

Mecky Myers & Associates

RELOCATION PLAN

Prepared for:
Redevelopment Agency for the County of Riverside
5555 Arlington Avenue
Riverside, CA 92504



Redevelopment Agency

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Table of Contents

I. PROJECT DESCRIPTION	1
A. THE REGIONAL LOCATION	2
B. PROJECT SITE LOCATION	3
C. GENERAL DEMOGRAPHIC & HOUSING CHARACTERISTICS	4
II. ASSESSMENT OF RELOCATION NEEDS	5
A. SURVEY PROCESS	5
B. FIELD SURVEY DATA	5
1. Housing Mix and Rents	6
2. Occupancy	6
3. Replacement Housing Needs	6
4. Income	6
5. Race/Ethnicity/Language	7
6. Senior/Handicapped Households	7
7. Relocation Preferences	7
III. RELOCATION RESOURCES	7
A. METHODOLOGY	7
B. REPLACEMENT HOUSING AVAILABILITY	7
1. Residential Rental Housing	7
C. RELATED ISSUES	8
1. Concurrent Residential Displacement	8
2. Temporary Housing	8
IV. THE RELOCATION PROGRAM	8
A. ADVISORY ASSISTANCE	8
B. RELOCATION BENEFITS - RESIDENTIAL OCCUPANTS	9
1. Residential Moving Expense Payments	10
2. Rental Assistance To Tenants Who Choose to Rent	11
3. Downpayment Assistance To Tenants Who Choose to Purchase	12
4. Payments To Non-Tenured Residential Tenants	12
5. Last Resort Housing	12
C. GENERAL INFORMATION ON PAYMENT OF RELOCATION BENEFITS	12
V. ADMINISTRATIVE PROVISIONS	13
A. RELOCATION TAX CONSEQUENCES	13
B. GRIEVANCE PROCEDURES	13
C. EVICTION POLICY	14
D. PROJECTED DATES OF DISPLACEMENT	14
E. ESTIMATED RELOCATION COSTS	14
F. AGENCY DETERMINATIONS AND ASSURANCES	17

**Table of Contents
(Cont.)**

TABLE 1: Availability and Cost of Replacement For Sale Housing 7
TABLE 2: Availability and Cost of Replacement Rental Housing 8
TABLE 3: Schedule of Fixed Moving Payments 11
TABLE 4: Income Limits 15
TABLE 5: Affordability Analysis 15

APPENDIX A: Residential Interview Form
APPENDIX C: Mobilehome Sales Data
APPENDIX D: Rental Data
APPENDIX E: Residents Informational Brochure
APPENDIX F: Public Comments and Responses

I. PROJECT DESCRIPTION

The Redevelopment Agency for the County of Riverside desires to investigate the feasibility of converting the Date Palm Mobile Home Park located 44071 Clinton Street at the southwest corner of Fred Waring (APN 608-020-006) to affordable housing which will most likely be a tenant occupied multi-family development. The overall project site consists of 4.82 acres with street frontage on both Clinton Street and Fred Waring. The Date Palm Mobile Home Park is currently improved with 57 owner-occupied trailers. No mobilehomes are currently vacant.

Redevelopment of the proposed site would begin with the acquisition and relocation of the current tenants followed by demolition of the existing improvements and closure of the mobile home park. Once the site is cleared, construction would begin on a multi-family affordable housing project. The County has committed 20% housing funds for development of the project.

Relocation Plan

Agency involvement in the project would mean, for legal purposes, the undertaking would be considered a public project. According to California Relocation Assistance Law (California Government Code Section 7260 et seq.), California Health and Safety Code 33410-33418 and the Relocation assistance guidelines (California Code of Regulations, Title 25, Chapter 6) public projects involving residential displacement require the preparation of a relocation plan subject to public review and the approval of the local legislative body prior to the undertaking of any displacing activity. The general purposes of the relocation plan are to describe:

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

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

This Relocation Plan (the "Plan") was written by Mecky Myers and Associates, a professional consulting firm specializing in public agency relocation projects. The Plan is organized in 6 sections:

1. A description of the regional location, project site location, and general demographic and housing characteristics (**SECTION I**);
2. An assessment of the relocation needs of residential tenants subject to displacement as a result of the project (**SECTION II**);
3. An assessment of available, comparable replacement housing units in proximity to the project (**SECTION III**);
4. A description of the relocation assistance program (**SECTION IV**);

5. Project relocation cost budget, displacement timing and other necessary administrative provisions (SECTION V); and

A. THE REGIONAL LOCATION

The site is strategically located south of Interstate 10 and north of Highway 111.

