



Advancing The  
Right of Way  
Industry Since 1993

RELOCATION PLAN FOR THE  
Warner Avenue Improvement Phase 2  
Project  
*From Oak Street to Grand Avenue*

PREPARED FOR:



**CITY OF SANTA ANA**

Public Works Agency – Design Engineering  
20 Civic Center Plaza, M-36 • P.O. Box 1988  
Santa Ana, California 92702  
[www.santa-ana.org](http://www.santa-ana.org)

BY:

Paragon Partners Ltd.  
5660 Katella Ave, Suite 100  
Cypress, CA 90630

Published:  
December 20, 2019

Adopted:  
February 18, 2020

RESOLUTION NO. 2020-007

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA ANA APPROVING THE RELOCATION PLAN FOR PHASE 2 IMPROVEMENTS OF THE WARNER AVENUE IMPROVEMENTS PROJECT BETWEEN OAK STREET AND GRAND AVENUE

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 Oak Street and Grand Avenue.
- 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 2, bounded by Oak Street and Grand Avenue, and expects to complete the right-of-way acquisition process by fall 2020. Construction is anticipated to begin in summer 2021.
- 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, Division 1, 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, Division 1, Chapter 6, and has been made available for public review since December 20, 2019. 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 \$1,250,000.

**Section 2.** The City Council hereby approves the Relocation Plan for the acquisition activities for Phase 2 of the Warner Avenue widening plan between Oak Street and Grand Avenue. 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 18<sup>th</sup> day of February, 2020.



Miguel A. Pulido  
Mayor

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

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

jmf 1/27/20

AYES: Councilmembers Bacerra, Iglesias Penaloza, Pulido, Solorio,  
Villegas (6)

NOES: Councilmembers None (0)

ABSTAIN: Councilmembers None (0)

NOT PRESENT: Councilmembers Sarmiento (1)

**CERTIFICATE OF ATTESTATION AND ORIGINALITY**

I, DAISY GOMEZ, Clerk of the Council, do hereby attest to and certify that the attached Resolution No. 2020-007 to be the original resolution adopted by the City Council of the City of Santa Ana on February 18, 2020.

Date: 2-20-2020

Daisy Gomez  
Clerk of the Council  
City of Santa Ana





## ADVISORY NOTICE

December 20, 2019

On behalf of the City of Santa Ana, we are notifying you that the draft Relocation Plan (Plan) for the **Warner Avenue Improvements Phase 2 Project - Oak Street to Grand Avenue** (Phase 2) has been completed. The Plan will be available for public review until Monday, February 3, 2020.

All written comments regarding the Plan should be submitted **no later than 5:00 pm, Monday, February 3, 2020**. The Relocation Plan is available for your review at the following locations:

City of Santa Ana 20 Civic Center Plaza City Hall, 8 <sup>th</sup> Floor Santa Ana, CA 92701 Monday-Thursday (8am-5pm) Alternate Fridays (8am-4pm)	City of Santa Ana 20 Civic Center Plaza Ross Annex Bldg. 1 <sup>st</sup> Floor Santa Ana, CA 92701 Monday-Thursday (8am-5pm) Alternate Fridays (8am-4pm)	City of Santa Ana Public Library 26 Civic Center Plaza Santa Ana, CA 92701 Monday-Thursday (10am-9pm) Friday & Saturday (10am-6pm) Sunday (12pm-4pm)	Delhi Community Center 505 E. Central Avenue Santa Ana, CA 92701 Monday-Thursday (8:30 am-8pm) Friday (8:30 am-4pm)
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The draft Relocation Plan will also be posted at the following link:

<https://www.santa-ana.org/pw/warner-avenue-improvements>

If you have any comments regarding the draft Relocation Plan or the proposed project, submit your written comments by **Monday, February 3, 2020** to:

**Thi Le**  
**Paragon Partners, Ltd.**  
**5660 Katella Avenue, Suite 100**  
**Cypress, CA 90630**

Để được giúp đỡ bằng tiếng Việt xin vui lòng liên lạc (714) 379-3376 Ext. 112.



## NOTA DE AVISO

20 De Diciembre Del 2019

En parte de la Ciudad de Santa Ana, le notificamos que el Proyecto de Plan de Reubicación (Plan) para el Proyecto de La Mejora de la Calle Warner – Oak Calle y Grane Avenida (Fase 2) se ha completado. El Plan estará disponible para revisión publica asta el Lunes, 3 De Febrero Del 2020.

Todos los comentarios con referencia al Plan deben ser sometidos por escrito **no más tarde de las 5:00 de la tarde en el lunes, 3 De Febrero Del 2020.**

El Plan de Reubicación está disponible para su revisión en las ubicaciones siguientes:

City of Santa Ana 20 Civic Center Plaza City Hall, 8 <sup>th</sup> Floor Santa Ana, CA 92701 Monday-Thursday (8am-5pm) Alternate Fridays (8am-4pm)	City of Santa Ana 20 Civic Center Plaza Ross Annex Bldg. 1 <sup>st</sup> Floor Santa Ana, CA 92701 Monday-Thursday (8am-5pm) Alternate Fridays (8am-4pm)	City of Santa Ana Public Library 26 Civic Center Plaza Santa Ana, CA 92701 Monday-Thursday (10am-9pm) Friday & Saturday (10am-6pm) Sunday (12pm- 4pm)	Delhi Community Center 505 E. Central Avenue Santa Ana, CA 92701 Monday-Thursday (8:30 am-8pm) Friday (8:30 am-4pm)
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El Plan de Reubicación borrador también se publicarán en el siguiente enlace:

<https://www.santa-ana.org/pw/warner-avenue-improvements>

Si tiene cualquier comentario con respecto al Plan o el proyecto propuesto, envíe tus comentarios por escrito por el **Lunes, 3 De Febrero De 2020** a:

**Thi Le**  
**Paragon Partners, Ltd.**  
**5660 Katella Avenue, Suite 100**  
**Cypress, CA 90630**

Để được giúp đỡ bằng tiếng Việt xin vui lòng liên lạc (714) 379-3376 Ext. 112.

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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 (Oak Street to Grand Avenue) Project (Phase 2), a street improvement project from Oak Street to Grand Avenue, in the City of Santa Ana, in Orange County, California.

The Project will require the acquisition of fourteen (14) properties resulting in the permanent displacement of twenty-one (21) 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.

Paragon Partners Ltd., 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)

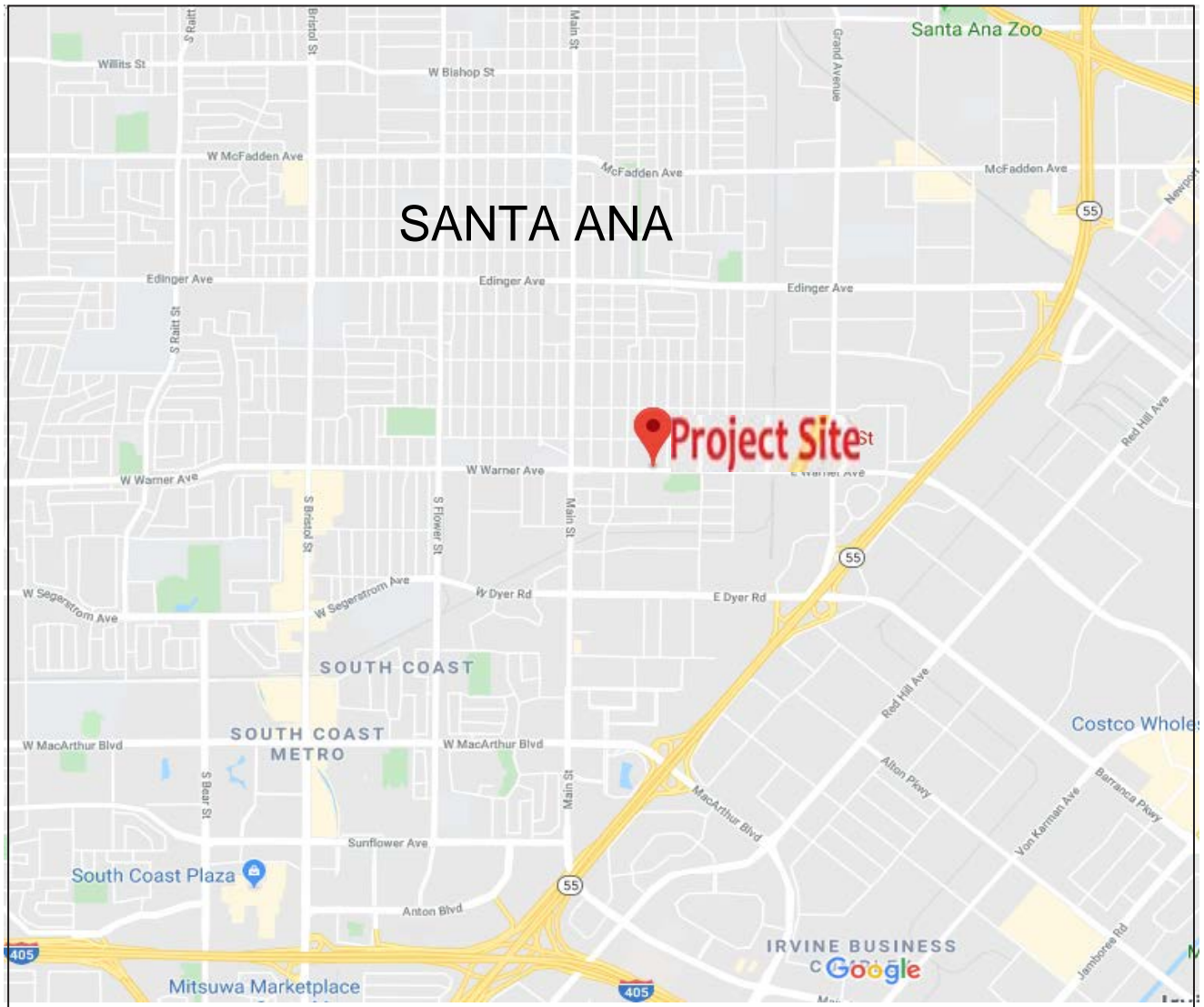


Figure 1: Regional Project Location

## B. Project Site Location and Description

The Project site is on Warner Avenue between Oak Street and Grand Avenue (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.<sup>1</sup> The Warner Avenue Improvements (Oak to Grand) Project (Phase 2) 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



<sup>1</sup> City of Santa Ana website: , <https://www.santa-ana.org/pw/warner-avenue-improvements> accessed December 18, 2019.

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 (740.03, 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 (740.03, 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 December 2019.

