officer's decision.

E. Eviction Policy

Eviction for cause must conform to applicable state and local law. Any person, who occupies the real property and is in lawful occupancy on the date of the ION, is presumed to be entitled to relocation payments and other assistance, unless the City determines that:

1. The person received an eviction notice prior to the ION and as a result of that notice is later evicted, or
2. The person is evicted after the ION for serious or repeated violation of material term(s) of the lease or occupancy agreement, and
3. In either case, the eviction was not undertaken for the purpose of evading the obligation to make available the payments or other assistance to which a person may otherwise be entitled.

F. Citizen Participation

The City conducted several public hearings for the Project on the following dates:

- May 22, 2012 - Open House Meeting to provide background and gather feedbacks
- June 12, 2012 - Presentation to South Main Business Association
- July 10, 2012 - Open House Meeting to obtain comments and feedbacks
- October 18, 2012 - Scoping Meeting to discuss CEQA and EIR process
- February 13, 2013 - Meeting with Cherry Aerospace
- May 13, 2013 – Environmental and Transportation Committee Meeting
- February 3, 2015 - Public Meeting to present the Draft EIR and gather comments
- February 7, 2015 - Public Meeting to present the Draft EIR and gather comments
- April 8, 2015 - Meeting with various coalitions (Santa Ana Active Streets, Equity for All, and others) to go over project information and right-of-way process
- April 29, 2015 - Q&A Session at special meeting called by the Delhi Neighborhood Association
- May 21, 2015 - Provided updated information and right of way process to the Delhi Neighborhood Association at their regular scheduled neighborhood meeting



- June 18, 2015 - Provided updated information and right of way process to the Delhi Neighborhood Association at their regular scheduled neighborhood meeting
- July 23, 2015 - Provided updated information Delhi Neighborhood Association and other interested parties.
- September 1, 2015 - City Council adopted The Environmental Impact Report.
- June 8, 2017 – Provided updated information to Delhi Neighborhood Association and other interested parties.
- October 24, 2017 – Provide updated information to Delhi Neighborhood Association and other interested parties.

As the process for implementing the Project advances, the City will observe the following protocol:

1. Provide affected tenants with full and timely access to documents relevant to the relocation program;
2. Encourage meaningful participation in reviewing the relocation plan and monitoring the relocation assistance program; including the occupants in the Project area, neighborhood groups and community organizations forming a relocation committee;
3. Provide technical assistance necessary to interpret elements of this Plan and other pertinent materials;
4. Issue a general notice concerning the availability of the Plan for public review, as required, 30 days prior to its proposed adoption;

G. Projected Dates of Displacement

The City has approved acquisition and relocation activities, which began in September 2017 and would be completed no later than the fall of 2018, with construction scheduled to begin in spring of 2019, and the Project is anticipated to be completed by Winter of 2019.

H. Estimated Relocation Costs

The total budget estimated for relocation-related payments for this Project, including a 10% contingency, is as follows:

Relocation:	\$ 1,734,834 (escalated)
Contingency at 20%:	\$ <u>346,966</u>
Total:	\$ 2,081,800

The estimated relocation budget does not include any payments related to property acquisition, improvements pertaining to realty, or loss of business goodwill. In addition, the budget does not consider the cost of any services necessary to implement the Plan and complete the relocation element of the Project.

If the Project is to be implemented, and circumstances arise that change the number of residential and business occupants or the nature of their activity, the City would authorize any additional, compensable funds that may need to be appropriated. The City pledges to appropriate, on a

timely basis, the funds necessary to ensure the successful completion of the Project, including funds necessary for Last Resort Housing (LRH) as indicated in Section IV.D, of this Plan to meet its obligation under the relocation regulations.

Exhibit A: Residential Interview Form

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 srcs (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 srcs (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 srcs (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 srcs (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 srcs (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 srcs (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, no mortg/loans		<input type="checkbox"/> Negative equity
<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 B: Business Interview Form

Business Relocation Interview			
Client/Project:		Case ID:	
Site Address:		Interview Date:	<input type="checkbox"/> Unoccupied
City, St, ZIP:		Interviewer:	<input type="checkbox"/> No Contact
Business Claimant Information			
Legal business name (from tax return):		Person interviewed (name/title):	
Name under which claimant conducts operations (dba):		Ownership type:	Business type:
Mailing address (if different):		<input type="checkbox"/> Sole Proprietor	URA type (list 1):
Date business established:		<input type="checkbox"/> Partnership	OPC type (list 2):
This site move-in:		<input type="checkbox"/> Corporation	Goods, products or services provided:
		<input type="checkbox"/> Non-profit	
Business Contacts Information			
	Contact 1 (PRIMARY)	Contact 2	Contact 3
Name:			
Title/position:			
Business phone:			
Cell phone:			
Fax #:			
Email:			
Authority (Y/N):			
<input type="checkbox"/> Can the person(s) with authority to sign claims and agreements read/understand English? If not, language:			
Business Professionals Involved (Attorney, Accountant, Broker, Move Planner, Contractor)			
	Professional 1	Professional 2	Professional 3
Name:			
Title/position:			
Specialty (list 3):			
Company:			
Address:			
Business phone:			
Cell phone:			
Fax #:			
Email:			
CC address (Y/N):			
Business Description and Features			
Business hours and days of operation:			
Customer trade area:			
Is this a franchise business?		If yes, is copy of franchise agreement available?	
Describe any other businesses on site:			
List any sub-leases:			
List the same or similar operations owned elsewhere:			
List residents living on the property:			
Intend to relocate this business (Y/N):		If yes, plans for new market, product or service?:	
Describe best time to move:			
Months of year with least inventory:		With most inventory:	
Estimated time it would take to move business:			
Describe business conducted on the Internet:			
Describe types of advertising used:			
List printed materials to become obsolete:			
Annual gross income:		Full-time employees:	
Annual net income:		Part-time employees:	

Property Site Features		
Site layout available (provide):	Zoning designation:	Occupancy status
Total building sq.ft.:	Parking spaces:	<input type="checkbox"/> Month-to-month rental
Total land sq.ft.:	Loading spaces:	<input type="checkbox"/> Lease: expires: options:
Area Breakdown	Dock spaces:	<input type="checkbox"/> Mortgage: balance:
Office/retail sq.ft.:	Clearance/height:	<input type="checkbox"/> Own clear
Warehouse/shop sq.ft.:	Railroad access:	Monthly payment:
Yard sq.ft.:		Lease copy available?:

Business Equipment/Improvements		
Inventory list available?:	Phone system	Computer system
Electrical (Amps):	Type/brand:	Number of PCs:
3 phases (Y/N):		Server room (# of racks, A/C, power, etc.):
Describe plumbing:	Age:	Other equipment (printers, security, WAP, registers, inventory control, etc):
	Voice lines:	
Other special utility:	Fax lines:	Internet service/provider (list 4):
	Other lines:	

Indicate quantity of each type of equipment on site:

Bridge crane:	<input type="text"/>	Freezer:	<input type="text"/>	Sinks:	<input type="text"/>	Dry-cleaning plant:	<input type="text"/>	Air lines:	<input type="text"/>
Jib crane:	<input type="text"/>	Walk-in cooler:	<input type="text"/>	Clarifier:	<input type="text"/>	UST:	<input type="text"/>	Water lines:	<input type="text"/>
Hood:	<input type="text"/>	Walk-in freezer:	<input type="text"/>	Boiler:	<input type="text"/>	Racking/shelving:	<input type="text"/>	Hoist:	<input type="text"/>
Refrigerator:	<input type="text"/>	Spray booth:	<input type="text"/>	Compressor:	<input type="text"/>	System furniture:	<input type="text"/>		<input type="text"/>

Other significant improvements/machinery/equipment:

Leased equipment onsite:

Obsolete equipment or equipment that cannot be moved:

Permits / Required Specialists

List required special permits and licenses with number (provide copy):

Operate under Conditional Use Permit? (provide copy)

Will CUP be required at a new location?:

Assistance required in obtaining any permits/licenses?:

Describe any wastewater/air/stack discharge/emissions:

List hazardous materials used or stored (including handling and disposal):

Needs for outside specialists for a move:

Preferred replacement site attributes	
Relocation area:	Property access (RR, dual):
Zoning/type of use:	Truck access:
Lease / purchase:	Freeways/arterials proximity:
Building size/layout:	Public transport access:
Single/multistory building:	Pedestrian access:
Clearance/height:	Parking spaces:
Lot/yard size:	Shipping/receiving type:
Special utility needs:	Demographic needs:
Internet service needs:	Traffic count needs:
Franchise/ordinance restrictions:	Visibility needs:

Specific concerns and anticipated move challenges

List of any identified replacement sites

	Address	Bldg size	Lot size	Lease amount	Status	Broker info
1						
2						
3						

ADDITIONAL INTERVIEW NOTES (explain all special circumstances, including those noted above)

- 1. URA business type: Business, Farm, Non-Profit
- 2. OPC business type: Agricultural, Industrial, Office, Retail Sales, Retail Service, Special Purpose (detail online)
- 3. Professional Specialty: Attorney, Accountant, Broker, Move Planner, Contractor
- 4. Internet service: DSL, cable, T1, fiber, satellite, other

I certify that all information in this survey is true and complete to the best of my knowledge. The information contained herein shall be treated confidential to the extent permitted by law.