Figure 1. Regional Project Location

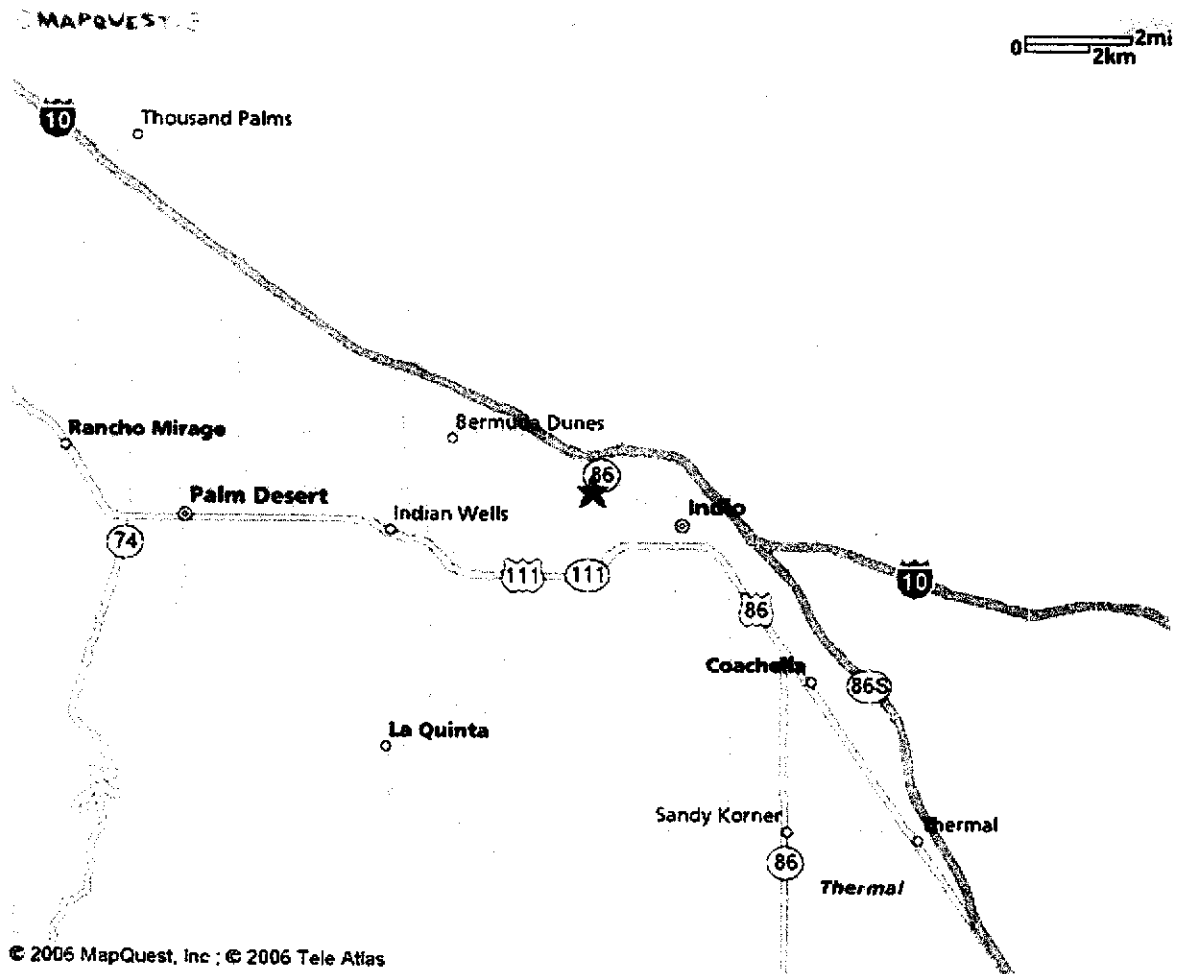
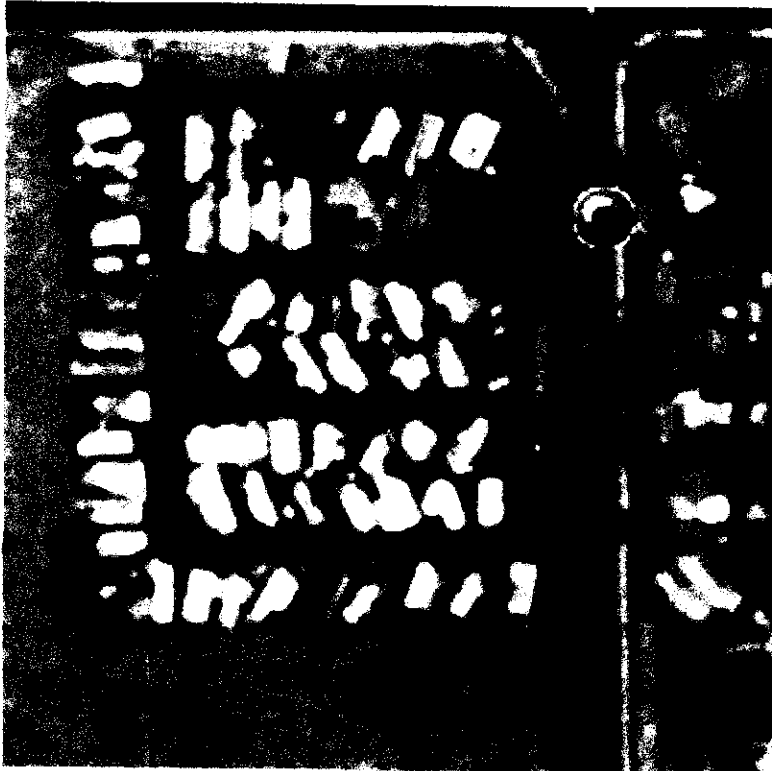