## 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).

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 19 residential households, 1 residential duplex (SFR) with 2 residential households. Survey information was obtained from 19 of the 21 occupied residential households (90%). 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 Bedroom	Number of Occupants	Occupancy Type	City
1	2246 S. Kilson Drive	Residential	SFR	4	3	Owner	Santa Ana
2	2241 S. Kilson Drive	Residential	Duplex	2	4	Tenant	Santa Ana
3	2245 S. Kilson Drive	Residential	Duplex	2	5	Tenant	Santa Ana
4	705 E. Warner Avenue	Residential	SFR	4	4	Owner	Santa Ana
5	705 E. Warner Avenue	Residential	Room to rent	1	4	Tenant	Santa Ana
6	2245 Hickory Street	Residential	SFR	TBD*	TBD*	Tenant	Santa Ana
7	809 E. Warner Avenue	Residential	SFR	3	TBD*	Owner	Santa Ana
8	2244 Halladay Street	Residential	SFR	4	2	Owner	Santa Ana
9	2244 Halladay Street	Residential	Room to rent	1	2	Tenant	Santa Ana
10	2244 Halladay Street	Residential	Room to rent	1	2	Tenant	Santa Ana
11	2245 Halladay Street	Residential	SFR	2	7	Tenant	Santa Ana
12	905 E. Warner Avenue	Residential	SFR	3	2	Owner	Santa Ana
13	905 E. Warner Avenue	Residential	Room to rent	1	2	Tenant	Santa Ana
14	905 E. Warner Avenue	Residential	Room to rent	1	3	Tenant	Santa Ana
15	909 E. Warner Avenue	Residential	SFR	4	5	Owner	Santa Ana
16	2246 Cedar Street	Residential	SFR	3	6	Owner	Santa Ana
17	2247 Cedar Street	Residential	SFR	4	5	Owner	Santa Ana
18	2246 Evergreen Street	Residential	SFR	3	4	Tenant	Santa Ana
19	2247 Evergreen Street	Residential	SFR	4	4	Owner	Santa Ana
20	2247 Evergreen Street	Residential	Room to rent	1	2	Tenant	Santa Ana
21	2246 S. Standard Avenue	Residential	SFR	3	5	Owner	Santa Ana

\*Unable to interview occupants

### 1. Housing Mix

As shown in **Table 3**, the Project area includes 21 households occupying 13 single family residences, 1 residential duplex (SFR), some with multiple households in one dwelling and or converted into multiple units. 11 of the affected households are tenant-occupied, 10 are owner-occupied and 1 unknown occupant due to inability to contact or to meet with occupant. 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 eight 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 2019 low income limits are defined as follows:

Family Size	1	2	3	4	5	6	7	8
Low Income Limits 2019	\$66,500	\$76,000	\$85,500	\$94,950	\$102,550	\$110,150	\$117,750	\$125,350

Source: Department of Housing and Community Development (HCD) website, accessed December 9, 2019.

### 4. Ethnicity/Language

Per the 2013-2017 U.S. Census American Community Survey Five-Year Estimate, 80.3%<sup>2</sup> 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 21 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 2013-2017 U.S. Census 5-Year Housing Unit Estimate, 7.2%<sup>2</sup> 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 2013-2017 U.S. Census 5-Year Housing Unit Estimates, 6.7 %<sup>3</sup> 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, there may be one households with one occupant that may 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, Tustin and Garden Grove areas.

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<sup>2</sup> United States Census Bureau web site, accessed December 18, 2019, <http://www.census.gov/quickfacts>.

<sup>3</sup> United States Census Bureau web site, accessed December 18, 2019, <http://www.census.gov/quickfacts>.

## **C. Field Survey Data – Non-Residential**

The Project has identified one 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 accommodations to new home as it is a Day Care operated from the impacted person's home, with proximity to existing customer base. 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.

**Mommy Vicky’s Daycare** –Is a small daycare business run from inside one of the impacted homes. It has a small clientele base of children from the surrounding neighborhood and local schools. Services are provided to children ages 2 to 7 years of age.

Moving smaller businesses can be, more challenging 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.

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	2246 Cedar Street Santa Ana, CA 92707	SFR	Children’s Day Care	Mommy Vicky’s Daycare

### 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, Zillow);
- Canvassing the Project area for properties available for lease and or for sale;
- Telephone and field contact with real estate brokerages serving the area;
- Classified rental listings from local publications, and;

- Contacts with real estate/property management companies serving the community.

## B. Replacement Housing 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 one, 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 56 currently available three and four-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	8	Santa Ana	\$1,000 - \$2,350
Two	Apartment/Condo/SFR	15	Santa Ana	\$1,850 - \$5,912
Three	Apartment/SFR	10	Santa Ana	\$2,650 - \$3,300
Four	Apartment/SFR	10	Santa Ana	\$2,650- \$4,300

Source: Multiple Listing Service and Zillow, accessed December 2019.

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)
Three	SFR	33	Santa Ana	\$498 - \$899
Four	SFR	23	Santa Ana	\$478- \$1,174

Source: Multiple Listing Service, accessed December 2019.

### 2. 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

### **3. 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.

## **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 Paragon Partners Ltd. (Paragon) to administer the Relocation Program. Paragon has worked on more than 2,200 public agency acquisition and relocation projects over the past 28 years. Additionally, Paragon has an extensive resume of public works projects undertaken in other Orange County communities. Experienced City staff would monitor the performance of Paragon and be responsible to approve or disapprove Paragon'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**

Paragon staff is available to assist the permanently displaced households and business with questions or concerns about relocation and/or assistance in relocating. Relocation staff is located at 5660 Katella Avenue, Suite 100, Cypress, CA 90630, with office hours from 8:00 a.m. to 5:00 p.m., and can be contacted at (714) 379-3376. 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, Paragon Partners Ltd has been retained by the City to assist in the administration of its relocation program. Paragon will work closely with City staff. City staff would provide final approvals, or otherwise, of all Paragon 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 E and F**) 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 7**.

**Table 7: 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 8** below illustrates the computation of a rental/down payment assistance payment amount.

**Table 8: Computation of Rental Assistance Payments**

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

\* 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 down payment 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 Paragon. 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 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, 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. of this Plan.

## 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 Design Engineering 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.
- April 17, 2018 – Council meeting for Relocation Plan Warner Phase 1. Relocation plan is available here.
- April 25, 2018 - Provided updated information to the Delhi Neighborhood Association.
- October 16, 2018 – Council meeting for Underground Utility District No. 37 Establishment.
- July 17, 2019 - Provided updated information to the Delhi Neighborhood Association.

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 March 2019 and would be completed no later than the fall of 2020, with construction scheduled to begin in summer of 2021, and the Project is anticipated to be completed by summer of 2022.

### **H. Estimated Relocation Costs**

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

Relocation:	\$ 1,250,000
Contingency at 20%:	\$ <u>250,000</u>
<b>Total:</b>	<b>\$ 1,500,000</b>

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 (Paragon Partners Ltd)					
Site Move-In Date: ___/___/___ Initial Offer Date: ___/___/___			CASE #: _____		Interview Date: ___/___/___ Interviewer: _____
Head of Household: _____ Address: _____ Unit # _____ Home Tel# (____) _____ Other # (____) _____			Day Tel # (____) _____ ext: _____ <input type="checkbox"/> Home <input type="checkbox"/> Cell <input type="checkbox"/> Work e-mail: _____ SS #: _____		
DISPLACEMENT STATISTICS		OTHER		MONTHLY UTILITIES	
Occupancy Status: <input type="checkbox"/> Rent <input type="checkbox"/> Own Type: <input type="checkbox"/> Apt <input type="checkbox"/> SFR <input type="checkbox"/> Dupl. <input type="checkbox"/> Condo <input type="checkbox"/> Mobil H <input type="checkbox"/> Motel/Hotel Displacement Site Features: BD: _____ BA: _____ Replacement Requirement: BD: _____ BA: _____ Furnished with own furniture? <input type="checkbox"/> Yes <input type="checkbox"/> No Total of furniture rooms for FMP: _____ (excl. baths & hallways) Condition of unit: <input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> Laundry Fac. <input type="checkbox"/> Carport <input type="checkbox"/> Garage, used as <input type="checkbox"/> office <input type="checkbox"/> OR <input type="checkbox"/> storage <input type="checkbox"/> Pets? (describe) _____ Did all occupants move in at the same time? <input type="checkbox"/> Yes <input type="checkbox"/> No (Specify) _____ (If you have to move) would you consider relocating out of the area? <input type="checkbox"/> Yes <input type="checkbox"/> No ...if yes, where? Would all occupants move at the same time, and to the same replacement dwelling? <input type="checkbox"/> Yes <input type="checkbox"/> No		<b>ETHNICITY:</b> <input type="checkbox"/> White /Caucasian <input type="checkbox"/> African American <input type="checkbox"/> Hispanic / Latino <input type="checkbox"/> Asian <input type="checkbox"/> Other _____ <b>PRIMARY LANGUAGE:</b> <input type="checkbox"/> English <input type="checkbox"/> Spanish <input type="checkbox"/> Other _____ <b>SPECIALIZED NEEDS</b> Elderly Household? <input type="checkbox"/> No <input type="checkbox"/> Yes Handicapped Household? <input type="checkbox"/> No <input type="checkbox"/> Yes - Nature of Disability: _____ - Special Requirements: _____ Need to live near some medical facilities? Which location: _____ Other Special needs? Describe: _____ Own Car? <input type="checkbox"/> Yes <input type="checkbox"/> No additional info: _____ Primary Transportation to work / school? <input type="checkbox"/> - car <input type="checkbox"/> - public transportation <input type="checkbox"/> - other: _____		<b>UTILITIES PAID BY TENANT:</b> <input type="checkbox"/> Gas <input type="checkbox"/> Electricity <input type="checkbox"/> Water <input type="checkbox"/> Trash <b>UTILITIES INCLUDED WITH RENT:</b> <input type="checkbox"/> Gas <input type="checkbox"/> Electricity <input type="checkbox"/> Water <input type="checkbox"/> Trash <b>Appliances Owned by Tenant:</b> <input type="checkbox"/> Stove <input type="checkbox"/> Refrigerator <input type="checkbox"/> W/D <input type="checkbox"/> Other _____ Home business? <input type="checkbox"/> No <input type="checkbox"/> Yes Is the business legal? (i.e. conforms to the city ordinances, and applicable law) <input type="checkbox"/> No <input type="checkbox"/> Yes	
<b>RENTERS:</b> Total Monthly Rent: \$ _____ ("contract rent" if Sec. 8) Landlord: _____ <input type="checkbox"/> Month-to-month <input type="checkbox"/> Lease <input type="checkbox"/> Vacant /No Contact Lease expiration date ___/___/___ Security Deposit? \$ _____ <input type="checkbox"/> SEC. 8 => Tenant's Portion of Rent: \$ _____ Annual Review Due Date: ___/___/___ Caseworker: _____ Tel #: (____) _____ Ext: _____		<b>OWNERSHIP/ FINANCIAL INFORMATION</b> <input type="checkbox"/> Mortgage(s) <input type="checkbox"/> Own Clear Year built: _____ Approx. Sq. Ft _____ Do you rent out any portion of your property? <input type="checkbox"/> No <input type="checkbox"/> Yes SPECIFY: _____ <b>Loan #1:</b> Principal \$ _____ Original Date: _____ Loan Balance as of ___/___/___ \$ _____ <input type="checkbox"/> Fixed <input type="checkbox"/> Variable APR % _____ Current Mo. Pmt: \$ _____ Lender _____ Loan # _____ <b>Loan #2:</b> Principal \$ _____ Original Date: _____ Loan Balance as of ___/___/___ \$ _____ <input type="checkbox"/> Fixed <input type="checkbox"/> Variable APR % _____ Current Mo. Pmt: \$ _____ Lender _____ Loan # _____		<b>INCOME INFORMATION</b> <b>TOTAL HOUSEHOLD GROSS MONTHLY INCOME</b> .....\$ _____ (all sources, all adult members of the household) 1) Do you get income from operation of any business? <input type="checkbox"/> No <input type="checkbox"/> Yes 2) Have any of the adult income earners been at their current job(s) for less than one year? <input type="checkbox"/> No <input type="checkbox"/> Yes 3) Are any income earners currently on unemployment, disability, SSI, AFDC or are cash earners? <input type="checkbox"/> No <input type="checkbox"/> Yes Other Public Assistance? <input type="checkbox"/> No <input type="checkbox"/> Yes (ask for Entitlement Letter) 4) Have all sources of income been disclosed? <input type="checkbox"/> Yes <input type="checkbox"/> No Also refer to <b>Income Certification form</b> .	
HOUSEHOLD MEMBERS (AS SPELLED ON CURRENT ID)	SEX	AGE	INCOME	RELATIONSHI	EMPLOYER/SCHOOL
1)	M F				
2)	M F				
3)	M F				
4)	M F				
5)	M F				
6)	M F				
7)	M F				
8)	M F				
<b>NOTES:</b> (use other side if necessary)					