Claimant Name: _____ Date: _____ Signature: _____

Exhibit C: HCD Income Limits – Orange County

STATE OF CALIFORNIA - BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY

EDMUND G. BROWN, JR., Governor

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

DIVISION OF HOUSING POLICY DEVELOPMENT

2020 W. El Camino Avenue, Suite 500

Sacramento, CA 95833

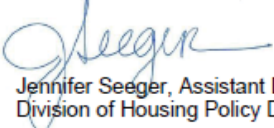
(916) 263-2911 / FAX (916) 263-7453

www.hcd.ca.gov



June 9, 2017

MEMORANDUM FOR: Interested Parties

FROM: 
Jennifer Seeger, Assistant Deputy Director
Division of Housing Policy Development

SUBJECT: State Income Limits for 2017

Attached are briefing materials and State Income Limits for 2017 that are now in effect and replace State 2016 Income Limits. Income limits reflect updated median income and household income levels for extremely low-, very low-, low-, and moderate-income households for California's 58 counties. The State's Official 2017 Income Limits can be downloaded on the Department of Housing and Community Development's (Department) website at <http://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits.shtml>.

State Income Limits apply to designated programs and are used to determine applicant eligibility (based on level of household income) and calculate affordable housing cost for applicable housing assistance programs. Note that use of State Income Limits is subject to a particular program's definition of income, family, family size, effective dates, and other factors. In addition, definitions applicable to income categories, criteria, and geographic areas sometimes differ depending on funding source and program resulting in some programs using other income limits.

The Briefing Materials (next page) explain California's 2017 Income Limits and were updated based on: (1) changes to income limits the U.S. Department of Housing and Urban Development (HUD) released on April 14, 2017 for its Public Housing and Section 8 Housing Choice Voucher Program and, (2) adjustments the Department made based on State statutory provisions and its 2013 Hold Harmless (HH) Policy.

Since 2013, the Department's HH Policy has held State Income Limits harmless from any decreases in household income category and median income levels that HUD, since 2010, began applying to its Section 8 Income Limits after eliminating its longstanding HH Policy. HUD determined its HH Policy was no longer necessary due to federal law changes in 2008 (Public Law 110-98) prohibiting rent decreases in federal or private activity bond funded projects. For questions concerning State Income Limits, please contact Department staff at (916) 263-2911.

2017 State Income Limits Briefing Materials
California Code of Regulations, Title 25, Section 6932

Overview

Department of Housing and Community Development (HCD), pursuant to Health & Safety Code Section 50093(c), must file updates to its State Income Limits with the Office of Administrative Law. HCD annually updates these income limits based on Federal Department of Housing and Urban Development (HUD) revisions to its Public Housing and Section 8 Housing Choice Voucher Program that HUD released on April 14, 2017.

HUD annually updates its Section 8 Income Limits to reflect changes in area and family median income levels and income levels for different size households and income categories for extremely low, very low, and low-income households. HCD, pursuant to statutory provisions, makes the following additional revisions: (1) If necessary, increase a county's area median income to equal California's non-metropolitan median income, (2) adjusts area median income and household income category levels to not result in any decrease for any year after 2009 pursuant to HCD's February 2013 HH Policy. HCD's HH Policy was implemented to replace HUD's HH Policy, discontinued in 2009, to not decrease income category and area median income levels below a prior year's highest level and, (3) determines income limits for California's moderate-income category.

Following are brief summaries of different technical methodologies used by HUD and HCD in updating income limits for different household income categories.

HUD Methodology

HUD uses 40th percentile rents in 50th percentile fair market rent (FMR) areas, to calculate high housing cost areas. The purpose is to prevent fluctuations in "Low-Income Housing Tax Credit Difficult Development Area" determinations that result solely from high housing cost income limit fluctuations as areas go in and out of the 50th percentile FMR program.

Extremely Low-Income

The Extremely Low-Income limits is calculated as 60 percent of the very low-income limits and compared to the most recent update to the Federal Poverty Guidelines. If the poverty guidelines are higher, those values are chosen. The value is capped at the Very Low-Income level.

Very Low-Income

The maximum Very Low-Income limit typically reflects 50 percent of median family income (MFI). HUD's MFI figure generally equals two times HUD's 4-person very low-income limit, except when HUD applies adjustments. HUD may adjust income limits for an area or county to account for conditions that warrant special considerations, referred to as exceptions.

Low-Income

In general, maximum income for low-income households reflects 80 percent of the MFI level. Most low-income limits represent the higher level of: (1) 80 percent of MFI or, (2) 80 percent of State non-metropolitan median family income. However, due to adjustments that HUD sometimes makes, strictly calculating low-income limits as

2017 State Income Limits Briefing Materials
California Code of Regulations, Title 25, Section 6932

80 percent of MFI could produce unintended anomalies inconsistent with statutory intent. HUD's briefing materials specify that, with some exceptions, the low-income limit reflect 160 percent of the very low-income limit. HUD may apply exceptions to areas with unusually high or low housing-costs-to-income relationships. An example of the result from HUD applying an exception to an area could be an increase to the low-income limit without an increase to the very low-income limit. In sum, an 80 percent limit cannot be assumed to equal 80 percent of the AMI or 4-person median income limit nor 160 percent of the very low-income limit due to adjustments HUD may make.

Median Family Income/Area Median Income

HUD references and estimates the MFI in calculating its income limits. California law and income limits reference Area Median Income (AMI) that, pursuant to Health & Safety Code 50093(c), means the median family income of a geographic area estimated by HUD for its Section 8 Program.

HUD's calculations of Section 8 Income Limits begin with the production of MFI estimates. FY 2017 MFI estimates use 5-year survey data (American Community Survey (ACS) 2010-2014 augmented by 2014, 1-year ACS). HUD then adjusts the survey data to account for anticipated income growth by applying the Consumer Price Index (CPI) inflation forecast (from federal FY mid-2014 through mid-2017) that the United States Congressional Budget Office published in January 2017. HUD's determination of MFI is used to calculate very low-income limits that are then used as the basis to calculate income limits for other income categories.

Adjustment Increases

HUD may apply exceptions to areas with unusually high or low family income, uneven housing-cost-to-income relationships or historical exceptions. Very low-income limits are used as the base to calculate extremely low and low-income limits. The following reflects HUD's explanations of adjustment increases contained in HUD's FY 2017 Income Limits Briefing Material:

HUD applies an increase, if the four-person very low-income limit would otherwise be less than the amount at which 35 percent of it equals 85 percent of the annualized two-bedroom Section 8 FMR (or 40th percentile rent in 50th percentile FMR areas). The purpose is to increase the income limit for areas where rental-housing costs are unusually high in relation to the median income.

HUD applies an increase to the four-person income limit to equal the State non-metropolitan median family income level. In addition, HUD restricts adjustments so income limits do not increase more than five percent of the previous year's very low-income figure OR twice the increase in the national MFI, whichever is greater. This adjustment does not apply to the extremely low-income limits.

Income Limit Calculations for Household Sizes Other Than 4-Persons

Income limits for all income categories are adjusted for household size so that larger households have higher income limits than smaller households. For all income categories, income limits for household sizes other than 4-persons are calculated

2017 State Income Limits Briefing Materials
California Code of Regulations, Title 25, Section 6932

using the 4-person income limit as the base. HUD's adjustments use the following percentages, with results rounded to the nearest \$50 increment:

Number of Persons in Household: 1 2 3 4 5 6 7 8

Adjustments: 70% 80% 90% Base 108% 116% 124% 132%

Income Limit Calculations for Household Sizes Greater Than 8-Persons

For households of more than eight persons, refer to the formula at the end of the table for 2017 Income Limits. Due to the adjustments HUD can make to income limits in a given county, table data should be the only method used to determine program eligibility. Arithmetic calculations are applicable only when a household has more than eight members.

Reference: FY 2017 HUD Income Limits Transmittal Notice PDR-2017-02 issued April 14, 2017 and HUD Income Limits Briefing Material dated March 21, 2017, both of which can be found at <https://www.huduser.gov/portal/datasets/il.html>.

HCD Methodology

State law (Health & Safety Code Section 50093, et. seq.) prescribes the methodology HCD uses to update its Official State Income Limits. HCD utilizes HUD's Section 8 Housing Choice Voucher Program Income Limits. HCD's methodology involves: (1) increasing counties' smaller median incomes established by HUD to equal California's non-metropolitan median income determined by HUD, (2) applying HCD's HH Policy, in effect since 2013, to not allow decreases in area median income levels and household income category levels, and (3) determining income limit levels applicable to California's moderate-income households defined by State law as household income not exceeding 120 percent of county area median income.

Area Median Income and Income Category Levels

HCD, pursuant to federal and State law and its HH Policy, adjusts median income levels determined by HUD for a metropolitan county (county included in a metropolitan statistical area) and for a non-metropolitan county (county not included in a metropolitan statistical area). HUD, pursuant to Federal law (Section 567 of the 1987 Housing and Community Development Act) and policy, requires adjusting any county's smaller median income to equal HUD's higher determined State non-metropolitan median income (\$59,900). Next, HCD, for all counties, applies its HH policy to ensure area median income and income limits for all household income categories do not fall below any level achieved in the prior year.

Moderate-Income Levels

HCD is responsible for establishing California's moderate-income limit levels. After calculating the 4-person area median income (AMI) level as previously described, HCD sets the maximum moderate-income limit to equal 120 percent of the county's AMI.

Applicability of California's Official State Income Limits

Applicability of these State Income Limits is subject to particular programs as program definitions of such factors as income, family, and household size, etc. vary. Some programs,

2017 State Income Limits Briefing Materials
California Code of Regulations, Title 25, Section 6932

such as Multifamily Tax Subsidy Projects (MTSPs), use different income limits. For MTSPs, separate income limits apply per provisions of the Housing and Economic Recovery Act (HERA) of 2008 (Public Law 110-289). Income limits for MTSPs are used to determine qualification levels as well as set maximum rental rates for projects funded with tax credits authorized under Section 42 of the Internal Revenue Code (Code). In addition, MTSP income limits apply to projects financed with tax-exempt housing bonds issued to provide qualified residential rental development under Section 142 of the Code. These income limits are available at <http://www.huduser.org/datasets/mtsp.html>.