Figure 3 Aerial Photo of Date Palm Trailer Park



C. GENERAL DEMOGRAPHIC & HOUSING CHARACTERISTICS

POPULATION: City of Indio: In 2005 the population of the Indio area was 65,000. Of this 50.7 percent were Male and 49.3 percent were female. Median age was 27.5 and 7.8 percent of the population was over 65 years old. Whites accounted for 44 percent; Blacks, 2 percent; American Indian, .2 percent; Asian, .8 percent; Islander, .2 percent; some other race 51 percent. Sixty-six percent of the population was Hispanic.

HOUSEHOLDS AND FAMILIES: In 2005 there were 19,000 households in the City of Indio. The average household size was 3.4 people.

Families made up 77 percent of the households in the City of Indio. This figure includes both married-couple families (53 percent) and other families (25 percent). Nonfamily households made up 23 percent of all households in the City of Indio. Most of the nonfamily households were people living alone, but some were comprised of people living in households in which no one was related to the householder.

GEOGRAPHIC MOBILITY: In 2005, 83 percent of the people at least one year old living in the City of Indio were living in the same residence one year earlier; 12 percent had moved during the past year from another residence in the same county, 3 percent from another county in the same state, 1 percent from another state, and 2 percent from abroad.

EDUCATION: Sixty-five percent had a high school diploma and 27 percent had a Bachelors degree or higher.

DISABILITY: In the City of Indio, among people at least five years old in 2005, 7 percent reported a disability. The likelihood of having a disability varied by age - from 3 percent of people 5 to 20 years old, to 6 percent of people 21 to 64 years old, and to 33 percent of those 65 and older.

INCOME: The median income of households in the City of Indio was \$38,878. Eighty-five percent of the households received earnings and 18 percent received retirement income other than Social Security. Twenty percent of the households received Social Security. The average income from Social Security was \$14,212. These income sources are not mutually exclusive; that is, some households received income from more than one source.

HOUSING CHARACTERISTICS: In 2005, the City of Indio had a total of 23,000 housing units, 18 percent of which were vacant. Of the total housing units, 59 percent were in single-unit structures, 27 percent were in multi-unit structures, and 12 percent were mobile homes. Thirty-nine percent of the housing units were built since 1990.