continued on reverse =>

Respondent's Signature: X \_\_\_\_\_

Date: \_\_\_\_\_

(FORM R-001, 04/97)

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## Exhibit B: Business Interview Form

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Project Name: \_\_\_\_\_ Funding Source \_\_\_\_\_

Name of Business: \_\_\_\_\_

Business Address: \_\_\_\_\_

Contact Person: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Alternate Phone Number: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Type of Business:    Corporation    Sole Proprietorship    Partnership    Nonprofit

Primary Language: \_\_\_\_\_ Gross Sales: \$ \_\_\_\_\_ Net Income: \$ \_\_\_\_\_

\_\_\_\_\_ Own site   \_\_\_\_\_ Lease site   Lease Term & Options: \_\_\_\_\_

Monthly Payment: \_\_\_\_\_ Deposit: \_\_\_\_\_ Move In Date: \_\_\_\_\_

Other businesses under same entity: \_\_\_\_\_

Description of Business Operation:

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Number of Employees:

Employees with Disabilities Requiring Accommodations at Replacement Site Y / N

**Current Size & Physical Characteristics:**

Building Size: \_\_\_\_\_ Lot or Yard Size: \_\_\_\_\_

Current Zoning: \_\_\_\_\_

Existing Building, Lot or Site Features:

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**Replacement Site Preferences:**

Building Size: \_\_\_\_\_ Lot or Yard Size: \_\_\_\_\_

Purchase or Lease      Desired Location(s): \_\_\_\_\_

Desired Building, Lot or Site Features:

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Permits or Licenses Required:

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**Third Party Issues:**

Are there any sub-lessees, vendors or contractors operating on site? Y / N

If yes to any of the above, please provide name & phone number(s).

Are there any known liens, judgments or loan obligations on the business or personal property? Y / N

**Planning Issues:**

Specialists Needed? (move planning, equipment reinstallation, calibration) Y / N

Anticipated Difficulty in Locating a Replacement Property: \_\_\_\_\_

Estimated Time to Complete Replacement Site Plans, Improvements and Move: \_\_\_\_\_

Anticipated Need for Advance Relocation Payments: Y / N

Resolution of F&E Ownership: \_\_\_\_\_

**Comments:**

Relocation Consultant: \_\_\_\_\_ Date of Interview: \_\_\_\_\_

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## Exhibit C: HCD Income Limits – Orange County

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STATE OF CALIFORNIA - BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY

GAVIN NEWSOM, Governor

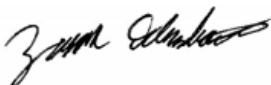
**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500  
Sacramento, CA 95833  
(916) 263-2911 / FAX (916) 263-7453  
[www.hcd.ca.gov](http://www.hcd.ca.gov)



May 6, 2019

**MEMORANDUM FOR:** Interested parties



**FROM:** Zachary Olmstead, Deputy Director  
Division of Housing Policy Development

**SUBJECT:** **State Income Limits for 2019**

Attached are briefing materials and State Income Limits for 2019 that are now in effect and replace 2018 State 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 2019 State Income Limits are on the Department of Housing and Community Development (HCD) website at <http://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits.shtml>.

State Income Limits apply to designated programs, are used to determine applicant eligibility (based on the level of household income) and may be used to calculate affordable housing costs for applicable housing assistance programs. Use of State Income Limits are 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 the funding source and program, resulting in some programs using other income limits.

The attached briefing materials detail California's 2019 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 24, 2019 for its Public Housing, Section 8, Section 202 and Section 811 programs and (2) adjustments HCD made based on State statutory provisions and its 2013 Hold Harmless (HH) Policy. Since 2013, HCD's HH Policy has held State Income Limits harmless from any decreases in household income limits and median income levels that HUD may apply to the Section 8 Income Limits. 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 HCD staff at (916) 263-2911.

## **2019 State Income Limits Briefing Materials California Code of Regulations, Title 25, Section 6932**

### **Overview**

The 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 U.S. Department of Housing and Urban Development (HUD) revisions to the Section 8 Income Limits that HUD released on April 24, 2019.

HUD annually updates its Section 8 Income Limits to reflect changes in median family income levels for different size households and income limits 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 Hold Harmless (HH) Policy. HCD's HH Policy was implemented to replace HUD's HH Policy, discontinued in 2009, to not decrease income limits 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 technical methodologies used by HUD and HCD in updating income limits for different household income categories. For additional information, please refer to HUD's briefing materials at <https://www.huduser.gov/portal/datasets/il/il19/IncomeLimitsMethodology-FY19.pdf>.

### **HUD Methodology**

HUD Section 8 Income Limits begin with the production of median family incomes. HUD uses the Section 8 program's Fair Market Rent (FMR) area definitions in developing median incomes, which means developing median incomes for each metropolitan area, parts of some metropolitan areas, and each non-metropolitan county. The 2019 FMR area definitions for California are unchanged from last year. HUD calculates Section 8 Income Limits for every FMR area with adjustments for family size and for areas with unusually high or low family income or housing-cost-to-income relationships.

#### ***Extremely Low-Income***

In determining the extremely low-income limit, HUD uses the Federal Poverty Guidelines, published by the Department of Health and Human Services. HUD compares the appropriate poverty guideline with 60% of the very low-income limit and choose the greater of the two. The value may not exceed the very low-income level.

#### ***Very Low-Income***

The very low-income limits are the basis for all other income limits. The very low-income limit typically reflects 50 percent of median family income (MFI) and HUD's MFI figure generally equals two times HUD's 4-person very low-income limit. HUD may adjust the very low-income limit for an area or county to account for conditions that warrant special considerations. As such, the very low-income limit may not always equal 50% MFI.

#### ***Low-Income***

In general, 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 to the very low-income limit, strictly calculating low-income limits as 80 percent of MFI could produce unintended anomalies inconsistent with statutory intent (e.g. very low-income limits being higher than low-income limits). Therefore, HUD's briefing materials specify that, with some exceptions, the low-income limit reflect 160 percent of the very low-income limit.

**2019 State Income Limits Briefing Materials  
California Code of Regulations, Title 25, Section 6932**

HUD may apply additional adjustments to areas with unusually high or low housing-costs-to-income relationships and for other reasons. This could result in low-income limits exceeding MFI.

***Median Family Income/Area Median Income***

HUD references and estimates the MFI in calculating the income limits. California law and State Income Limits reference Area Median Income (AMI) that, pursuant to Health & Safety Code 50093(c), means the MFI 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. This year, MFI estimates use the 2016 American Community Survey. HUD then adjusts the survey data to account for anticipated income growth by applying the Consumer Price Index inflation forecast published by the Congressional Budget Office through mid-2019. HUD uses the MFI to calculate very low-income limits, used as the basis to calculate income limits for other income categories. For additional information, please see HUD's methodology describing 2019 MFI's at <https://www.huduser.gov/portal/datasets/il/il19/Medians-Methodology-FY19r.pdf>.

***Adjustment Calculations***

HUD may apply adjustments to areas with unusually high or low family income, uneven housing-cost-to-income relationship, or other reasons. For example, 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 40<sup>th</sup> percentile rent in 50<sup>th</sup> 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.

In certain cases, HUD also applies an adjustment to the income limits based on 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. For the 2019 income limits, the maximum increase is 10% from the previous year. This adjustment does not apply to the extremely low-income limits.

Please refer to HUD briefing materials for additional information on the adjustment calculations.

***Income Limit Calculations for Household Sizes Other Than 4-Persons***

The income limit statute requires adjustments for family size. The legislative history and conference committee report indicates that Congress intended that income limits should be higher for larger families and lower for smaller families. The same family size adjustments apply to all income limits, except extremely low-income limits, which are set at the poverty income threshold. They are as follows:

Number of Persons in Household:	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>8</u>
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 2019 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. Please refer to HUD's briefing material for additional information on family size adjustments.