County	Income Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8

Last page instructs how to use income limits to determine applicant eligibility and calculate affordable housing cost and rent

Alameda County 4-Person Area Median Income: \$97,400	Extremely Low	21950	25050	28200	31300	33850	36350	38850	41350
	Very Low Income	36550	41750	46950	52150	56350	60500	64700	68850
	Low Income	56300	64350	72400	80400	86850	93300	99700	106150
	Median Income	68200	77900	87650	97400	105200	113000	120800	128550
	Moderate Income	81850	93500	105200	116900	126250	135600	144950	154300

Alpine County 4-Person Area Median Income: \$94,900	Extremely Low	18150	20750	23350	25900	28780	32960	37140	41320
	Very Low Income	30250	34600	38900	43200	46700	50150	53600	57050
	Low Income	46100	52650	59250	65800	71100	76350	81600	86900
	Median Income	66450	75900	85400	94900	102500	110100	117700	125250
	Moderate Income	79750	91100	102500	113900	123000	132100	141250	150350

Amador County 4-Person Area Median Income: \$72,300	Extremely Low	15200	17400	20420	24600	28780	32960	37140	41320
	Very Low Income	25350	28950	32550	36150	39050	41950	44850	47750
	Low Income	40500	46300	52100	57850	62500	67150	71750	76400
	Median Income	50600	57850	65050	72300	78100	83850	89650	95450
	Moderate Income	60700	69400	78100	86750	93700	100650	107550	114500

Butte County 4-Person Area Median Income: \$62,600	Extremely Low	13200	16240	20420	24600	28780	32960	37140	41320
	Very Low Income	21950	25050	28200	31300	33850	36350	38850	41350
	Low Income	35100	40100	45100	50100	54150	58150	62150	66150
	Median Income	43800	50100	56350	62600	67600	72600	77600	82650
	Moderate Income	52550	60100	67600	75100	81100	87100	93100	99150

Calaveras County 4-Person Area Median Income: \$70,200	Extremely Low	14750	16850	20420	24600	28780	32960	37140	41320
	Very Low Income	24600	28100	31600	35100	37950	40750	43550	46350
	Low Income	39350	44950	50550	56150	60650	65150	69650	74150
	Median Income	49150	56150	63200	70200	75800	81450	87050	92650
	Moderate Income	58950	67400	75850	84250	91000	97750	104450	111200

Colusa County 4-Person Area Median Income: \$59,900	Extremely Low	12600	16240	20420	24600	28780	32960	37140	39550
	Very Low Income	21000	24000	27000	29950	32350	34750	37150	39550
	Low Income	33550	38350	43150	47900	51750	55600	59400	63250
	Median Income	41950	47900	53900	59900	64700	69500	74300	79050
	Moderate Income	50350	57500	64700	71900	77650	83400	89150	94900

Contra Costa County 4-Person Area Median Income: \$97,400	Extremely Low	21950	25050	28200	31300	33850	36350	38850	41350
	Very Low Income	36550	41750	46950	52150	56350	60500	64700	68850
	Low Income	56300	64350	72400	80400	86850	93300	99700	106150
	Median Income	68200	77900	87650	97400	105200	113000	120800	128550
	Moderate Income	81850	93500	105200	116900	126250	135600	144950	154300

Del Norte County 4-Person Area Median Income: \$59,900	Extremely Low	12600	16240	20420	24600	28780	32960	37140	39550
	Very Low Income	21000	24000	27000	29950	32350	34750	37150	39550
	Low Income	33550	38350	43150	47900	51750	55600	59400	63250
	Median Income	41950	47900	53900	59900	64700	69500	74300	79050
	Moderate Income	50350	57500	64700	71900	77650	83400	89150	94900

County	Income Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
Last page instructs how to use income limits to determine applicant eligibility and calculate affordable housing cost and rent									

El Dorado County 4-Person Area Median Income: \$76,100	Extremely Low	16000	18300	20600	24600	28780	32960	37140	41320
	Very Low Income	26650	30450	34250	38050	41100	44150	47200	50250
	Low Income	42650	48750	54850	60900	65800	70650	75550	80400
	Median Income	53250	60900	68500	76100	82200	88300	94350	100450
	Moderate Income	63900	73050	82150	91300	98600	105900	113200	120500

Fresno County 4-Person Area Median Income: \$59,900	Extremely Low	12600	16240	20420	24600	28780	32960	37140	39550
	Very Low Income	21000	24000	27000	29950	32350	34750	37150	39550
	Low Income	33550	38350	43150	47900	51750	55600	59400	63250
	Median Income	41950	47900	53900	59900	64700	69500	74300	79050
	Moderate Income	50350	57500	64700	71900	77650	83400	89150	94900

Glenn County 4-Person Area Median Income: \$59,900	Extremely Low	12600	16240	20420	24600	28780	32960	37140	39550
	Very Low Income	21000	24000	27000	29950	32350	34750	37150	39550
	Low Income	33550	38350	43150	47900	51750	55600	59400	63250
	Median Income	41950	47900	53900	59900	64700	69500	74300	79050
	Moderate Income	50350	57500	64700	71900	77650	83400	89150	94900

Humboldt County 4-Person Area Median Income: \$59,900	Extremely Low	12600	16240	20420	24600	28780	32960	37140	39550
	Very Low Income	21000	24000	27000	29950	32350	34750	37150	39550
	Low Income	33550	38350	43150	47900	51750	55600	59400	63250
	Median Income	41950	47900	53900	59900	64700	69500	74300	79050
	Moderate Income	50350	57500	64700	71900	77650	83400	89150	94900

Imperial County 4-Person Area Median Income: \$59,900	Extremely Low	12600	16240	20420	24600	28780	32960	37140	39550
	Very Low Income	21000	24000	27000	29950	32350	34750	37150	39550
	Low Income	33550	38350	43150	47900	51750	55600	59400	63250
	Median Income	41950	47900	53900	59900	64700	69500	74300	79050
	Moderate Income	50350	57500	64700	71900	77650	83400	89150	94900

Inyo County 4-Person Area Median Income: \$72,000	Extremely Low	15150	17300	20420	24600	28780	32960	37140	41320
	Very Low Income	25200	28800	32400	36000	38900	41800	44650	47550
	Low Income	40350	46100	51850	57600	62250	66850	71450	76050
	Median Income	50400	57600	64800	72000	77750	83500	89300	95050
	Moderate Income	60500	69100	77750	86400	93300	100200	107150	114050

Kern County 4-Person Area Median Income: \$59,900	Extremely Low	12600	16240	20420	24600	28780	32960	37140	39550
	Very Low Income	21000	24000	27000	29950	32350	34750	37150	39550
	Low Income	33550	38350	43150	47900	51750	55600	59400	63250
	Median Income	41950	47900	53900	59900	64700	69500	74300	79050
	Moderate Income	50350	57500	64700	71900	77650	83400	89150	94900

Kings County 4-Person Area Median Income: \$59,900	Extremely Low	12600	16240	20420	24600	28780	32960	37140	39550
	Very Low Income	21000	24000	27000	29950	32350	34750	37150	39550
	Low Income	33550	38350	43150	47900	51750	55600	59400	63250
	Median Income	41950	47900	53900	59900	64700	69500	74300	79050
	Moderate Income	50350	57500	64700	71900	77650	83400	89150	94900

County	Income Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8

Last page instructs how to use income limits to determine applicant eligibility and calculate affordable housing cost and rent

Lake County 4-Person Area Median Income: \$59,900	Extremely Low	12600	16240	20420	24600	28780	32960	37140	39550
	Very Low Income	21000	24000	27000	29950	32350	34750	37150	39550
	Low Income	33550	38350	43150	47900	51750	55600	59400	63250
	Median Income	41950	47900	53900	59900	64700	69500	74300	79050
	Moderate Income	50350	57500	64700	71900	77650	83400	89150	94900

Lassen County 4-Person Area Median Income: \$69,400	Extremely Low	14600	16650	20420	24600	28780	32960	37140	41320
	Very Low Income	24300	27800	31250	34700	37500	40300	43050	45850
	Low Income	38850	44400	49950	55500	59950	64400	68850	73300
	Median Income	48600	55500	62450	69400	74950	80500	86050	91600
	Moderate Income	58300	66650	74950	83300	89950	96650	103300	109950

Los Angeles County 4-Person Area Median Income: \$64,800	Extremely Low	18950	21650	24350	27050	29250	32960	37140	41320
	Very Low Income	31550	36050	40550	45050	48700	52300	55900	59500
	Low Income *	50500	57700	64900	72100	77900	83650	89450	95200
	Median Income	45350	51850	58300	64800	70000	75150	80350	85550
	Moderate Income	54450	62200	70000	77750	83950	90200	96400	102650

*Low income exceeding median income is due to HUD adjustments to the Very Low-Income income limit to account for high housing costs.