OCCUPIED HOUSING UNIT CHARACTERISTICS: In 2005, the City of Indio had 19,000 occupied housing units - 11,000 (56 percent) owner occupied and 8,300 (44 percent) renter occupied. Seven percent of the households did not have telephone service and 2 percent of the households did not have access to a car, truck, or van for private use. Multi Vehicle households were not rare. Thirty-nine percent had two vehicles and another 20 percent had three or more.

HOUSING COSTS: The median monthly housing costs for mortgaged owners was \$1,485, non-mortgaged owners \$347, and renters \$801. Forty-three percent of owners with mortgages, 16 percent of owners without mortgages, and 60 percent of renters in the City of Indio spent 30 percent or more of household income on housing.

II. ASSESSMENT OF RELOCATION NEEDS

A. SURVEY PROCESS

Personal interviews were conducted with potentially affected residents, in September 2006. Interviewers were successful in obtaining survey responses from 50 of the 57 currently occupied units. Inquiries made of tenants included household size and composition of household, income, monthly rent obligation, length and type of occupancy, race/ethnicity, home language, disabilities/health problems, and replacement housing preferences.

The occupant data in this Plan are based solely on anecdotal responses. No efforts have been made to qualify information provided by the tenants. Samples of the tenant interview and business interview forms used in the interview process are presented in **Appendix B** of this report.

B. FIELD SURVEY DATA

Residential

The Date Palm Mobile Home Park is currently improved with 57 mobilehome sites of which all are owner-occupied trailers. The information presented below pertains to the 50 households who responded to the interview. Tenants in residence on or prior to 90 days prior to approval of the project by the Agency will be eligible for relocation assistance.

1. Housing Mix and Rents

Of the 50 respondents there were 10 households in one bedroom units; 25 in two bedroom units; 14 in three bedroom units and 1 in a four bedroom unit. All space-rents are \$347.50 per month.

2. Occupancy/Overcrowding

Of the 50 respondents there were a total of 232 persons of which 114 were children, 18 years or younger. The commonly accepted standard for housing density allows two persons per bedroom and one person in a common living area. Based on this criteria compared to available tenant data, there are twelve (12) overcrowded units on the subject property.

3. Replacement Housing Needs

Replacement housing needs are defined by the total number of required units and the distribution of those units by bedroom size. The bedroom size of replacement units is determined by comparing reported household size with the standard replacement housing occupancy standards. These standards, generally allow for up to 3 persons in a one-bedroom unit and 5 persons in a two-bedroom unit and 7 persons in a three-bedroom unit. Based on this criterion the following units will be required as replacement units for the project.

1 bedroom unit	14 units
2 bedroom unit	23 units + 7 units = 30
3 bedroom unit	9 units
4 bedroom unit	4 units

The + 7 units represents the units for the persons that were not interviewed.

4. Income

Income information was provided by 45 households. Five households declined to provide income information. Six (6) households are Extremely Low; 26 households are Very Low; 12 are Lower and one (1) households is Moderate Income. Average annual income for the 45 respondents is \$28,275 per year.

5. Race/Ethnicity/Language

The racial make-up of the 50 households is 1 Caucasian, and 49 Hispanic. Most of the Hispanic households are Spanish speaking only.

6. Senior/Handicapped Households

There are three (2) senior households (head of household sixty-two years or older). These seniors would be eligible to relocate into existing County Senior projects. Seven (7) persons are disabled, of which four (4) are in two households.

7. Relocation Preferences

Twenty five (25) displacee households wish to remain in Indio; Seven (7) in the Indio/General Area; and six (6) in Indio or a nearby City such as Coachella, La Quinta, and Thermal. Other areas mentioned were Indiana, Yucca Valley, Phoenix, Lancaster, San Diego and undecided.

III. RELOCATION RESOURCES

A. METHODOLOGY

A survey to determine the availability of comparable replacement housing within an approximately 5 mile radius of the project was conducted in October, 2006. The following sources and methods were utilized:

- Local surveys conducted by automobile within a five mile radius.
- Classified rental listings from local newspapers.
- Referrals from local property management companies.
- Internet listings.

B. REPLACEMENT HOUSING AVAILABILITY

1. Residential Rental Housing

Replacement housing survey data are summarized in **Table 1 and 2** from data listed in **Appendix C and D**. The survey identified a total of 27 properties for purchase including manufactured homes, condominiums and homes in the price range of \$16,000 to \$319,000 and 26 apartments for rent in the range of \$550-\$1,400 per month.