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**2019 State Income Limits Briefing Materials**  
**California Code of Regulations, Title 25, Section 6932**

**HCD Methodology**

State law (Health & Safety Code Section 50093, et. seq.) prescribes the methodology HCD uses to update the State Income Limits. HCD utilizes HUD's Section 8 Income Limits. HCD's methodology involves: (1) if necessary, increasing a county's median income established by HUD to equal California's non-metropolitan county 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, (3) applying to the median income the same family size adjustments HUD applies to the income limits, and (4) determining income limit levels applicable to California's moderate-income households defined by 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, adjusts median income levels for all to counties so they are not less than the non-metropolitan county median income established by HUD (\$64,800 for 2019). 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 the State Income Limits are subject to particular programs as program definitions of factors such as income, family, and household size vary. Some programs, 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									

<b>Alameda County</b>	Extremely Low	26050	29750	33450	37150	40150	43100	46100	49050	
	Very Low Income	43400	49600	55800	61950	66950	71900	76850	81800	
	Area Median Income: <b>\$111,700</b>	Low Income	69000	78850	88700	98550	106450	114350	122250	130100
	<b>Median Income</b>	78200	89350	100550	<b>111700</b>	120650	129550	138500	147450	
	Moderate Income	93850	107250	120650	134050	144750	155500	166200	176950	

<b>Alpine County</b>	Extremely Low	18150	20750	23350	25900	30170	34590	39010	43430	
	Very Low Income	30250	34600	38900	43200	46700	50150	53600	57050	
	Area Median Income: <b>\$94,900</b>	Low Income	46100	52650	59250	65800	71100	76350	81600	86900
	<b>Median Income</b>	66450	75900	85400	<b>94900</b>	102500	110100	117700	125250	
	Moderate Income	79750	91100	102500	113900	123000	132100	141250	150350	

<b>Amador County</b>	Extremely Low	15500	17700	21330	25750	30170	34590	39010	43430	
	Very Low Income	25800	29450	33150	36800	39750	42700	45650	48600	
	Area Median Income: <b>\$73,600</b>	Low Income	41250	47150	53050	58900	63650	68350	73050	77750
	<b>Median Income</b>	51500	58900	66250	<b>73600</b>	79500	85400	91250	97150	
	Moderate Income	61800	70650	79450	88300	95350	102450	109500	116550	

<b>Butte County</b>	Extremely Low	14000	16910	21330	25750	30170	34590	39010	43430	
	Very Low Income	23300	26600	29950	33250	35950	38600	41250	43900	
	Area Median Income: <b>\$66,500</b>	Low Income	37250	42600	47900	53200	57500	61750	66000	70250
	<b>Median Income</b>	46550	53200	59850	<b>66500</b>	71800	77150	82450	87800	
	Moderate Income	55850	63850	71800	79800	86200	92550	98950	105350	

<b>Calaveras County</b>	Extremely Low	15850	18100	21330	25750	30170	34590	39010	43430	
	Very Low Income	26400	30150	33900	37650	40700	43700	46700	49700	
	Area Median Income: <b>\$75,300</b>	Low Income	42200	48200	54250	60250	65100	69900	74750	79550
	<b>Median Income</b>	52700	60250	67750	<b>75300</b>	81300	87350	93350	99400	
	Moderate Income	63250	72300	81300	90350	97600	104800	112050	119250	

<b>Colusa County</b>	Extremely Low	13650	16910	21330	25750	30170	34590	39010	42800	
	Very Low Income	22700	25950	29200	32400	35000	37600	40200	42800	
	Area Median Income: <b>\$64,800</b>	Low Income	36300	41500	46700	51850	56000	60150	64300	68450
	<b>Median Income</b>	45350	51850	58300	<b>64800</b>	70000	75150	80350	85550	
	Moderate Income	54450	62200	70000	77750	83950	90200	96400	102650	

<b>Contra Costa County</b>	Extremely Low	26050	29750	33450	37150	40150	43100	46100	49050	
	Very Low Income	43400	49600	55800	61950	66950	71900	76850	81800	
	Area Median Income: <b>\$111,700</b>	Low Income	69000	78850	88700	98550	106450	114350	122250	130100
	<b>Median Income</b>	78200	89350	100550	<b>111700</b>	120650	129550	138500	147450	
	Moderate Income	93850	107250	120650	134050	144750	155500	166200	176950	

<b>Del Norte County</b>	Extremely Low	13650	16910	21330	25750	30170	34590	39010	42800	
	Very Low Income	22700	25950	29200	32400	35000	37600	40200	42800	
	Area Median Income: <b>\$64,800</b>	Low Income	36300	41500	46700	51850	56000	60150	64300	68450
	<b>Median Income</b>	45350	51850	58300	<b>64800</b>	70000	75150	80350	85550	
	Moderate Income	54450	62200	70000	77750	83950	90200	96400	102650	

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									

<b>El Dorado County</b>	Extremely Low	17600	20100	22600	25750	30170	34590	39010	43430
	Very Low Income	29300	33450	37650	41800	45150	48500	51850	55200
	Low Income	46850	53550	60250	66900	72300	77650	83000	88350
	<b>Median Income</b>	58500	66900	75250	<b>83600</b>	90300	97000	103650	110350
	Moderate Income	70200	80250	90250	100300	108300	116350	124350	132400

<b>Fresno County</b>	Extremely Low	13650	16910	21330	25750	30170	34590	39010	42800
	Very Low Income	22700	25950	29200	32400	35000	37600	40200	42800
	Low Income	36300	41500	46700	51850	56000	60150	64300	68450
	<b>Median Income</b>	45350	51850	58300	<b>64800</b>	70000	75150	80350	85550
	Moderate Income	54450	62200	70000	77750	83950	90200	96400	102650

<b>Glenn County</b>	Extremely Low	13650	16910	21330	25750	30170	34590	39010	42800
	Very Low Income	22700	25950	29200	32400	35000	37600	40200	42800
	Low Income	36300	41500	46700	51850	56000	60150	64300	68450
	<b>Median Income</b>	45350	51850	58300	<b>64800</b>	70000	75150	80350	85550
	Moderate Income	54450	62200	70000	77750	83950	90200	96400	102650

<b>Humboldt County</b>	Extremely Low	13650	16910	21330	25750	30170	34590	39010	42800
	Very Low Income	22700	25950	29200	32400	35000	37600	40200	42800
	Low Income	36300	41500	46700	51850	56000	60150	64300	68450
	<b>Median Income</b>	45350	51850	58300	<b>64800</b>	70000	75150	80350	85550
	Moderate Income	54450	62200	70000	77750	83950	90200	96400	102650

<b>Imperial County</b>	Extremely Low	13650	16910	21330	25750	30170	34590	39010	42800
	Very Low Income	22700	25950	29200	32400	35000	37600	40200	42800
	Low Income	36300	41500	46700	51850	56000	60150	64300	68450
	<b>Median Income</b>	45350	51850	58300	<b>64800</b>	70000	75150	80350	85550
	Moderate Income	54450	62200	70000	77750	83950	90200	96400	102650

<b>Inyo County</b>	Extremely Low	15300	17450	21330	25750	30170	34590	39010	43430
	Very Low Income	25450	29100	32750	36350	39300	42200	45100	48000
	Low Income	40750	46550	52350	58150	62850	67500	72150	76800
	<b>Median Income</b>	50900	58150	65450	<b>72700</b>	78500	84350	90150	95950
	Moderate Income	61050	69800	78550	87250	94250	101200	108200	115150

<b>Kern County</b>	Extremely Low	13650	16910	21330	25750	30170	34590	39010	42800
	Very Low Income	22700	25950	29200	32400	35000	37600	40200	42800
	Low Income	36300	41500	46700	51850	56000	60150	64300	68450
	<b>Median Income</b>	45350	51850	58300	<b>64800</b>	70000	75150	80350	85550
	Moderate Income	54450	62200	70000	77750	83950	90200	96400	102650

<b>Kings County</b>	Extremely Low	13650	16910	21330	25750	30170	34590	39010	42800
	Very Low Income	22700	25950	29200	32400	35000	37600	40200	42800
	Low Income	36300	41500	46700	51850	56000	60150	64300	68450
	<b>Median Income</b>	45350	51850	58300	<b>64800</b>	70000	75150	80350	85550
	Moderate Income	54450	62200	70000	77750	83950	90200	96400	102650

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									

<b>Lake County</b>	Extremely Low	13650	16910	21330	25750	30170	34590	39010	42800
	Very Low Income	22700	25950	29200	32400	35000	37600	40200	42800
	Low Income	36300	41500	46700	51850	56000	60150	64300	68450
	<b>Median Income</b>	45350	51850	58300	<b>64800</b>	70000	75150	80350	85550
	Moderate Income	54450	62200	70000	77750	83950	90200	96400	102650

<b>Lassen County</b>	Extremely Low	14600	16910	21330	25750	30170	34590	39010	43430
	Very Low Income	24300	27800	31250	34700	37500	40300	43050	45850
	Low Income	38850	44400	49950	55500	59950	64400	68850	73300
	<b>Median Income</b>	48600	55500	62450	<b>69400</b>	74950	80500	86050	91600
	Moderate Income	58300	66650	74950	83300	89950	96650	103300	109950

<b>Los Angeles County</b>	Extremely Low	21950	25050	28200	31300	33850	36350	39010	43430
	Very Low Income	36550	41800	47000	52200	56400	60600	64750	68950
	Low Income	58450	66800	75150	83500	90200	96900	103550	110250
	<b>Median Income</b>	51150	58500	65800	<b>73100</b>	78950	84800	90650	96500
	Moderate Income	61400	70150	78950	87700	94700	101750	108750	115750

<b>Madera County</b>	Extremely Low	13650	16910	21330	25750	30170	34590	39010	42800
	Very Low Income	22700	25950	29200	32400	35000	37600	40200	42800
	Low Income	36300	41500	46700	51850	56000	60150	64300	68450
	<b>Median Income</b>	45350	51850	58300	<b>64800</b>	70000	75150	80350	85550
	Moderate Income	54450	62200	70000	77750	83950	90200	96400	102650

<b>Marin County</b>	Extremely Low	33850	38700	43550	48350	52250	56100	60000	63850
	Very Low Income	56450	64500	72550	80600	87050	93500	99950	106400
	Low Income	90450	103350	116250	129150	139500	149850	160150	170500
	<b>Median Income</b>	95750	109450	123100	<b>136800</b>	147750	158700	169650	180600
	Moderate Income	114900	131300	147750	164150	177300	190400	203550	216700

<b>Mariposa County</b>	Extremely Low	13800	16910	21330	25750	30170	34590	39010	42800
	Very Low Income	22950	26200	29500	32750	35400	38000	40650	43250
	Low Income	36700	41950	47200	52400	56600	60800	65000	69200
	<b>Median Income</b>	45850	52400	58950	<b>65500</b>	70750	76000	81200	86450
	Moderate Income	55000	62900	70750	78600	84900	91200	97450	103750

<b>Mendocino County</b>	Extremely Low	13650	16910	21330	25750	30170	34590	39010	42800
	Very Low Income	22700	25950	29200	32400	35000	37600	40200	42800
	Low Income	36300	41500	46700	51850	56000	60150	64300	68450
	<b>Median Income</b>	45350	51850	58300	<b>64800</b>	70000	75150	80350	85550
	Moderate Income	54450	62200	70000	77750	83950	90200	96400	102650

<b>Merced County</b>	Extremely Low	13650	16910	21330	25750	30170	34590	39010	42800
	Very Low Income	22700	25950	29200	32400	35000	37600	40200	42800
	Low Income	36300	41500	46700	51850	56000	60150	64300	68450
	<b>Median Income</b>	45350	51850	58300	<b>64800</b>	70000	75150	80350	85550
	Moderate Income	54450	62200	70000	77750	83950	90200	96400	102650