Madera County 4-Person Area Median Income: \$59,900	Extremely Low	12600	16240	20420	24600	28780	32960	37140	39550
	Very Low Income	21000	24000	27000	29950	32350	34750	37150	39550
	Low Income	33550	38350	43150	47900	51750	55600	59400	63250
	Median Income	41950	47900	53900	59900	64700	69500	74300	79050
	Moderate Income	50350	57500	64700	71900	77650	83400	89150	94900

Marin County 4-Person Area Median Income: \$115,300	Extremely Low	27650	31600	35550	39500	42700	45850	49000	52150
	Very Low Income	46100	52650	59250	65800	71100	76350	81600	86900
	Low Income	73750	84300	94850	105350	113800	122250	130650	139100
	Median Income	80700	92250	103750	115300	124500	133750	142950	152200
	Moderate Income	96850	110700	124500	138350	149400	160500	171550	182600

Mariposa County 4-Person Area Median Income: \$65,500	Extremely Low	13800	16240	20420	24600	28780	32960	37140	41320
	Very Low Income	22950	26200	29500	32750	35400	38000	40650	43250
	Low Income	36700	41950	47200	52400	56600	60800	65000	69200
	Median Income	45850	52400	58950	65500	70750	76000	81200	86450
	Moderate Income	55000	62900	70750	78600	84900	91200	97450	103750

Mendocino County 4-Person Area Median Income: \$59,900	Extremely Low	12800	16240	20420	24600	28780	32960	37140	40200
	Very Low Income	21350	24400	27450	30450	32900	35350	37800	40200
	Low Income	34100	39000	43850	48700	52600	56500	60400	64300
	Median Income	41950	47900	53900	59900	64700	69500	74300	79050
	Moderate Income	50350	57500	64700	71900	77650	83400	89150	94900

Merced County 4-Person Area Median Income: \$59,900	Extremely Low	12600	16240	20420	24600	28780	32960	37140	39550
	Very Low Income	21000	24000	27000	29950	32350	34750	37150	39550
	Low Income	33550	38350	43150	47900	51750	55600	59400	63250
	Median Income	41950	47900	53900	59900	64700	69500	74300	79050
	Moderate Income	50350	57500	64700	71900	77650	83400	89150	94900

County	Income Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8

Last page instructs how to use income limits to determine applicant eligibility and calculate affordable housing cost and rent

Modoc County 4-Person Area Median Income: \$59,900	Extremely Low	12600	16240	20420	24600	28780	32960	37140	39550
	Very Low Income	21000	24000	27000	29950	32350	34750	37150	39550
	Low Income	33550	38350	43150	47900	51750	55600	59400	63250
	Median Income	41950	47900	53900	59900	64700	69500	74300	79050
	Moderate Income	50350	57500	64700	71900	77650	83400	89150	94900

Mono County 4-Person Area Median Income: \$81,200	Extremely Low	17050	19500	21950	24600	28780	32960	37140	41320
	Very Low Income	28450	32500	36550	40600	43850	47100	50350	53600
	Low Income	44750	51150	57550	63900	69050	74150	79250	84350
	Median Income	56850	64950	73100	81200	87700	94200	100700	107200
	Moderate Income	68200	77950	87700	97450	105250	113050	120850	128650

Monterey County 4-Person Area Median Income: \$68,700	Extremely Low	17100	19550	22000	24600	28780	32960	37140	41320
	Very Low Income	28500	32600	36650	40700	44000	47250	50500	53750
	Low Income	45600	52100	58600	65100	70350	75550	80750	85950
	Median Income	48100	54950	61850	68700	74200	79700	85200	90700
	Moderate Income	57700	65950	74200	82450	89050	95650	102250	108850

Napa County 4-Person Area Median Income: \$91,000	Extremely Low	19600	22400	25200	27950	30200	32960	37140	41320
	Very Low Income	32600	37250	41900	46550	50300	54000	57750	61450
	Low Income	52150	59600	67050	74500	80500	86450	92400	98350
	Median Income	63700	72800	81900	91000	98300	105550	112850	120100
	Moderate Income	76450	87350	98300	109200	117950	126650	135400	144150

Nevada County 4-Person Area Median Income: \$73,500	Extremely Low	16100	18400	20700	24600	28780	32960	37140	41320
	Very Low Income	26850	30700	34550	38350	41450	44500	47600	50650
	Low Income	42950	49050	55200	61300	66250	71150	76050	80950
	Median Income	51450	58800	66150	73500	79400	85250	91150	97000
	Moderate Income	61750	70550	79400	88200	95250	102300	109350	116400

Orange County 4-Person Area Median Income: \$88,000	Extremely Low	21950	25050	28200	31300	33850	36350	38850	41350
	Very Low Income	36550	41750	46950	52150	56350	60500	64700	68850
	Low Income	58450	66800	75150	83450	90150	96850	103500	110200
	Median Income	61600	70400	79200	88000	95050	102100	109100	116150
	Moderate Income	73900	84500	95050	105600	114050	122500	130950	139400

Placer County 4-Person Area Median Income: \$76,100	Extremely Low	16000	18300	20600	24600	28780	32960	37140	41320
	Very Low Income	26650	30450	34250	38050	41100	44150	47200	50250
	Low Income	42650	48750	54850	60900	65800	70650	75550	80400
	Median Income	53250	60900	68500	76100	82200	88300	94350	100450
	Moderate Income	63900	73050	82150	91300	98600	105900	113200	120500

Plumas County 4-Person Area Median Income: \$62,600	Extremely Low	13200	16240	20420	24600	28780	32960	37140	41320
	Very Low Income	21950	25050	28200	31300	33850	36350	38850	41350
	Low Income	35100	40100	45100	50100	54150	58150	62150	66150
	Median Income	43800	50100	56350	62600	67600	72600	77600	82650
	Moderate Income	52550	60100	67600	75100	81100	87100	93100	99150

County	Income Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
Last page instructs how to use income limits to determine applicant eligibility and calculate affordable housing cost and rent									

Riverside County 4-Person Area Median Income: \$65,000	Extremely Low	14100	16240	20420	24600	28780	32960	37140	41320
	Very Low Income	23450	26800	30150	33500	36200	38900	41550	44250
	Low Income	37550	42900	48250	53600	57900	62200	66500	70800
	Median Income	45500	52000	58500	65000	70200	75400	80600	85800
	Moderate Income	54600	62400	70200	78000	84250	90500	96700	102950

Sacramento County 4-Person Area Median Income: \$76,100	Extremely Low	16000	18300	20600	24600	28780	32960	37140	41320
	Very Low Income	26650	30450	34250	38050	41100	44150	47200	50250
	Low Income	42650	48750	54850	60900	65800	70650	75550	80400
	Median Income	53250	60900	68500	76100	82200	88300	94350	100450
	Moderate Income	63900	73050	82150	91300	98600	105900	113200	120500

San Benito County 4-Person Area Median Income: \$81,100	Extremely Low	17600	20100	22600	25100	28780	32960	37140	41320
	Very Low Income	29300	33450	37650	41800	45150	48500	51850	55200
	Low Income	46850	53550	60250	66900	72300	77650	83000	88350
	Median Income	56750	64900	73000	81100	87600	94100	100550	107050
	Moderate Income	68100	77850	87550	97300	105100	112850	120650	128450

San Bernardino County 4-Person Area Median Income: \$65,000	Extremely Low	14100	16240	20420	24600	28780	32960	37140	41320
	Very Low Income	23450	26800	30150	33500	36200	38900	41550	44250
	Low Income	37550	42900	48250	53600	57900	62200	66500	70800
	Median Income	45500	52000	58500	65000	70200	75400	80600	85800
	Moderate Income	54600	62400	70200	78000	84250	90500	96700	102950

San Diego County 4-Person Area Median Income: \$79,300	Extremely Low	19100	21800	24550	27250	29450	32960	37140	41320
	Very Low Income	31850	36400	40950	45450	49100	52750	56400	60000
	Low Income	50950	58200	65500	72750	78600	84400	90250	96050
	Median Income	55500	63450	71350	79300	85650	92000	98350	104700
	Moderate Income	66600	76100	85650	95150	102750	110350	118000	125600

San Francisco County 4-Person Area Median Income: \$115,300	Extremely Low	27650	31600	35550	39500	42700	45850	49000	52150
	Very Low Income	46100	52650	59250	65800	71100	76350	81600	86900
	Low Income	73750	84300	94850	105350	113800	122250	130650	139100
	Median Income	80700	92250	103750	115300	124500	133750	142950	152200
	Moderate Income	96850	110700	124500	138350	149400	160500	171550	182600

San Joaquin County 4-Person Area Median Income: \$66,300	Extremely Low	13950	16240	20420	24600	28780	32960	37140	40350
	Very Low Income	23250	26550	29850	33150	35850	38500	41150	43800
	Low Income	37150	42450	47750	53050	57300	61550	65800	70050
	Median Income	46400	53050	59650	66300	71600	76900	82200	87500
	Moderate Income	55700	63650	71600	79550	85900	92300	98650	105000

San Luis Obispo County 4-Person Area Median Income: \$83,200	Extremely Low	17150	19600	22050	24600	28780	32960	37140	41320
	Very Low Income	28600	32700	36800	40850	44150	47400	50700	53950
	Low Income	45750	52300	58850	65350	70600	75850	81050	86300
	Median Income	58250	66550	74900	83200	89850	96500	103150	109800
	Moderate Income	69900	79900	89850	99850	107850	115850	123800	131800

County	Income Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
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San Mateo County 4-Person Area Median Income: \$115,300	Extremely Low	27650	31600	35550	39500	42700	45850	49000	52150
	Very Low Income	46100	52650	59250	65800	71100	76350	81600	86900
	Low Income	73750	84300	94850	105350	113800	122250	130650	139100
	Median Income	80700	92250	103750	115300	124500	133750	142950	152200
	Moderate Income	96850	110700	124500	138350	149400	160500	171550	182600

Santa Barbara County 4-Person Area Median Income: \$77,100	Extremely Low	18900	21600	24300	27000	29200	32960	37140	41320
	Very Low Income	31500	36000	40500	45000	48600	52200	55800	59400
	Low Income	50450	57650	64850	72050	77850	83600	89350	95150
	Median Income	53950	61700	69400	77100	83250	89450	95600	101750
	Moderate Income	64750	74000	83250	92500	99900	107300	114700	122100