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

TABLE 1: Availability and Cost of Replacement For Sale Housing

Bedrooms	1	2	3	4
Number Found	4	10	9	3
Number Needed	7	15	5	2
Sales Range \$000	\$30-250	\$20-300	\$260-319	\$169-265

The market comparable rent amounts shown in **Table 3** are among the figures used to make benefit and budget projections for the Plan. These amounts are subject to change according to the market rates prevailing at the time of displacement. Initial rents in October 2006 were estimated to be \$800 for one bedroom apartments, \$1,100 for two bedrooms, \$1,200 for three bedroom units and \$1,300 for four bedroom units. Replacement housing resources are adequate.

TABLE 2: Availability and Cost of Replacement Rental Housing

Bedrooms	1	2	3	4
Number Found	8	12	4	2
Number Needed	7	15	4	2
Rent Range \$	\$550-1200	\$1250-1400	\$1200-1350	\$975-1350

C. RELATED ISSUES

1. Concurrent Residential Displacement

No other concurrent residential displacement is known to be taking place in the area.

2. Temporary Housing

Temporary housing may be necessary if the County determines that a family rental project is to be built on the site in two phases and that relocatees may reenter the project. In this situation the temporary moves would be for about half of the occupants.

IV. THE RELOCATION PROGRAM

A. ADVISORY ASSISTANCE

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

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

1. Distribute written information concerning the relocation program to each residential displacee (See **Appendix E**).
2. Personally inform all displacees of the nature of and procedures for obtaining available relocation assistance and benefits.
3. Determine the eligibility, needs and relocation preferences of each residential displacee.
4. Provide residential displacees with referrals to comparable, decent, safe and sanitary replacement housing within a reasonable time prior to displacement.

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

B. RELOCATION BENEFITS - RESIDENTIAL OCCUPANTS

Relocation benefits will be provided in accordance with the applicable provisions of the State relocation guidelines. Benefits will be paid to eligible displaced persons upon submission of required claim forms and documentation regarding the rental or purchase of decent, safe and sanitary replacement housing.

Eligibility requirements and calculations will be detailed on an individual basis with all displacee households. In the course of personal interviews and follow-up visits, each displacee household will receive counseling regarding available benefit options and the

requirements to claim compensation for moving payments and replacement housing assistance.

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

1. Residential Moving Expense Payments

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

a. Actual Cost (Professional Move)

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

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

b. Fixed Payment (Room Count Schedule Method)

As an alternative to a professional move, a residential displacee may elect to receive a fixed payment for moving expenses based on the number of furnished or unfurnished rooms in the displacement dwelling. Residential displacees who elect to receive a fixed payment assume full responsibility for the move including the expense of utility re-connections described in (a), above. The current schedule for fixed moving payments is set forth in Table 3:

TABLE 3: Schedule of Fixed Moving Payments

Room Count	1	2	3	4	5	6	7	8	Each Additional
Unurnished Dwelling	\$625	\$800	\$1000	\$1,175	\$1,425	\$1,650	\$1,900	\$2,150	\$225
Furnished Dwelling	\$400								\$65

Source: California Department of Transportation

2. Rental Assistance To Tenants Who Choose to Rent

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

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

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

- (i) The monthly rent and estimated average monthly cost of utilities for a comparable replacement dwelling; or
- (ii) The monthly rent and estimated average monthly cost of utilities for the decent, safe, and sanitary replacement dwelling actually occupied by the displaced person; or
- (iii) The total of the amount designated for shelter and utilities if receiving a welfare assistance payment from a program that designated the amounts for shelter and utilities.

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

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

If a displacee refuses to provide appropriate evidence of income or is a dependent, the base monthly rental shall be determined to be the average monthly cost for rent and utilities at the displacement dwelling. A dependent is any person 25 years old or younger receiving 50% or more of household income from gifts from another person, academic scholarships or stipends.