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									
<b>Modoc County</b>	Extremely Low	13650	16910	21330	25750	30170	34590	39010	42800
	Very Low Income	22700	25950	29200	32400	35000	37600	40200	42800
	Low Income	36300	41500	46700	51850	56000	60150	64300	68450
	<b>Median Income</b>	45350	51850	58300	<b>64800</b>	70000	75150	80350	85550
	Moderate Income	54450	62200	70000	77750	83950	90200	96400	102650
<b>Mono County</b>	Extremely Low	17050	19500	21950	25750	30170	34590	39010	43430
	Very Low Income	28450	32500	36550	40600	43850	47100	50350	53600
	Low Income	44750	51150	57550	63900	69050	74150	79250	84350
	<b>Median Income</b>	56850	64950	73100	<b>81200</b>	87700	94200	100700	107200
	Moderate Income	68200	77950	87700	97450	105250	113050	120850	128650
<b>Monterey County</b>	Extremely Low	18900	21600	24300	26950	30170	34590	39010	43430
	Very Low Income	31450	35950	40450	44900	48500	52100	55700	59300
	Low Income	50300	57500	64700	71850	77600	83350	89100	94850
	<b>Median Income</b>	51850	59300	66700	<b>74100</b>	80050	85950	91900	97800
	Moderate Income	62250	71100	80000	88900	96000	103100	110250	117350
<b>Napa County</b>	Extremely Low	21100	24100	27100	30100	32550	34950	39010	43430
	Very Low Income	35150	40200	45200	50200	54250	58250	62250	66300
	Low Income	55650	63600	71550	79500	85900	92250	98600	104950
	<b>Median Income</b>	70300	80300	90350	<b>100400</b>	108450	116450	124500	132550
	Moderate Income	84350	96400	108450	120500	130150	139800	149400	159050
<b>Nevada County</b>	Extremely Low	16750	19150	21550	25750	30170	34590	39010	43430
	Very Low Income	27900	31900	35900	39850	43050	46250	49450	52650
	Low Income	44650	51000	57400	63750	68850	73950	79050	84150
	<b>Median Income</b>	59550	68100	76600	<b>85100</b>	91900	98700	105500	112350
	Moderate Income	71450	81700	91900	102100	110250	118450	126600	134750
<b>Orange County</b>	Extremely Low	24950	28500	32050	35600	38450	41300	44150	47000
	Very Low Income	41550	47500	53450	59350	64100	68850	73600	78350
	Low Income	66500	76000	85500	94950	102550	110150	117750	125350
	<b>Median Income</b>	68550	78300	88100	<b>97900</b>	105750	113550	121400	129250
	Moderate Income	82250	94000	105750	117500	126900	136300	145700	155100
<b>Placer County</b>	Extremely Low	17600	20100	22600	25750	30170	34590	39010	43430
	Very Low Income	29300	33450	37650	41800	45150	48500	51850	55200
	Low Income	46850	53550	60250	66900	72300	77650	83000	88350
	<b>Median Income</b>	58500	66900	75250	<b>83600</b>	90300	97000	103650	110350
	Moderate Income	70200	80250	90250	100300	108300	116350	124350	132400
<b>Plumas County</b>	Extremely Low	14650	16910	21330	25750	30170	34590	39010	43430
	Very Low Income	24400	27850	31350	34800	37600	40400	43200	45950
	Low Income	39000	44600	50150	55700	60200	64650	69100	73550
	<b>Median Income</b>	49500	56550	63650	<b>70700</b>	76350	82000	87650	93300
	Moderate Income	59400	67900	76350	84850	91650	98450	105200	112000

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

<b>Riverside County</b>	Extremely Low	15100	17250	21330	25750	30170	34590	39010	43430
	Very Low Income	25150	28750	32350	35900	38800	41650	44550	47400
	Low Income	40250	46000	51750	57450	62050	66650	71250	75850
	<b>Median Income</b>	48800	55750	62750	<b>69700</b>	75300	80850	86450	92000
	Moderate Income	58550	66900	75300	83650	90350	97050	103750	110400

<b>Sacramento County</b>	Extremely Low	17600	20100	22600	25750	30170	34590	39010	43430
	Very Low Income	29300	33450	37650	41800	45150	48500	51850	55200
	Low Income	46850	53550	60250	66900	72300	77650	83000	88350
	<b>Median Income</b>	58500	66900	75250	<b>83600</b>	90300	97000	103650	110350
	Moderate Income	70200	80250	90250	100300	108300	116350	124350	132400

<b>San Benito County</b>	Extremely Low	21450	24500	27550	30600	33050	35500	39010	43430
	Very Low Income	35700	40800	45900	51000	55100	59200	63250	67350
	Low Income	57150	65300	73450	81600	88150	94700	101200	107750
	<b>Median Income</b>	59150	67600	76050	<b>84500</b>	91250	98000	104800	111550
	Moderate Income	71000	81100	91250	101400	109500	117600	125750	133850

<b>San Bernardino County</b>	Extremely Low	15100	17250	21330	25750	30170	34590	39010	43430
	Very Low Income	25150	28750	32350	35900	38800	41650	44550	47400
	Low Income	40250	46000	51750	57450	62050	66650	71250	75850
	<b>Median Income</b>	48800	55750	62750	<b>69700</b>	75300	80850	86450	92000
	Moderate Income	58550	66900	75300	83650	90350	97050	103750	110400

<b>San Diego County</b>	Extremely Low	22500	25700	28900	32100	34700	37250	39850	43430
	Very Low Income	37450	42800	48150	53500	57800	62100	66350	70650
	Low Income	59950	68500	77050	85600	92450	99300	106150	113000
	<b>Median Income</b>	60400	69050	77650	<b>86300</b>	93200	100100	107000	113900
	Moderate Income	72500	82850	93200	103550	111850	120100	128400	136700

<b>San Francisco County</b>	Extremely Low	33850	38700	43550	48350	52250	56100	60000	63850
	Very Low Income	56450	64500	72550	80600	87050	93500	99950	106400
	Low Income	90450	103350	116250	129150	139500	149850	160150	170500
	<b>Median Income</b>	95750	109450	123100	<b>136800</b>	147750	158700	169650	180600
	Moderate Income	114900	131300	147750	164150	177300	190400	203550	216700

<b>San Joaquin County</b>	Extremely Low	14700	16910	21330	25750	30170	34590	39010	43430
	Very Low Income	24500	28000	31500	35000	37800	40600	43400	46200
	Low Income	39200	44800	50400	56000	60500	65000	69450	73950
	<b>Median Income</b>	50000	57100	64250	<b>71400</b>	77100	82800	88550	94250
	Moderate Income	60000	68550	77150	85700	92550	99400	106250	113100

<b>San Luis Obispo County</b>	Extremely Low	18900	21600	24300	26950	30170	34590	39010	43430
	Very Low Income	31500	36000	40500	44950	48550	52150	55750	59350
	Low Income	50350	57550	64750	71900	77700	83450	89200	94950
	<b>Median Income</b>	61250	70000	78750	<b>87500</b>	94500	101500	108500	115500
	Moderate Income	73500	84000	94500	105000	113400	121800	130200	138600

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		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									
<b>Riverside County</b>	Extremely Low	15100	17250	21330	25750	30170	34590	39010	43430
	Very Low Income	25150	28750	32350	35900	38800	41650	44550	47400
	Low Income	40250	46000	51750	57450	62050	66650	71250	75850
	<b>Median Income</b>	48800	55750	62750	<b>69700</b>	75300	80850	86450	92000
	Moderate Income	58550	66900	75300	83650	90350	97050	103750	110400
<b>Sacramento County</b>	Extremely Low	17600	20100	22600	25750	30170	34590	39010	43430
	Very Low Income	29300	33450	37650	41800	45150	48500	51850	55200
	Low Income	46850	53550	60250	66900	72300	77650	83000	88350
	<b>Median Income</b>	58500	66900	75250	<b>83600</b>	90300	97000	103650	110350
	Moderate Income	70200	80250	90250	100300	108300	116350	124350	132400
<b>San Benito County</b>	Extremely Low	21450	24500	27550	30600	33050	35500	39010	43430
	Very Low Income	35700	40800	45900	51000	55100	59200	63250	67350
	Low Income	57150	65300	73450	81600	88150	94700	101200	107750
	<b>Median Income</b>	59150	67600	76050	<b>84500</b>	91250	98000	104800	111550
	Moderate Income	71000	81100	91250	101400	109500	117600	125750	133850
<b>San Bernardino County</b>	Extremely Low	15100	17250	21330	25750	30170	34590	39010	43430
	Very Low Income	25150	28750	32350	35900	38800	41650	44550	47400
	Low Income	40250	46000	51750	57450	62050	66650	71250	75850
	<b>Median Income</b>	48800	55750	62750	<b>69700</b>	75300	80850	86450	92000
	Moderate Income	58550	66900	75300	83650	90350	97050	103750	110400
<b>San Diego County</b>	Extremely Low	22500	25700	28900	32100	34700	37250	39850	43430
	Very Low Income	37450	42800	48150	53500	57800	62100	66350	70650
	Low Income	59950	68500	77050	85600	92450	99300	106150	113000
	<b>Median Income</b>	60400	69050	77650	<b>86300</b>	93200	100100	107000	113900
	Moderate Income	72500	82850	93200	103550	111850	120100	128400	136700
<b>San Francisco County</b>	Extremely Low	33850	38700	43550	48350	52250	56100	60000	63850
	Very Low Income	56450	64500	72550	80600	87050	93500	99950	106400
	Low Income	90450	103350	116250	129150	139500	149850	160150	170500
	<b>Median Income</b>	95750	109450	123100	<b>136800</b>	147750	158700	169650	180600
	Moderate Income	114900	131300	147750	164150	177300	190400	203550	216700
<b>San Joaquin County</b>	Extremely Low	14700	16910	21330	25750	30170	34590	39010	43430
	Very Low Income	24500	28000	31500	35000	37800	40600	43400	46200
	Low Income	39200	44800	50400	56000	60500	65000	69450	73950
	<b>Median Income</b>	50000	57100	64250	<b>71400</b>	77100	82800	88550	94250
	Moderate Income	60000	68550	77150	85700	92550	99400	106250	113100
<b>San Luis Obispo County</b>	Extremely Low	18900	21600	24300	26950	30170	34590	39010	43430
	Very Low Income	31500	36000	40500	44950	48550	52150	55750	59350
	Low Income	50350	57550	64750	71900	77700	83450	89200	94950
	<b>Median Income</b>	61250	70000	78750	<b>87500</b>	94500	101500	108500	115500
	Moderate Income	73500	84000	94500	105000	113400	121800	130200	138600

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

San Mateo County  Area Median Income: <b>\$136,800</b>	Extremely Low	33850	38700	43550	48350	52250	56100	60000	63850
	Very Low Income	56450	64500	72550	80600	87050	93500	99950	106400
	Low Income	90450	103350	116250	129150	139500	149850	160150	170500
	<b>Median Income</b>	95750	109450	123100	<b>136800</b>	147750	158700	169650	180600
	Moderate Income	114900	131300	147750	164150	177300	190400	203550	216700