Santa Clara County 4-Person Area Median Income: \$113,300	Extremely Low	25100	28650	32250	35800	38700	41550	44400	47300
	Very Low Income	41800	47800	53750	59700	64500	69300	74050	78850
	Low Income	59400	67900	76400	84900	91650	98450	105250	112050
	Median Income	79300	90650	101950	113300	122350	131450	140500	149550
	Moderate Income	95150	108750	122350	135950	146850	157700	168600	179450

Santa Cruz County 4-Person Area Median Income: \$87,000	Extremely Low	21200	24200	27250	30250	32700	35100	37550	41320
	Very Low Income	35300	40350	45400	50400	54450	58500	62500	66550
	Low Income	56500	64550	72600	80650	87150	93600	100050	106500
	Median Income	60900	69600	78300	87000	93950	100900	107900	114850
	Moderate Income	73100	83500	93950	104400	112750	121100	129450	137800

Shasta County 4-Person Area Median Income: \$61,800	Extremely Low	13000	16240	20420	24600	28780	32960	37140	40800
	Very Low Income	21650	24750	27850	30900	33400	35850	38350	40800
	Low Income	34650	39600	44550	49450	53450	57400	61350	65300
	Median Income	43250	49450	55600	61800	66750	71700	76650	81600
	Moderate Income	51900	59300	66750	74150	80100	86000	91950	97900

Sierra County 4-Person Area Median Income: \$71,800	Extremely Low	14800	16900	20420	24600	28780	32960	37140	41320
	Very Low Income	24650	28150	31650	35150	38000	40800	43600	46400
	Low Income	39400	45000	50650	56250	60750	65250	69750	74250
	Median Income	50250	57450	64600	71800	77550	83300	89050	94800
	Moderate Income	60300	68900	77550	86150	93050	99950	106850	113700

Siskiyou County 4-Person Area Median Income: \$59,900	Extremely Low	12600	16240	20420	24600	28780	32960	37140	39550
	Very Low Income	21000	24000	27000	29950	32350	34750	37150	39550
	Low Income	33550	38350	43150	47900	51750	55600	59400	63250
	Median Income	41950	47900	53900	59900	64700	69500	74300	79050
	Moderate Income	50350	57500	64700	71900	77650	83400	89150	94900

Solano County 4-Person Area Median Income: \$82,600	Extremely Low	17400	19850	22350	24800	28780	32960	37140	41320
	Very Low Income	28950	33050	37200	41300	44650	47950	51250	54550
	Low Income	45500	52000	58500	65000	70200	75400	80600	85800
	Median Income	57800	66100	74350	82600	89200	95800	102400	109050
	Moderate Income	69350	79300	89200	99100	107050	114950	122900	130800

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		1	2	3	4	5	6	7	8
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Sonoma County 4-Person Area Median Income: \$83,900	Extremely Low	18550	21200	23850	26450	28780	32960	37140	41320
	Very Low Income	30850	35250	39650	44050	47600	51100	54650	58150
	Low Income	49350	56400	63450	70500	76150	81800	87450	93100
	Median Income	58750	67100	75500	83900	90600	97300	104050	110750
	Moderate Income	70500	80550	90650	100700	108750	116800	124850	132900

Stanislaus County 4-Person Area Median Income: \$62,000	Extremely Low	13050	16240	20420	24600	28780	32960	37140	39550
	Very Low Income	21700	24800	27900	31000	33500	36000	38450	40950
	Low Income	34750	39700	44650	49600	53600	57550	61550	65500
	Median Income	43400	49600	55800	62000	66950	71900	76900	81850
	Moderate Income	52100	59500	66950	74400	80350	86300	92250	98200

Sutter County 4-Person Area Median Income: \$59,900	Extremely Low	12600	16240	20420	24600	28780	32960	37140	39550
	Very Low Income	21000	24000	27000	29950	32350	34750	37150	39550
	Low Income	33550	38350	43150	47900	51750	55600	59400	63250
	Median Income	41950	47900	53900	59900	64700	69500	74300	79050
	Moderate Income	50350	57500	64700	71900	77650	83400	89150	94900

Tehama County 4-Person Area Median Income: \$59,900	Extremely Low	12600	16240	20420	24600	28780	32960	37140	39550
	Very Low Income	21000	24000	27000	29950	32350	34750	37150	39550
	Low Income	33550	38350	43150	47900	51750	55600	59400	63250
	Median Income	41950	47900	53900	59900	64700	69500	74300	79050
	Moderate Income	50350	57500	64700	71900	77650	83400	89150	94900

Trinity County 4-Person Area Median Income: \$59,900	Extremely Low	12600	16240	20420	24600	28780	32960	37140	39550
	Very Low Income	21000	24000	27000	29950	32350	34750	37150	39550
	Low Income	33550	38350	43150	47900	51750	55600	59400	63250
	Median Income	41950	47900	53900	59900	64700	69500	74300	79050
	Moderate Income	50350	57500	64700	71900	77650	83400	89150	94900

Tulare County 4-Person Area Median Income: \$59,900	Extremely Low	12600	16240	20420	24600	28780	32960	37140	39550
	Very Low Income	21000	24000	27000	29950	32350	34750	37150	39550
	Low Income	33550	38350	43150	47900	51750	55600	59400	63250
	Median Income	41950	47900	53900	59900	64700	69500	74300	79050
	Moderate Income	50350	57500	64700	71900	77650	83400	89150	94900

Tuolumne County 4-Person Area Median Income: \$66,700	Extremely Low	13950	16240	20420	24600	28780	32960	37140	40890
	Very Low Income	23250	26600	29900	33200	35900	38550	41200	43850
	Low Income	37200	42500	47800	53100	57350	61600	65850	70100
	Median Income	46700	53350	60050	66700	72050	77350	82700	88050
	Moderate Income	56050	64050	72050	80050	86450	92850	99250	105650

Ventura County 4-Person Area Median Income: \$89,300	Extremely Low	21000	24000	27000	29950	32350	34750	37150	41320
	Very Low Income	35000	40000	45000	49950	53950	57950	61950	65950
	Low Income	55950	63950	71950	79900	86300	92700	99100	105500
	Median Income	62500	71450	80350	89300	96450	103600	110750	117900
	Moderate Income	75000	85700	96450	107150	115700	124300	132850	141450

County	Income Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
Last page instructs how to use income limits to determine applicant eligibility and calculate affordable housing cost and rent									

Yolo County 4-Person Area Median Income: \$76,900	Extremely Low	16150	18450	20750	24600	28780	32960	37140	41320
	Very Low Income	26950	30800	34650	38450	41550	44650	47700	50800
	Low Income	43050	49200	55350	61500	66450	71350	76300	81200
	Median Income	53850	61500	69200	76900	83050	89200	95350	101500
	Moderate Income	64600	73850	83050	92300	99700	107050	114450	121850

Yuba County 4-Person Area Median Income: \$59,900	Extremely Low	12600	16240	20420	24600	28780	32960	37140	39550
	Very Low Income	21000	24000	27000	29950	32350	34750	37150	39550
	Low Income	33550	38350	43150	47900	51750	55600	59400	63250
	Median Income	41950	47900	53900	59900	64700	69500	74300	79050
	Moderate Income	50350	57500	64700	71900	77650	83400	89150	94900

Instructions:

Eligibility Determination:

Use household size income category figures in this chart. Determine eligibility based on actual number of persons in household and total of gross income for all persons.

Determination of Income Limit for Households Larger than Eight Persons:

Per person (PP) adjustment above 8: (1) multiply 4-person income limit by eight percent (8%), (2) multiply result by number of persons in excess of eight, (3) add the amount to the 8-person income limit, and (4) round to the nearest \$50.

Yuba County							
E X A M P L E	4 persons	8% PP Adj	+ 8 persons	=9 persons	8 person +	8% Adj x 2	=10 persons
Extremely Low	24,600	1968	39,550	41,500	39,550	3936	43,500
Very Low Income	29,950	2396	39,550	41,950	39,550	4792	44,350
Lower Income	47,900	3832	63,250	67,100	63,250	7664	70,900
Moderate Income	71,900	5752	94,900	100,650	94,900	11504	106,400

Calculation of Housing Cost and Rent:

Refer to Health & Safety Code Sections 50052.5 and 50053. Use benchmark household size and multiply against applicable percentages defined in H&SC using Area Median Income identified in this chart.

Determination of Household Size:

For projects with no federal assistance, household size is set at number of bedrooms in unit plus one.

For projects with federal assistance, household size may be set by multiplying 1.5 against the number of bedrooms in unit.