3. Downpayment Assistance To Tenants Who Choose to Purchase

Residential displacees eligible to receive a rental assistance payment, may choose to utilize up to the full amount of their rental assistance eligibility (including any Last Resort benefits) to purchase a replacement dwelling, provided that the entire eligibility amount is used toward the downpayment and eligible incidental closing costs. In the case of Downpayment Assistance claims, the Agency will arrange for the deposit of the total

rental assistance eligibility amount in an open escrow account. Provisions will be included in the escrow instructions to assure the prompt return of all funds provided by the Agency in the event escrow is canceled by either party or should fail to close within a reasonable period of time.

4. Payments To Non-Tenured Residential Tenants

Non low-income residential tenants with less than 90 days of continuous occupancy prior to the approval of the project by the Agency will only be eligible to receive a moving expense payment in accordance with Section 1b above.

5. Last Resort Housing

The Agency anticipates that it may be necessary to make rental assistance payments in excess of the statutory cap of \$5,250 to assure the availability of comparable replacement rental housing. Rental assistance payments to low-income non 90-day tenants and rental assistance payment amounts in excess of the regulatory caps are considered to be Last Resort Housing (LRH) payments.

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

C. GENERAL INFORMATION ON PAYMENT OF RELOCATION BENEFITS

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

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

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

1. Claimant(s) will provide all necessary documentation to substantiate eligibility for assistance.
2. Payment amounts will be determined in accordance with the provisions of the applicable uniform relocation regulations.
3. Required claim forms will be prepared by relocation personnel and reviewed with claimants. Signed claims and supporting documentation will be submitted by relocation personnel to the Agency.

4. The Agency will review all claims for payment and determine whether to approve, deny, or seek additional information.
5. The Agency will issue benefit checks for distribution to claimants by relocation staff.
6. Final payments will be issued only after confirmation that the project area premises have been completely vacated and occupancy of the replacement unit is verified.
7. All correspondence, back-up documentation, claims, receipts of payment and notices will be maintained in the relocation case file.

V. ADMINISTRATIVE PROVISIONS

A. RELOCATION TAX CONSEQUENCES

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

B. GRIEVANCE PROCEDURES

All grievances will be heard by the Agency following standards described in the State relocation guidelines. The appeals process will first go to Mecky Myers and Associates, then to the Redevelopment Agency for the County of Riverside. The findings of the Agency will be final.

Displacees will have the right to ask for administrative review when they believe themselves aggrieved by a determination as to eligibility, the amount of payment, the failure to provide comparable replacement housing referrals or the Agency's property management practices.

C. EVICTION POLICY

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

Eviction may be undertaken only for one or more of the following reasons:

- a) Failure to pay rent, except in those cases where the failure to pay is due to the lessor's failure to keep the premises in habitable condition, is the result of harassment or retaliatory action or is the result of discontinuation or substantial interruption of services.

- b) Performance of a dangerous, illegal act in the unit.
- c) Material breach of the rental agreement and failure to correct breach within 30 days of notice.
- d) Maintenance of a nuisance and failure to abate within a reasonable time following notice.
- e) Refusal to accept one of a reasonable number of offers of replacement dwellings.
- f) A requirement under State or local law or emergency circumstances that cannot be prevented by reasonable efforts on the part of the public entity.

D. PROJECTED DATES OF DISPLACEMENT

The acquisition and relocation element of the project is expected to commence in March, 2007. The project site is expected to be cleared and ready for construction by the end of September, 2007. Construction is expected to be 10-12 months, or July-September 2008.

E. ESTIMATED RELOCATION COSTS

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

Total	\$2,745,459
Administration	\$148,000
Sub Total	\$2,893,459
Contingencies 10%	\$289,346
Total	\$3,182,805

NOTE: This budget is subject to revision. Given the transient occupancy in the tenant occupied units, tenant changes may occur, which will alter projected relocation expenses. The estimated relocation budget does not include any payments related to property acquisition, or improvements pertaining to realty. The estimated budget does not include purchase of the coaches. The acquisition budget will be determined after the mobilehomes are appraised by a State licensed appraiser.

The following figures are approved by the U. S. Department of Housing and Urban Development (H.U.D.) for use by the **Redevelopment Agency for the County of Riverside** to define and determine housing eligibility by income level.