Santa Barbara County  Area Median Income: <b>\$79,600</b>	Extremely Low	23200	26500	29800	33100	35750	38400	41050	43700
	Very Low Income	38650	44150	49650	55150	59600	64000	68400	72800
	Low Income	61850	70650	79500	88300	95400	102450	109500	116600
	<b>Median Income</b>	55700	63700	71650	<b>79600</b>	85950	92350	98700	105050
	Moderate Income	66850	76400	85950	95500	103150	110800	118400	126050

Santa Clara County  Area Median Income: <b>\$131,400</b>	Extremely Low	30750	35150	39550	43900	47450	50950	54450	57950
	Very Low Income	51250	58550	65850	73150	79050	84900	90750	96600
	Low Income	72750	83150	93550	103900	112250	120550	128850	137150
	<b>Median Income</b>	92000	105100	118250	<b>131400</b>	141900	152400	162950	173450
	Moderate Income	110400	126150	141950	157700	170300	182950	195550	208150

Santa Cruz County  Area Median Income: <b>\$98,000</b>	Extremely Low	25800	29450	33150	36800	39750	42700	45650	48600
	Very Low Income	42950	49100	55250	61350	66300	71200	76100	81000
	Low Income	68900	78750	88600	98400	106300	114150	122050	129900
	<b>Median Income</b>	68600	78400	88200	<b>98000</b>	105850	113700	121500	129350
	Moderate Income	82300	94100	105850	117600	127000	136400	145800	155250

Shasta County  Area Median Income: <b>\$64,800</b>	Extremely Low	13650	16910	21330	25750	30170	34590	39010	42800
	Very Low Income	22700	25950	29200	32400	35000	37600	40200	42800
	Low Income	36300	41500	46700	51850	56000	60150	64300	68450
	<b>Median Income</b>	45350	51850	58300	<b>64800</b>	70000	75150	80350	85550
	Moderate Income	54450	62200	70000	77750	83950	90200	96400	102650

Sierra County  Area Median Income: <b>\$71,800</b>	Extremely Low	15850	18100	21330	25750	30170	34590	39010	43430
	Very Low Income	26400	30200	33950	37700	40750	43750	46750	49800
	Low Income	42250	48250	54300	60300	65150	69950	74800	79600
	<b>Median Income</b>	50250	57450	64600	<b>71800</b>	77550	83300	89050	94800
	Moderate Income	60300	68900	77550	86150	93050	99950	106850	113700

Siskiyou County  Area Median Income: <b>\$64,800</b>	Extremely Low	13650	16910	21330	25750	30170	34590	39010	42800
	Very Low Income	22700	25950	29200	32400	35000	37600	40200	42800
	Low Income	36300	41500	46700	51850	56000	60150	64300	68450
	<b>Median Income</b>	45350	51850	58300	<b>64800</b>	70000	75150	80350	85550
	Moderate Income	54450	62200	70000	77750	83950	90200	96400	102650

Solano County  Area Median Income: <b>\$85,700</b>	Extremely Low	18000	20600	23150	25750	30170	34590	39010	43430
	Very Low Income	30000	34300	38600	42850	46300	49750	53150	56600
	Low Income	48000	54850	61700	68550	74050	79550	85050	90500
	<b>Median Income</b>	60000	68550	77150	<b>85700</b>	92550	99400	106250	113100
	Moderate Income	72000	82300	92550	102850	111100	119300	127550	135750



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<b>Sonoma County</b>	Extremely Low	22700	25950	29200	32400	35000	37600	40200	43430
	Very Low Income	37800	43200	48600	54000	58350	62650	67000	71300
	Low Income	60500	69150	77800	86400	93350	100250	107150	114050
	<b>Median Income</b>	65300	74650	83950	<b>93300</b>	100750	108250	115700	123150
	Moderate Income	78350	89550	100750	111950	120900	129850	138800	147750

<b>Stanislaus County</b>	Extremely Low	13650	16910	21330	25750	30170	34590	39010	42800
	Very Low Income	22700	25950	29200	32400	35000	37600	40200	42800
	Low Income	36300	41500	46700	51850	56000	60150	64300	68450
	<b>Median Income</b>	45350	51850	58300	<b>64800</b>	70000	75150	80350	85550
	Moderate Income	54450	62200	70000	77750	83950	90200	96400	102650

<b>Sutter County</b>	Extremely Low	13650	16910	21330	25750	30170	34590	39010	42800
	Very Low Income	22700	25950	29200	32400	35000	37600	40200	42800
	Low Income	36300	41500	46700	51850	56000	60150	64300	68450
	<b>Median Income</b>	45350	51850	58300	<b>64800</b>	70000	75150	80350	85550
	Moderate Income	54450	62200	70000	77750	83950	90200	96400	102650

<b>Tehama County</b>	Extremely Low	13650	16910	21330	25750	30170	34590	39010	42800
	Very Low Income	22700	25950	29200	32400	35000	37600	40200	42800
	Low Income	36300	41500	46700	51850	56000	60150	64300	68450
	<b>Median Income</b>	45350	51850	58300	<b>64800</b>	70000	75150	80350	85550
	Moderate Income	54450	62200	70000	77750	83950	90200	96400	102650

<b>Trinity County</b>	Extremely Low	13650	16910	21330	25750	30170	34590	39010	42800
	Very Low Income	22700	25950	29200	32400	35000	37600	40200	42800
	Low Income	36300	41500	46700	51850	56000	60150	64300	68450
	<b>Median Income</b>	45350	51850	58300	<b>64800</b>	70000	75150	80350	85550
	Moderate Income	54450	62200	70000	77750	83950	90200	96400	102650

<b>Tulare County</b>	Extremely Low	13650	16910	21330	25750	30170	34590	39010	42800
	Very Low Income	22700	25950	29200	32400	35000	37600	40200	42800
	Low Income	36300	41500	46700	51850	56000	60150	64300	68450
	<b>Median Income</b>	45350	51850	58300	<b>64800</b>	70000	75150	80350	85550
	Moderate Income	54450	62200	70000	77750	83950	90200	96400	102650

<b>Tuolumne County</b>	Extremely Low	13950	16910	21330	25750	30170	34590	39010	43400
	Very Low Income	23250	26600	29900	33200	35900	38550	41200	43850
	Low Income	37200	42500	47800	53100	57350	61600	65850	70100
	<b>Median Income</b>	46700	53350	60050	<b>66700</b>	72050	77350	82700	88050
	Moderate Income	56050	64050	72050	80050	86450	92850	99250	105650

<b>Ventura County</b>	Extremely Low	22000	25150	28300	31400	33950	36450	39010	43430
	Very Low Income	36650	41850	47100	52300	56500	60700	64900	69050
	Low Income	58600	67000	75350	83700	90400	97100	103800	110500
	<b>Median Income</b>	68450	78250	88000	<b>97800</b>	105600	113450	121250	129100
	Moderate Income	82150	93900	105600	117350	126750	136150	145500	154900

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	Income Category	1	2	3	4	5	6	7	8
Area Median Income: <b>\$87,900</b>	Extremely Low	18450	21100	23750	26350	30170	34590	39010	43430
	Very Low Income	30800	35200	39600	43950	47500	51000	54500	58050
	Low Income	49250	56250	63300	70300	75950	81550	87200	92800
	<b>Median Income</b>	61550	70300	79100	<b>87900</b>	94950	101950	109000	116050
	Moderate Income	73850	84400	94950	105500	113950	122400	130800	139250

Yuba County	Income Category	1	2	3	4	5	6	7	8
Area Median Income: <b>\$64,800</b>	Extremely Low	13650	16910	21330	25750	30170	34590	39010	42800
	Very Low Income	22700	25950	29200	32400	35000	37600	40200	42800
	Low Income	36300	41500	46700	51850	56000	60150	64300	68450
	<b>Median Income</b>	45350	51850	58300	<b>64800</b>	70000	75150	80350	85550
	Moderate Income	54450	62200	70000	77750	83950	90200	96400	102650

**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							
<b>E X A M P L E</b>	4 persons	8% PP Adj	+ 8 persons	=9 persons	8 person +	8% Adj x 2	=10 persons
Extremely Low	25,750	2060	42,800	44,850	42,800	4120	46,900
Very Low Income	32,400	2592	42,800	45,400	42,800	5184	48,000
Lower Income	51,850	4148	68,450	72,600	68,450	8296	76,750
Moderate Income	77,750	6220	102,650	108,850	102,650	12440	115,100

**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: 4/24/19**

HUD FY 2019 California median incomes:

State median income: \$82,200

Metropolitan county median income: \$82,800

Non-metropolitan county median income: \$64,800

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

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**Exhibit D:**  
**Homes for Sale and Rent Listings**

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**RESIDENTIAL RELOCATION RESOURCES- FOR SALE**

Address	Unit Type	# of Bed/Bath	Price
941 W Cubbon St.	SFR	3/1	\$498,500
914 E Saint Andrew	SFR	3/1	\$509,000
211 E Saint Gertrude Pl.	SFR	3/1	\$534,888
1718 W Second St.	SFR	3/1	\$699,800
1231 Cypress Ave.	SFR	3/1	\$750,000
721 S Broadway	SFR	3/1	\$499,000
1664 W Wisteria Pl.	SFR	3/1	\$529,000
1405 W Camden Pl.	SFR	3/1	\$549,900
817 N. Olive St.	SFR	3/1	\$620,000
2141 Halladay St.	SFR	3/1	\$538,000
1722 Highland St.	SFR	3/1	\$585,000
1714 W Brook	SFR	3/1	\$599,900
909 S Diamond St.	SFR	3/1	\$618,800
701 S Hickory St.	SFR	3/1	\$625,000
1126 W Alton Ave.	SFR	3/1	\$695,000
1833 S Parton St.	SFR	3/2	\$529,900
2001 Oak St.	SFR	3/2	\$579,000
1223 Evergreen St.	SFR	3/2	\$615,000
2307 W Camden Pl.	SFR	3/2	\$628,000
2518 S Artesia St.	SFR	3/2	\$629,900
2245 Halladay St.	SFR	3/2	\$652,200
1905 W Hall Ave.	SFR	3/2	\$655,000
3705 S Birch St.	SFR	3/2	\$659,000
3710 S Sea Breeze	SFR	3/2	\$665,000
2002 W Central Ave.	SFR	3/2	\$690,000
1010 W Santa Clara Ave.	SFR	3/2	\$715,000
2610 Olive Ln.	SFR	3/2	\$765,000
922 W Alpine Ave.	SFR	3/2	\$775,000
2206 N Freeman St.	SFR	3/2	\$819,000
13971 Deodar St.	SFR	3/2	\$899,000
12270 Circula Panorama	SFR	3/2	\$775,000
723 W Tribella Ct.	SFR	3/3	\$649,999
584 S Harbor Blvd.	SFR	3/3	\$679,999
1502 N Main St.	SFR	4/1	\$629,000