HUD Income Limits release: 4/17/2017

HUD FY 2017 California median incomes:

State median income: \$73,300

Metropolitan county median income: \$73,600

Non-metropolitan county median income: \$59,900

Note: Authority cited: Section 50093, Health and Safety Code. Reference: Sections 50079.5, 50093, 50105 and 50106, Health and Safety Code

Exhibit D: Homes for Sale and Rent Listings

SFRs for Sale in Santa Ana				
Address	Bedrooms	Purchase Price	Median Price	
1025 W. Myrtle Street	2	\$425,000	\$480,000	
2217 W. Elder Avenue	2	\$480,000		
2145 W. Civic Center Drive	2	\$689,900		
1511 N. Fairmont Street	2	\$458,000		
2023 Barclay Court	2	\$589,900		
14111 Clarissa Lane	2	\$699,000		
2116 Birch Street	2	\$469,000		
2011 Kilson Drive	2	\$465,000		
327 Normandy Place	2	\$499,990		
525 E. Adams Street	2	\$489,900		
1619 Haven Lane	2	\$450,000		
1101 S. Van Ness Avenue	2	\$469,000		
3727 S. Sea Clif	2	\$605,000		
1703 Loretta Lane	3	\$549,000		\$599,000
2028 S. Olive Street	3	\$485,900		
1905 W. Hall Avenue	3	\$530,000		
2426 Larchmont Avenue	3	\$737,900		
1032 Hickory Street	3	\$515,000		
701 Catalina Avenue	3	\$659,000		
1346 Rosewood Avenue	3	\$549,000		
1001 Fairlawn Street	3	\$550,000		
2513 W. Adrin Way	3	\$524,900		
1315 E. Greenview Drive	3	\$695,000		
1662 Kenneth Drive	3	\$849,000		
2014 N. Bush Street	3	\$699,900		
2222 N. Ross Street	3	\$729,900		
2725 Huckleberry Road	3	\$610,000		
1322 S. Doreen Way	3	\$533,000		
3618 W. Kent Avenue	3	\$619,000		
309 E. 17th Street	3	\$599,000		
1733 Raymar Street	3	\$749,900		
2141 N. Forest Avenue	3	\$560,000		

Apartment/Condo/SFRs for Rent in Santa Ana				
Address	City	Bedrooms	Rent	Median Price
623 N. Bristol Street	Santa Ana	1	\$1,675	\$1,500
122 W. Brook Street, # D	Santa Ana	1	\$1,350	
1402 N. Baker Street	Santa Ana	1	\$1,550	
750 Park Center Drive	Santa Ana	1	\$1,650	
530 E. 14th Street, # 8	Santa Ana	1	\$1,295	
1042 Cabrillo Park Drive	Santa Ana	1	\$1,499	
421 E. 16th Street, # 410	Santa Ana	1	\$1,325	
1610 N. Broadway	Santa Ana	1	\$1,325	
819 W. Washington Avenue	Santa Ana	1	\$1,275	
831 N. Minter Street	Santa Ana	1	\$1,500	
1507 N. Durant Street	Santa Ana	1	\$1,500	
1218 W. Brook Street	Santa Ana	1	\$1,350	
2829 S. Fairview Street	Santa Ana	1	\$1,500	
1078 Cabrillo Park Drive, #AB	Santa Ana	1	\$1,550	
318 S. Broadway	Santa Ana	2	\$1,775	\$1,875
1345 Cabrillo Park Drive, # R11	Santa Ana	2	\$1,900	
701 W. 1st Street, # D 102	Santa Ana	2	\$1,600	
2708 W. Keller Avenue, # 2	Santa Ana	2	\$1,895	
1802 N. Spurgeon Street	Santa Ana	2	\$2,400	
2040 E. Wellington Avenue	Santa Ana	2	\$2,495	
412 Baker Street	Santa Ana	2	\$1,650	
1815 N. Westwood Avenue, # A	Santa Ana	2	\$2,395	
1008 E. Washington Avenue, # A	Santa Ana	2	\$1,600	
3405 S. Main Street, Unit L	Santa Ana	2	\$2,500	
3103 S. Bristol Street, Apt. 274	Santa Ana	2	\$1,875	
2521 W. Sunflower Avenue	Santa Ana	2	\$1,950	
219 S. Ross Street	Santa Ana	2	\$1,750	
313 E. Pine Street, # 15	Santa Ana	2	\$1,850	
1507 Durant Street	Santa Ana	2	\$1,600	
701 W. 1st Street	Santa Ana	2	\$1,600	
3645 S Bear Street	Santa Ana	2	\$2,225	
406 E. Grant Street	Santa Ana	3	\$2,911	\$2,400
2510 W. Ligan Lane	Santa Ana	3	\$2,400	
111 E. Stanford Street, # A	Santa Ana	3	\$2,300	
1318 S. Poplar Street	Santa Ana	3	\$2,395	
12671 Singing Wood Drive	Santa Ana	3	\$3,300	
406 E. Grant Street	Santa Ana	3	\$2,150	
805 W. Stevens Avenue	Santa Ana	3	\$2,550	
2414 S. Shelton Street	Santa Ana	4	\$3,000	\$3,150
1260 N. Harbor Blvd.	Santa Ana	4	\$3,150	
519 E. 5th Street	Santa Ana	4	\$2,750	
1256 N. Harbor Blvd.	Santa Ana	4	\$3,200	
1413 Keegan Way	Santa Ana	4	\$3,150	

Commercial Land for Lease in Santa Ana and Surrounding Cities	
City	Rental Rate (PSF)
Santa Ana	\$0.18
Tustin	\$0.23
Tustin	\$0.23
Tustin	\$0.23
Tustin	\$0.23
Tustin	\$0.23
Anaheim	\$0.24
Santa Ana	\$0.25 - \$0.35
Orange	\$0.28
Anaheim	\$0.62
Santa Ana	Not disclosed
Santa Ana	Not disclosed
Anaheim	Not disclosed
Anaheim	Not disclosed
Anaheim	Not disclosed

Exhibit F: Business Informational Brochure

**Relocation Assistance
Informational Statement
For Business, Farm & Nonprofit**

(CA State)

Displacing Agency:

City of Santa Ana

Project Name:

**Warner Avenue Improvement Project - Phase 1 between Main
Street to Oak Street**

Displacing Agency Representative:



Overland, Pacific & Cutler, LLC
1 Jenner, Suite 200
Irvine, CA 92618
Phone: (949) 951-5263

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



Introduction

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

The Displacing Agency has retained the professional firm of **Overland, Pacific & Cutler, LLC (OPC)** to provide relocation assistance to you. The firm is available to explain the program and benefits. Their address and telephone number is listed on the cover.

PLEASE DO NOT MOVE PREMATURELY. THIS IS NOT A NOTICE TO VACATE THE PROPERTY. However, if you desire to move sooner than required, you must contact your agent at Overland, Pacific & Cutler, LLC, so you will not jeopardize any benefits. This is a general informational brochure only, and is not intended to give a detailed description of either the law or regulations pertaining to the Displacing Agency's relocation assistance program.

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

Summary of Available Relocation Assistance:

- A. Advisory assistance to explain the relocation process, the related eligibility requirements, the procedures for obtaining reimbursement for moving expenses and referrals to suitable replacement locations.
- B. Payment for your moving expenses. You may receive one of the following options:
 - Option 1: A Payment for Actual Reasonable Moving and Related Expenses; or**
 - Option 2: A Fixed Payment In Lieu of a Payment for Actual Moving and Related Expenses**
- 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 Displacing Agency's decision as to your right to a relocation payment, or the amount of the payment, you may appeal that decision.

GENERAL RELOCATION QUESTIONS

1. How will I know I am eligible for relocation assistance?

Ordinarily, eligibility begins on the date the owner of the property receives the Displacing Agency's initial written offer to purchase the property. Therefore, you should not move before that date or receiving a notice of eligibility. If you do, you may not be eligible for relocation assistance.

2. How will the Displacing Agency know how much help I need?

You will be contacted at an early date and personally interviewed by an agent of the Displacing Agency. The interviewer will want to get information about your current operation, as well as identify movable personal property and non-movable improvements, determine your needs and preferences for a replacement location, estimate the time required to vacate the premises and your need for advance payments. During the interview, you may want to discuss other issues relative to your move. It is to your advantage to provide as much information as possible so that the Displacing Agency, through its relocation agent, can assist you in moving with a minimum of hardship. The information you give will be kept in confidence.

3. How Soon Will I Have to Move?

Every reasonable effort will be made to provide you with sufficient time to find a suitable replacement location and reestablish your business. 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 Displacing Agency so that you are aware of the time schedule for carrying out the project and the approximate date by which you will have to move.

4. I Own the Property. Will I Be Paid for It Before I Have to Move?

If you reach a voluntary agreement to sell your property to the Displacing Agency, you will not be required to move before you receive the agreed purchase price. If the property is acquired through an eminent domain proceeding, you cannot be required to move before the estimated fair market value of the property has been deposited with the court. (You should be able to withdraw this amount immediately, less any amounts necessary to pay off any mortgage or other liens on the property and to resolve any special ownership problems. Withdrawal of your share of the money will not affect your right to seek additional compensation for your property).

5. Will I Have to Pay Rent to the Displacing Agency Before I Move?

You may be required to pay a fair rent to the Displacing 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.

6. How Will I Find a Replacement Location?

Your relocation agent will provide you with current and continuing information on available replacement locations that meet your needs. You will also be provided with the names of local real estate agents and brokers who can assist you in finding the type of replacement location you require. However, you are urged to take an active role in identifying, and relocating to, a location of your choice. No one knows your needs better than you do. You will want a facility that provides sufficient space for your planned activities. You will also want to ensure that there are no zoning or other requirements which will unduly restrict your planned operations. Your relocation agent will explain which kind of moving costs are eligible for reimbursement and which are not eligible. That will enable you to carry out your move in the most advantageous manner.

7. What Other Assistance Will Be Available to Help Me?

In addition to help in finding a suitable replacement location, your relocation agent will help you secure the services of outside specialists, as necessary, to plan the move, as well as provide assistance during the actual move and in the reinstallation of machinery and/or other personal property. The range of services depends on the needs of the business being displaced. You should ask the Displacing Agency's relocation agent to tell you about the specific services that will be available to you.

8. I Have a Replacement Location and Want to Move. What Should I Do?

Before you make any arrangements to move, notify the Displacing Agency's relocation agent, in writing, of your intention to move. This should be done at least 30 days before the date you begin your move. The Displacing Agency will discuss the move with you 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.

9. I Plan to Discontinue My Business Rather than Move. What Should I Do?

If you have decided to discontinue your business rather than reestablish it, you may still be eligible to receive a payment. Contact the Displacing Agency's relocation agent 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.

10. What Kinds of Payments for Moving Expenses Will I Receive?

Every business is eligible for a relocation payment to cover the reasonable cost of moving. Assuming you meet certain eligibility criteria, you may choose one of the following options:

Option 1: A Payment for Actual Reasonable Moving and Related Expenses; or

Option 2: A Fixed Payment In Lieu of Moving and Related Expenses

These payment options are described below:

Option 1: 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:

1. Transportation of personal property from your present location to the replacement location. (Generally, transportation costs are limited to a distance of 50 miles. If you plan to move beyond 50 miles, discuss your planned move with the Displacing Agency.)
2. Packing, crating, uncrating, and unpacking personal property.
3. Disconnecting, dismantling, removing, reassembling, and reinstalling relocated machinery, equipment, and other personal property, and certain substitute personal property. This includes connection to utilities available within the building. It also includes modifications to the personal property, including those mandated by Federal, State or local law, code or ordinance, necessary to adapt it to the replacement structure, the replacement site, or the utilities at the replacement site, and modifications necessary to adapt the utilities at the replacement site to the personal property.
4. Storage of the personal property determined to be necessary by the Displacing Agency, not to exceed 12 months, unless the Displacing Agency determines that a longer period is warranted.
5. Insurance for the replacement value of the personal property in connection with the move and necessary storage.
6. The replacement value of property lost, stolen or damaged in the process of moving (not through fault or negligence of the displaced person, his or her agent or employee), where insurance covering such loss, theft or damage is not reasonably available.
7. Any license, permit, fees or certification required of your business at the replacement location. However, the payment may be based on the remaining useful life of the existing license, permit, fees or certification.
8. Reasonable and preauthorized professional services, the Displacing Agency determines to be necessary for (i) planning the move of the personal property, (ii) moving the personal property, and (iii) installing the relocated personal property at the replacement location.
9. Re-lettering signs and replacing stationary on hand at the time of displacement that is made obsolete as a result of the move.
10. Actual direct loss of personal property incurred as a result of moving or discontinuing your business. The payment will consist of the lesser of:
 - (i) The fair market value in place of the item, as is for continued use at the displacement site, less the proceeds from its sale. (To be eligible for payment, you must make a good faith effort to sell the personal property, unless the Displacing Agency determines that such effort is not necessary. When payment for property loss is claimed for goods held for sale, the fair market value will be based on the cost of the goods to the business, not the potential selling price.); or
 - (ii) The estimated cost of moving the item as is, but with no allowance for storage; or for reconnecting a piece of equipment if the equipment is in storage or not being used at the acquired site. (If you elect to discontinue your business, the estimated cost will be based on a moving distance of 50 miles.)

11. Purchase of substitute personal property. If an item of personal property which is used as part of your business is not moved but is promptly replaced with a substitute item that performs a comparable function at the replacement site, you will be entitled to payment for the lesser of:
 - (i) The cost of the substitute item, including installation costs at the replacement site, minus any proceeds from the sale or trade-in of the replaced item; or
 - (ii) The estimated cost of moving and reinstalling the replaced item but with no allowance for storage. At the Displacing Agency's discretion, the estimated cost for a low cost or uncomplicated move may be based on a single bid or estimate.
12. The reasonable cost incurred in attempting to sell an item that is not relocated.
13. Searching for a replacement location. Your business is entitled to reimbursement for actual expenses, not to exceed \$1,000 as the Displacing Agency determines to be reasonable, which are incurred in searching for a replacement location including:
 - Transportation expenses
 - Time spent searching for a replacement location, based on a reasonable salary or earnings
 - Reasonable fees paid to real estate agents or brokers to find a replacement location (not fees related to the purchase of a site)
 - Meals and lodging away from home

The Displacing Agency representative 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 Displacing Agency 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 a self-move is based on the amount of an acceptable low bid or estimate obtained by the Displacing 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 Displacing 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 Displacing Agency or, if you prefer, you may have the Displacing Agency pay the mover directly. In either case, let the Displacing Agency know before you move. Select your mover with care. The Displacing 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 Displacing 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 Displacing Agency before you may receive the payment.

In addition to the reimbursable expenses described above, a small business, farm or non-profit organization may be eligible to receive a payment of up to \$10,000 for expenses actually incurred in relocating and reestablishing such operation at a replacement site. Eligible expenses must be reasonable and necessary, as determined by the Displacing Agency. They may include but are not limited to the following:

1. Repairs or improvements to the replacement real property as required by federal, state or local law, code or ordinance.
2. Modifications to the replacement property to accommodate the business operation or make replacement structures suitable for conducting the business.

3. Construction and Installation costs for exterior signage to advertise the business.
4. Provision of utilities from right-of-way to improvements on the replacement site.
5. Redecoration or replacement of soiled or worn surfaces at the replacement site, such as paint, paneling or carpeting.
6. Licenses, fees, and permits where not paid as part of moving expenses.
7. Feasibility surveys, soil testing and marketing studies.
8. Advertising of replacement location.
9. Professional services in connection with the purchase or lease of a replacement site.
10. Estimated increased costs of operation during the first 2 years at the replacement site, for such items as:
 - Lease or rental charges
 - Personal or real property taxes
 - Insurance premiums
 - Utility Charges (excluding impact fees)
11. Impact fees or one-time assessments for anticipated heavy utility usage.
12. Other items that the Displacing Agency considers essential to the reestablishment of the business.

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

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

Option 2: Fixed Payment In Lieu of a Payment for Actual Reasonable Moving and Related Expenses

A displaced business, non-profit organization or farm may be eligible to choose a fixed payment in lieu of the payments for actual moving and related expenses and actual reasonable reestablishment expenses. The payment may not be less than \$1,000.00 or more than \$20,000.00. For a business or farm, the payment is based on the average annual net earnings before Federal, State and local income taxes during the 2 taxable years immediately prior to the taxable year in which it was displaced. For a non-profit organization, the payment is based on the average of 2 years annual gross revenues less administrative expenses.

In order to qualify for this payment, the Displacing Agency must determine that:

A displaced business:

1. Is not operated solely for rental purposes.
2. Cannot be relocated without a substantial loss of its existing patronage, based on a consideration of all pertinent circumstances including such factors as the type of business conducted, the nature of clientele, the relative importance to the displaced business of its present and proposed location, and the availability of a suitable relocation site.
3. Is not part of a commercial enterprise having no more than three (3) other establishments which are not being acquired for a project and which is engaged in the same or similar business activities.
4. Had average annual gross receipts of at least \$5,000.00 during the two taxable years prior to displacement; or the business had average annual net earnings of a least 1,000.00 during the two taxable years prior to displacement; or the business contributed at least 33 1/3 percent of the total gross income of the owner(s) during each of the two taxable years prior to displacement.

A displaced nonprofit organization:

1. Cannot be relocated without a substantial loss of its existing patronage (the term "existing patronage" as used in connection with a nonprofit organization includes the membership, persons, community, or clientele served or affected by the activities of the nonprofit organization); and,
2. Is not a part of an enterprise having more than three (3) other establishments not being acquired which is engaged in the same or similar activity.

A displaced farm operation:

1. Must meet the definition of a farm operation prior to its acquisition.

The average annual net earnings of a business or farm operation are one-half of its net earnings before Federal, State, or local income taxes during the two (2) taxable years immediately prior to the taxable year in which it was displaced. If not in business for a full two years prior to displacement, the net earnings shall be based on the actual period of operation at the acquired site projected to an annual rate. Average net earnings may be based on a different period of time when the Displacing Agency determines it to be more equitable. Net earnings include any compensation paid to the owners of the business, a spouse or dependents. The displaced person shall furnish the Displacing Agency proof of net earnings through income tax returns, certified financial statements, or other reasonable evidence which the Displacing Agency determines is satisfactory.

For a qualified non-profit organization, gross earnings may include membership fees, class fees, cash donations, tithes and receipts from sales or other forms of fund collection that enables the non-profit organization to operate. Administrative expenses are those for administrative support such as rent, utilities, salaries, advertising and other like items as well as fund raising expenses. Operating expenses for carrying out the purposes of the non-profit organization are not included in administrative expenses. The monetary receipts and expense amounts may be verified with certified financial statements or financial documents required by public agencies.

The Displacing Agency will inform you as to your eligibility for this payment option and the documentation you must submit to support your claim. Remember, when you elect to take this payment option you are not entitled to reimbursement for any other moving expenses, i.e. **Option A** described above.

11. I Own an Outdoor Advertising Display. What Relocation Payment Will I Receive?

As the owner of an outdoor advertising display, you are eligible for a Relocation Payment For Actual Reasonable Moving and Related Expenses. You are not eligible to receive a Payment In Lieu Of a Payment For Actual Reasonable Moving and Related Expenses.

If you choose not to relocate or replace the sign, the payment for "direct loss of personal property" would be the lesser of: (1) the depreciated reproduction cost of the sign, as estimated by the Displacing Agency, less the proceeds from its sale, or (2) the estimated cost of moving the sign without temporary storage. The Displacing Agency will inform you as to the exact costs that may be reimbursed.

12. How do I File a Claim for a Relocation Payment?

You must file a claim for a relocation payment. The Displacing 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 Displacing 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 your claim within 18 months after the date you move. If you own the property, you must file within 18 months after the date you move, or the date you receive the final acquisition payment, whichever is later. 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 Displacing 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.

13. Non-Discrimination

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 Displacing Agency's relocation assistance program pursuant to Title VI of the Civil Rights Act of 1964, Title VIII of the Civil Rights Act of 1968, and other applicable state and federal anti-discrimination laws. You may file a complaint if you believe you have been subjected to discrimination. For details contact the Displacing Agency.