## RESIDENTIAL RELOCATION RESOURCES- FOR SALE

Address	Unit Type	# of Bed/Bath	Price
1632 W Wilshire Ave.	SFR	4/2	\$490,000
1906 W 3rd St.	SFR	4/2	\$570,000
1221 S Towner St.	SFR	4/2	\$575,000
2502 Park Dr.	SFR	4/2	\$619,000
1401 Joana Dr.	SFR	4/2	\$640,000
1502 Eastside Ave.	SFR	4/2	\$640,000
1301 Halladay St.	SFR	4/2	\$643,999
3011 S Manitoba Dr.	SFR	4/2	\$779,888
739 N Concord St.	SFR	4/2	\$478,000
221 W Tribella Ct.	SFR	4/2	\$739,900
507 N Daisy Ave.	SFR	4/2	\$629,000
2233 N Lyon	SFR	4/2	\$899,000
2234 N Lyon	SFR	4/2	\$924,997
12571 Welbe Dr.	SFR	4/2	\$1,174,000
1624 W Wilshire Ave.	SFR	4/3	\$580,000
503 N Daisy Ave.	SFR	4/3	\$629,000
1329 N Custer St.	SFR	4/3	\$649,999
527 W Tribella Ct.	SFR	4/3	\$679,999
2613 Strawberry Ln.	SFR	4/3	\$689,999
1638 E Fruit St.	SFR	4/3	\$699,900
2614 S Everglade St.	SFR	4/3	\$760,000
2853 Augusta Way	SFR	4/3	\$855,000

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**Exhibit D (Cont.):  
Homes for Sale and Rent Listings**

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**RESIDENTIAL RELOCATION RESOURCES- RENTALS**

Address	No. of Bedroom	No. Of Bathroom	Unit type	Rental amount
435 S Ross St.	1	1	Apartment	\$1,000
710 N Minter St. #1	1	1	Apartment	\$1,350
819 W Washington Ave. #9	1	1	Apartment	\$1,350
440 S Sycamore St.	1	1	Apartment	\$1,450
819 Washington Ave. #3	1	1	Apartment	\$1,550
1905 E 1st St. #183	1	1	Apartment	\$1,915
1905 E First St. #233	1	1	Apartment	\$2,145
508 E Washington Ave. #B	1	1	Apartment	\$2,350
2025 S Cedar St. #1/2	2	1	Apartment	\$1,850
824 S Garnsey St.	2	1	Apartment	\$2,100
2021 Cedar St.	2	1	House	\$2,295
1903 E First St. #340	2	1	Apartment	\$2,355
2416 N Valencia St.	2	1	House	\$2,950
506 E Washington Ave. E #B	2	1	Apartment	\$2,650
1905 E First St. #584	2	2	Apartment	\$2,850
2006 W West Wind	2	2	House	\$3,000
9 Macarthur Pl. #N1105	2	2	Apartment	\$3,868
9 Macarthur Pl. #N1601	2	2	Apartment	\$3,994
9 Macarthur Pl. #N1203	2	2	Apartment	\$4,000
9 Macarthur Pl. #S1905	2	2	Apartment	\$4,275
9 Macarthur Pl. #N1802	2	2	Apartment	\$4,762
9 Macarthur Pl. #S2302	2	2	Apartment	\$5,912
1905 E First St. #101	2	2	Apartment	\$3,665
1012 N Flower St.	3	1	House	\$2,700
2144 S Parton St.	3	1	House	\$2,750
2701 Olive Ln.	3	1	House	\$2,800
2379 N Flower St.	3	1	House	\$3,150
13022 Palomar	3	1	House	\$3,200
327 Normandy Pl.	3	2	House	\$1,100
2521 W Sunflower Ave. #A4	3	2	Apartment	\$2,650
3206 W Hood Ave.	3	2	House	\$3,000
1209 N Linwood Ave.	3	2	House	\$3,075

## RESIDENTIAL RELOCATION RESOURCES- RENTALS

Address	No. of Bedroom	No. Of Bathroom	Unit type	Rental amount
932 W 18th St.	3	2	House	\$3,300
442 E Jeanette Ln.	3	2	Apartment	\$2,800
621 E Myrtle St.	4	1	House	\$3,075
18861 Fairhaven Ave.	4	1	House	\$3,750
514 S Ross St.	4	2	House	\$2,650
2310 W Brook St.	4	2	House	\$2,915
1102 W Garry Ave.	4	2	House	\$3,000
2233 Tamy Ln.	4	2	House	\$3,200
2718 S Deegan Dr.	4	2	House	\$3,450
2025 S Cedar St.	4	2	Apartment	\$3,200
2001 N Flower St.	4	3	House	\$3,950
10282 Overhill Dr.	4	3	House	\$4,300

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## Exhibit E: Business Informational Brochure

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### INTRODUCTION

This booklet describes the relocation payments and other relocation assistance which the **City of Santa Ana ("City")** provides to businesses and non-profit organizations which may be required to move from real property, or move personal property from real property as a result of the Warner Avenue Phase 2 Improvement Project ("Project").

If you are notified that you will be displaced, the City's relocation advisor, Paragon Partners Ltd. ("Paragon"), will contact you personally. The advisor will answer your specific questions and provide additional information you may need. It is important that you do not move before you learn what you must do to receive the relocation payments and other assistance to which you are entitled.

This booklet may not answer all of your questions. If you have more questions about your relocation, contact your relocation advisor. Ask questions before you move. Afterwards, it may be too late.

### SUMMARY OF RELOCATION ASSISTANCE

As an eligible displaced person, you will be offered the following advisory and financial assistance by Paragon on behalf of the City:

**Advisory Services** includes referrals to suitable replacement locations, preparation of claim forms for relocation payments, and other assistance to minimize the impact of the move.

**Payment for Moving and Reestablishment Expenses** Such payments fall into two categories:

Payment for your **Actual Reasonable Moving and Related Expenses** and a payment for **Reestablishment Expenses**; or

A **Fixed "In Lieu" Payment** as an alternative to the payments for moving and reestablishment expenses

### GENERAL QUESTIONS

**How Will I know if I am Eligible for Relocation Assistance?**

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

### **How Will the City Know How Much Help I Need?**

You will be contacted and personally interviewed by your relocation advisor to determine your relocation needs and preferences for a replacement location and other services. The relocation advisor will ask about such matters as your space requirements. It is to your advantage to provide the information so that the Paragon can assist you in moving with a minimum of hardship. The information you give will be kept in confidence.

### **How Soon Will I Have to Move?**

Every reasonable effort will be made to provide you with sufficient time to find and reestablish your business in a suitable replacement location. If possible, a mutually agreeable date for the move will be worked out. Unless there is 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 Paragon so that you are aware of the time schedule for carrying out the project and the approximate date by which you must move.

### **How Will I Find a Replacement Location?**

Paragon will provide you with information on available replacement locations that meet your needs. Paragon may also provide you with the names of real estate agents who may also be able to assist you in finding the type of replacement location you need.

While Paragon will assist you in obtaining a suitable replacement location, you should take an active role in finding and relocating to a location of your choice. No one knows your needs better than you. You will want a facility that provides sufficient space for your planned activities. You will also want to assure that there are no zoning or other requirements which will unduly restrict your planned operations.

### **What Other Assistance will be Available to Help Me?**

In addition to help in finding a suitable replacement location, other assistance, as necessary, may be provided by the City. This includes information on Federal, State and local programs that may be of help in reestablishing a business. For example, the Small Business Administration provides managerial and technical assistance to some businesses.

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

Before you make any arrangements to move, notify Paragon of your intention to move. This should be done at least 30 days before the date you begin your move. Paragon will discuss the move with you and advise you of any relocation payment for which you may be eligible, the requirements to be met, and how to obtain payment.

### **I Own This Property. Will I Be Paid For It Before I Have to Move?**

If you reach a negotiated agreement to sell your property to the City, you will not be required to move before you receive the sales proceeds. 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 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).

### What Is a Payment for Actual Reasonable Moving and Related Expenses?

If you choose a Payment for Actual Reasonable Moving and Related Expenses, you may include in your claim the reasonable and necessary costs for:

- Transportation of personal property from your present location to the replacement location up to a distance of 50 miles.
- Packing, crating, uncrating, and unpacking your personal property  
Disconnecting, dismantling, removing, reassembling, and installing relocated and "substitute" machinery, equipment and other personal property. This includes connection to utilities available nearby. It also includes modifications to the personal property that are 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.
- Storage of personal property not to exceed 12 months, at the discretion of the City.
- Insurance for the replacement value of your property during the move and necessary storage.
- Any license, permit, or certification which you are required to pay at the replacement location. However, the cost must be reasonable and necessary for reestablishment at the replacement location, and the payment may be based on the remaining useful life of the existing license, permit, or certification.
- The replacement value of property lost, stolen, or damaged in the process of moving (not through your fault or negligence) where insurance covering such loss, theft, or damage is not reasonably available.
- Professional services necessary for (1) planning the move of the personal property, (2) moving the personal property, or (3) installing relocated or "substitute" personal property at the replacement location.
- Re-lettering signs and replacing stationery on-hand made obsolete as a result of the move
- The reasonable cost incurred in attempting to sell an item that is not to be moved
- The actual direct loss of tangible personal property. This payment provides compensation for personal property that is neither moved nor promptly replaced at the replacement location. To be eligible, you must make a good faith effort to sell the property, unless the City determines that such effort is not necessary. Payment is limited to the **lesser** of:

(1) The estimated cost of moving and reinstalling the personal property,

Or

(2) The market value of the property for its continued use at the old location, less any proceeds from its sale.

- Purchase and installation of "substitute" personal property. This payment is made with an item of personal property is not moved but is promptly replaced with a substitute item that performs a comparable function at the replacement site. Payment is limited to the **lesser** of:

(1) The estimated cost of moving and reinstalling the item; or

(2) The actual cost of the substitute item delivered and installed at the replacement location, less any proceeds from the sale or trade-in of the replaced item

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 will be based on the lowest acceptable bid or estimate obtained by Paragon. If not sold or traded in, you must transfer ownership of the item to the City in order to receive the payment. It is important that you discuss your plans with Paragon before you proceed.

- Searching for a replacement location. This payment may not exceed \$1,000 and covers costs for your transportation expenses, time spent searching for a replacement location, reasonable fees paid to a real estate agent or broker to find a replacement location (not fees related to the purchase of the site), and meals and lodging away from home, if required.

Paragon will explain all eligible moving and related costs, as well as those that are not eligible. You must be able to account for all costs that you incur, so keep all your receipts. Paragon 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 personal property. Payment for a self-move is based on the amount of an acceptable low bid or estimate obtained by Paragon. If you self-move, you may move your personal property using your own employees and equipment or a commercial mover.

You may elect to pay your moving costs yourself and be repaid by the City or, if you prefer, you may have the City pay the mover directly. In either case, select your mover with care. Paragon can help you select a reliable and reputable mover.