14. Appeals

Any person aggrieved by a determination as to eligibility for, or the amount of, a payment authorized by the Displacing Agency's Relocation Assistance Program may have the appeal application reviewed by the Displacing Agency in accordance with its appeals procedure. Complete details on appeal procedures are available upon request from the Displacing Agency.

15. 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 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)

16. Additional Information

If you have further questions after reading this brochure, contact **Overland, Pacific & Cutler, LLC** and discuss your concerns with your relocation agent. You may wish to review the California Relocation Assistance Act regulations which describe the relocation process in more detail.

Exhibit G: Residential Informational Brochure

Relocation Assistance Informational Statement for Families and Individuals

(CA State)

Displacing Agency:
City of Santa Ana

Project Name:
**Warner Avenue Improvement Project - Phase 1 between Main
Street to Oak Street**

Displacing Agency Representative:



Overland, Pacific & Cutler, LLC
1 Jenner, Suite 200
Irvine, CA 92618
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Spanish speaking agents are available. Si necesita esta información en español, por favor llame a su agente.

Informational Statement for Families and Individuals

(CA State)

1. GENERAL INFORMATION

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

The Displacing Agency has retained the professional firm of **Overland, Pacific & Cutler, LLC (OPC)** to provide relocation assistance to you. The firm is available to explain the program and benefits. Their address and telephone number is listed on the cover.

PLEASE DO NOT MOVE PREMATURELY. THIS IS NOT A NOTICE TO VACATE YOUR DWELLING. However, if you desire to move sooner than required, you must contact your agent at Overland, Pacific & Cutler, LLC., so you will not jeopardize any benefits. This is a general informational brochure only, and is not intended to give a detailed description of either the law or regulations pertaining to the Displacing Agency's relocation assistance program.

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

2. ASSISTANCE IN LOCATING A REPLACEMENT DWELLING

The Displacing Agency, through its representatives, will assist you in locating a comparable replacement dwelling by providing referrals to appropriate and available housing units. You are encouraged to actively seek such housing yourself.

When a suitable replacement dwelling unit has been found, your relocation agent will carry out an inspection and advise you as to whether the dwelling unit meets decent, safe and sanitary housing requirements. A decent, safe and sanitary housing unit provides adequate space for its occupants, proper weatherproofing and sound heating, electrical and plumbing systems. Your new dwelling must pass inspection before relocation assistance payments can be authorized.

3. MOVING BENEFITS

If you must move as a result of displacement by the Displacing Agency, you will receive a payment to assist in moving your personal property. The actual, reasonable and necessary expenses for moving

your household belongings may be determined based on the following methods:

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

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

A. Fixed Moving Payment (Self-Move)

A Fixed Moving Payment is based upon the number of rooms you occupy and whether or not you own your own furniture. The payment is based upon a schedule approved by the Displacing Agency, and ranges, for example, from \$475.00 for one furnished room to \$2,505.00 for eight rooms in an unfurnished dwelling. (For details see the table). Your relocation agent will inform you of the amount you are eligible to receive, if you choose this type of payment.

If you select a fixed payment, you will be responsible for arranging for your own move, and the Displacing Agency will assume no liability for any loss or damage of your personal property. A fixed payment also includes utility hook-ups and other related moving fees.

Fixed Moving Schedule CALIFORNIA (Effective 2015)	
Occupant Owns Furniture:	
1 room	\$725
2 rooms	\$930
3 rooms	\$1,165
4 rooms	\$1,375
5 rooms	\$1,665
6 rooms	\$1,925
7 rooms	\$2,215
8 rooms	\$2,505
Each additional room	\$265
Occupant does NOT Own Furniture:	
1 room	\$475
Each additional room	\$90

B. Actual Moving Expense (Professional Move)

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

4. REPLACEMENT HOUSING PAYMENT - TENANTS AND CERTAIN OTHERS

You may be eligible for a payment of up to \$5,250.00 to assist you in renting or purchasing a comparable replacement dwelling. In order to qualify, you must either be a tenant who has occupied the present dwelling for at least 90 days prior to the initiation of negotiations or an owner who has occupied the present dwelling between 90 and 180 days prior to the initiation of negotiations.

A. Rental Assistance. If you qualify, and **wish to rent** your replacement dwelling, 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 dwelling and the lesser of your current rent and estimated utilities or thirty percent (30%) of your gross monthly household income. You will be required to provide your relocation agent with monthly rent and household income verification prior to the determination of your eligibility for this payment.

- OR -

- B. **Down-payment Assistance.** If you qualify, and **wish to purchase** a home as a replacement dwelling, you can apply up to the total amount of your rental assistance payment towards the down-payment and non-recurring incidental expenses. Your relocation agent will clarify procedures necessary to apply for this payment.

Where a tenant is sharing a dwelling with an owner-occupant and paying the owner-occupant rent for the privilege, the tenant shall not be entitled to more than one-half of the rental assistance otherwise payable.

5. SECTION 8 TENANTS

When you do move, you may be eligible to transfer your Section 8 eligibility to a replacement site. In such cases, a comparable replacement dwelling will be determined based on your family composition at the time of displacement and the current housing program criteria. This may not be the size of the unit you currently occupy. Your relocation agent will provide counseling and other advisory services along with moving benefits.

6. REPLACEMENT HOUSING PAYMENT - HOMEOWNERS

- A. If you own and occupy a dwelling to be purchased by the Displacing Agency for **at least 180 days** prior to the initiation of negotiations, you may be eligible to receive a payment of up to \$22,500.00 to assist you in purchasing a comparable replacement unit. This payment is intended to cover the following items:

1. **Purchase Price Differential** - An amount which, when added to the amount for which the Displacing Agency purchased your property, equals the lesser of the actual cost of your replacement dwelling; **or** the amount determined by the Displacing Agency as necessary to purchase a comparable replacement dwelling. Your relocation agent will explain both methods to you.
2. **Mortgage Interest Differential** - The amount which covers the increased interest costs, if any, required to finance a replacement dwelling. Your relocation agent will explain limiting conditions.
3. **Incidental Expenses** - Those one time incidental costs related to purchasing a replacement unit, such as escrow fees, recording fees, and credit report fees. Recurring expenses such as prepaid taxes and insurance premiums are not compensable.

- B. **Rental Assistance Option** - If you are an owner-occupant and choose to rent rather than purchase a replacement dwelling, you may be eligible for a rental assistance payment of up to the amount that you could have received under the Purchase Price Differential, explained above. The payment will be based on the difference between an economic rent of the dwelling you occupy and the rent you must pay for a comparable replacement dwelling.

If you receive a rental assistance payment, as described above, and later decide to purchase a replacement dwelling, you may apply for a payment equal to the amount you would have received if you had initially purchased a comparable replacement dwelling, less the amount you have already received as a rental assistance payment.

7. QUALIFICATION FOR, AND FILING OF, RELOCATION CLAIMS

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

- For a tenant, the date you move from the displacement dwelling.
- For an owner-occupant, the latter of:
 - a. The date you receive final payment for the displacement dwelling, or, in the case of condemnation, the date the full amount of estimated just compensation is deposited in court; **or**
 - b. The date you move from the displacement dwelling.

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

8. LAST RESORT HOUSING ASSISTANCE

If comparable replacement dwellings are not available when you are required to move, or if replacement housing is not available within the monetary limits described above, the Displacing Agency will provide Last Resort Housing assistance to enable you to rent or purchase a replacement dwelling on a timely basis. Last Resort Housing assistance is based on the individual circumstances of the displaced person. Your relocation agent will explain the process for determining whether or not you qualify for Last Resort assistance.

If you are a tenant, and you choose to purchase rather than rent a comparable replacement dwelling, the entire amount of your rental assistance and Last Resort eligibility must be applied toward the down-payment and eligible incidental expenses of the home you intend to purchase.

9. RENTAL AGREEMENT

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

10. EVICTIONS

Any person, who occupies the real property and is not in unlawful occupancy, is presumed to be entitled to relocation benefits. Except for the causes of eviction set forth below, no person lawfully occupying property to be purchased by the Agency will be required to move without having been provided with at least 90 days written notice from the Agency. Eviction will be undertaken only in the event of one or more of the following reasons:

- 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;
- Performance of dangerous illegal act in the unit;
- Material breach of the rental agreement and failure to correct breach within the legally prescribed notice period;

- 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 replacement dwellings; or
- The eviction is required by State or local law and cannot be prevented by reasonable efforts on the part of the public entity.

11. APPEAL PROCEDURES - GRIEVANCE

Any person aggrieved by a determination as to eligibility for, or the amount of, a payment authorized by the Displacing Agency's Relocation Assistance Program may have the appeal application reviewed by the Displacing Agency in accordance with its appeals procedure. Complete details on appeal procedures are available upon request from the Displacing Agency.

12. 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 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)

13. 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 Displacing Agency's relocation assistance program pursuant to Title VI of the Civil Rights Act of 1964, Title VIII of the Civil Rights Act of 1968, and other applicable state and federal anti-discrimination and fair housing laws. You may file a complaint if you believe you have been subjected to discrimination. For details contact the Displacing Agency.

14. ADDITIONAL INFORMATION AND ASSISTANCE AVAILABLE

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

Exhibit H: Public Comments and Response

There were no written comments or questions received during the 45-day public review and comment period between Friday, March 2, 2018 and Monday, April 16, 2018.

It was reported that some residents, who reviewed the draft plan at the Delhi Community Center, did make the verbal comment that it was hard for them to understand the document, because it was not in Spanish. All Project residents received advisory notices (in English and Spanish) regarding the Plan's availability for review and an address was provided to contact OPC if they had comments regarding the draft Relocation Plan. No calls or written requests for assistance were received.