Keep Paragon informed about your moving plans. You must provide Paragon with reasonable advance written notice of the date of the start of your move or disposition of your personal property. In addition, you must permit Paragon to make reasonable and timely inspections of the personal property at the old and new locations and to monitor the move.

## What is a Payment for Reestablishment Expenses?

If you choose to receive a payment for your actual moving and related expenses, you may also be eligible to receive a payment for **Reestablishment Expenses**, not to exceed \$10,000. Such expenses include the reasonable and necessary cost of:

- Repairs or improvements to the replacement real property as required by Federal, State or local law, code or ordinance.
- Modifications to the replacement property to accommodate the business operation or make a replacement structure suitable for conducting your business.
- Construction and installation costs for exterior signs to advertise your business
- Redecoration or replacement of soiled or worn surfaces at the replacement site, such as paint, paneling, or carpeting.
- Advertisement of the replacement location
- Impact fees or one-time assessments for anticipated heavy utility usage
- Providing utilities from the right-of-way to improvements at the replacement site.
- 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, and utility charges (excluding impact fees).

## What is a Fixed Payment?

Certain businesses and nonprofit organizations are eligible to obtain a **Fixed Payment** instead of a payment for actual reasonable moving and related expenses or a payment for reestablishment expenses. The Fixed Payment to a business is based on the average annual net earnings of the business operation; the Fixed Payment to a nonprofit organization is based on average annual expenses and revenue. A Fixed Payment will not be less than \$1,000 or more than \$20,000.

To qualify for a Fixed Payment a displaced business or nonprofit organization must:

- (1) Own or rent personal property which must be moved from the displacement site
- (2) Be unable to relocate without a substantial loss of existing patronage (measured in terms of clientele or net earnings)
- (3) Not be a part of a commercial enterprise having more than three other entities under the same ownership, engaged in the same or similar business activities that are not being acquired by the City. (Also, certain rental businesses are excluded.)

Ordinarily, to be eligible for the minimum Fixed Payment, your business must have had average annual gross receipts of at least \$5,000 or had average annual net earnings of at least \$1,000, or contributed 1/3 of your business's average gross income for the two tax years prior to displacement. Other criteria may be used if it is determined that the calculation would cause an inequity or hardship. Paragon will inform you as to your eligibility for this payment and the documentation you must submit to support your claim.

Remember, when you elect to take this payment, you are not entitled to reimbursement for any other moving expenses.

### **Must I File a Claim to Obtain a Relocation Payment?**

Yes. You must file a claim for each relocation payment. Paragon will prepare the required claim form, and explain the type of documentation that you must submit in order to receive the payment.

If you must pay any relocation expenses before you move (e.g., a security deposit when you lease a new location), discuss your needs with your relocation advisor. You may be able to obtain an advance payment.

If you are a tenant, you must file your claim within 18 months after the date you move. If you are displaced from property that you own, you must file within 18 months after the later of the date you move, or the date you receive the final acquisition payment. 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.

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 must take to resolve the matter.

### **Will I Have to Pay Rent to the City Before I Move?**

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

### **Do I Have to Pay Federal Income Taxes on My Relocation Payments?**

No. Relocation benefit payments are not considered income for the purpose of the Internal Revenue Service Code of 1986, or the Personal Income Tax Law, Part 10 (commencing with Section 17001) of Division 2 of the Revenue and Taxation Code, or the Bank and Corporation Tax law, Part 11 (commencing with Section 23001) of Division 2 of the Revenue and Taxation Code. The preceding statement is not tendered as legal advice in regard to tax consequences. You should consult with your tax advisor or legal counsel to determine the current status of such payments.

### **If I Disagree with a Determination of Assistance, Can I Appeal?**

Yes. If you disagree with the City's decision as to your right to relocation assistance or the amount of a relocation payment, you may appeal the decision to the City. Your relocation advisor will inform you of the appeal procedures. At a minimum, you will have 60 days to file your appeal with the City after you

receive written notification of the City's determination of your claim. Your appeal must be in writing. If you need help, your relocation advisor will assist you in preparing your appeal.

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

**I have More Questions. Who Will Answer Them?**

If you have further questions after reading this brochure, contact your relocation agent to discuss your concerns.

Paragon Partners  
5660 Katella Avenue, Suite 100  
Cypress, CA 90630  
**Telephone (714) 379-3376**

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## Exhibit F: Residential Informational Brochure

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- I. General Information
- II. Assistance In Locating A Replacement Dwelling
- III. Moving Benefits
- IV. Replacement Housing Payment – Tenants
- V. Section 8 Tenants
- VI. Replacement Housing Payment - Homeowners
- VII. Qualification For And Filing Of Relocation Claims
- VIII. Last Resort Housing Assistance
- IX. Rental Agreement
- X. Evictions
- XI. Appeal Procedures
- XII. Tax Status Of Relocation Benefits
- XIII. Additional Information And Assistance Available

### **I. GENERAL INFORMATION**

The residential unit in which you currently reside is in an area to be improved by the City of Santa Ana (City), as part of the Warner Avenue Phase 2 Improvement Project. As the project schedule proceeds, it will be necessary for you to move from your dwelling. 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 your relocation benefits you may receive under the federal and/or state law. The City has retained Paragon Partners Ltd. (Paragon) to provide you with relocation assistance and explain the relocation program. Spanish speaking representatives are available. **Si necesita esta información en español, por favor llame a su representante.**

**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 relocation representative with Paragon 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 City's relocation assistance program. Once the City acquires the property, you may be required to pay rent to the City. Failure to pay rent may reduce any relocation payment that you may be eligible to receive.

### **II. ASSISTANCE IN LOCATING A REPLACEMENT DWELLING**

The City, through its representatives, will assist you in locating a comparable replacement dwelling by providing referrals to comparable housing units. However, you should actively seek such housing as well. When a desired replacement dwelling has been found, your relocation consultant will inspect the unit and advise you as to whether it meets decent, safe and sanitary housing requirements.

A decent, safe and sanitary housing unit provides adequate space for its occupants, proper weatherproofing, heating, electrical and plumbing systems. Your new dwelling must pass this inspection before relocation assistance payments can be authorized.

**III. MOVING BENEFITS**

If you must move as a result of displacement by the City, you will receive a payment to move your personal property. The actual, reasonable and necessary expenses for moving your personal property may be determined based on either:

- 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

**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 City and ranges from \$475 for one furnished room to \$2,505 for eight rooms in an unfurnished dwelling. Your relocation representative will inform you of the amount you are eligible to receive if you choose this type of payment.

<b>Furnished Dwelling</b>									
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
<b>Unfurnished Dwelling</b>									
Room Count	1								Each Additional
Amount	\$475								\$90

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

**B. Commercial Move**

If you wish to engage the services of a licensed commercial mover and have the City pay the bill, you may claim the ACTUAL cost of moving your personal property up to 50 miles. Your relocation representative will inform you of the number of competitive moving bids which may be required, and assist you in developing a scope of services for the move.

#### IV. REPLACEMENT HOUSING PAYMENT – 90-DAY OCCUPANTS

Tenant-occupants may be eligible for a payment up to \$5,250 to assist in renting or purchasing a comparable replacement dwelling. In order to qualify, you must be a tenant who has occupied your present dwelling for at least 90 days immediately prior to the City's first offer to purchase the property.

- A. **Rental Assistance.** If you **wish to rent** your replacement dwelling, your rental assistance benefits will be based upon the difference over a forty-two (42) month period between the lesser of the rent of your actual replacement dwelling and rent you must pay for a comparable replacement dwelling, and the lesser of your current rent or thirty percent (30%) of your monthly household income if your total gross income is classified as "low income" by the U. S. Department of Housing and Urban Development's Annual Survey of Income Limits for Public Housing and Section 8 Programs. You will need to verify your monthly rent and household income in order to determine 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 toward the down payment and non-recurring incidental expenses. Your relocation representative will clarify procedures necessary to apply for this payment.

#### V. "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 representative will provide counseling and other advisory services along with moving benefits.

#### VI. REPLACEMENT HOUSING PAYMENT - HOMEOWNERS

- A. If you owned and occupied a dwelling purchased by the City for **at least 180 days** prior to the first offer to purchase, you may be eligible to receive a payment of up to \$22,500 to assist you in purchasing a comparable replacement dwelling. If you choose to rent rather than purchase a replacement dwelling, the payment will be based on a determination of market rent for the acquired dwelling compared to a comparable rental dwelling available on the market. This payment is intended to cover the following items:
  - 1. **Purchase Price Differential** - An amount which, when added to the amount for which the City purchased your property, equals the lesser of the actual cost of your replacement dwelling; **or** the amount determined by the City as necessary to purchase a comparable replacement dwelling. Your relocation representative will explain both methods to you.
  - 2. **Mortgage Interest Differential** – A payment to cover any increased mortgage interest costs for the replacement dwelling.
  - 3. **Incidental Expenses** – A payment for 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 could have been received under the Purchase Price Differential, explained above. The payment will be based on the difference between the fair market 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.

## **VII. 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 from the City for the acquired dwelling, or in the case of condemnation, the date the full amount of estimated just compensation is deposited in court or;
  - b. The date which you moved from the acquired dwelling, whichever is later

All claims for relocation benefits must be filed with the City **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.

## **VIII. 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 City 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 representative 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 of the home you intend to purchase.

## **IX. RENTAL AGREEMENT**

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

## **X. EVICTIONS**

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

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

## **XI. APPEAL PROCEDURES**

Any person aggrieved by a determination as to eligibility for a relocation payment, or the amount of a payment, may have his/her claim reviewed or reconsidered in accordance with the City's appeals procedure. Details on appeal procedures are available upon request from the City.

## **XII. TAX STATUS OF RELOCATION BENEFITS**

Relocation benefit payments are not considered income for the purpose of the Internal Revenue Service Code of 1986, or the Personal Income Tax Law, Part 10 (commencing with Section 17001) of Division 2 of the Revenue and Taxation Code, or the Bank and Corporation Tax law, Part 11 (commencing with Section 23001) of Division 2 of the Revenue and Taxation Code. The preceding statement is not tendered as legal advice in regard to tax consequences, and you should consult with your tax advisor or legal counsel to determine the current status of such payments.

### XIII. ADDITIONAL INFORMATION AND ASSISTANCE AVAILABLE

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

*Paragon Partners Ltd.*  
*5660 Katella Avenue, Suite 100*  
*Cypress, CA 90630*  
*(714) 379-3376*

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## **Exhibit G: Public Comments and Responses**

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There were no written comments or questions received during the 45-day public review and comment period between Friday, December 20, 2019 and Monday, February 3, 2020

All Project residents received advisory notices (in English and Spanish) regarding the Plan's availability for review and an address was provided to contact Paragon Partners, Ltd. If they had comments regarding the draft Relocation Plan. No calls or written requests for assistance were received.