TABLE 4 Income Limits - Area Median: \$57,500

Income Category	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
Extremely Low	12,100	13,800	15,550	17,250	18,650	20,000	21,400	22,050
Very Low	20,150	23,000	25,900	28,750	31,050	33,350	35,650	37,950
Lower	32,200	36,800	41,400	46,000	49,700	53,350	57,050	60,700
Median	40,300	46,000	51,800	57,500	62,100	66,700	71,300	75,900
Moderate	48,300	55,200	62,100	69,000	74,500	80,000	85,600	91,100

Figures for are from the U.S. Department of Housing and Urban Development (HUD), effective 2006. Based upon the income limits above the following affordability analysis is outlined in Table 5.

TABLE 5 Affordability Analysis

Year	Mar-06 Riverside County Median Income	Extremely Low	Very Low	Low
HUD Rental Percent		30%	50%	80%
HUD Owner Percent		30%	50%	80%
2006 Area Median	\$57,500			
2006 State Rental	\$57,500	\$17,250	\$28,750	\$46,000
2006 State Owner	\$57,500	\$17,250	\$28,750	\$46,000

Affordability Analysis

2006 Rentals

Percent of Income	30%	\$5,175	\$8,625	\$13,800
Monthly Rent		\$431	\$719	\$1,150

2006 Home Purchase

Percent of Income	30%	\$5,175	\$8,625	\$13,800
Monthly Available		\$431	\$719	\$1,150
Taxes & Insurance (Est.)	15%	\$65	\$108	\$173
Maint./Repairs	4%	\$17	\$29	\$46
Utilities	8%	\$35	\$58	\$92
Net Available		\$315	\$611	\$978
Mortgage Rate	6%			
Cost Per \$1,000	\$6.00			
Loan Amount		\$52,469	\$101,823	\$162,917
Down Payment	10%			
Down Payment Factor	0.1111	\$5,829	\$11,313	\$18,100
Purchase Price		\$58,298	\$113,135	\$181,017

F. AGENCY DETERMINATIONS AND ASSURANCES

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

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

APPENDIX A

Residential Interview Forms

Residential Interview Form - Families

Case No. _____
 Project: Date Palm/Mixed Use _____
 Agency: _____

CLIENT INFORMATION

Name (Head of Household): _____
 Site Address: _____ Apt.: _____ B/P: _____
 Telephone: _____ Name: _____ Work: _____ Other _____
 Hours at Home: _____
 Race: Am. Indian Asian Black Hawaiian/Pac. Isl. White Mixed: (Mark 2)
 Other Ethnicity: Hispanic
 Status: Citizen Veteran Disabled Retired
 Language: English Spanish Other: _____
 Date Moved In: _____ Time In: _____ Neighborhood: _____ City: _____
 City _____ State: _____

1st Offer
 Notice Int

Relocation
 Interview

Info.State.
 Signed

Acquisition

P.M. Inter

R.A. Prep.

R. A. Execut

STATUS PRE DISPLACEMENT

Owner: _____ Mo. Mortgage Pmt.: _____ Utilities: _____
 Tenant: _____ Cleaning Deposit: _____
 Security Deposit: _____ Monthly Rental Rate \$: _____ Utilities: _____
 Key: _____ Rental \$: _____ Utilities: _____
 Room Count: _____ No. of Bedrooms: _____ Square Feet _____ Parking: _____
Furnished Unfurnished Partly Furnished
 Housekeeping: Good Fair Poor
 Units: Single Family Duplex Multifamily Mobilehome

Income
 Verified

Document
 Occupant

90 Day Not.

30 Day Not.

FAMILY COMPOSITION AND INCOME

Name/Relation	Age	Sex	Income Source	Yr. Amount

3 Ref.
 Made

Inventory

Repl. DU
 Inspected

Total Annual Income: \$ _____ 30% of Monthly Gross: _____

Income
 Verified

LOCATION REQUIREMENTS

Location Preference: _____
 Maximum Rental Rate: \$ _____ Max. Purchase Price \$ _____
 No. of Bedrooms: _____ Special Requirements: _____
 Preferable Type: Private Rental Subsid. Rent Assisted Purchase Conv. Sale
 Close To: Trans. Work Family Shopping Units: Schools Other

Pre-Clos.
 Docs. In

Vacate

All Rental
 Docs. In

HOUSING REFERRALS

Address	Price	Type	Date	Result

Move Claim
 Prepared

RHP Prep.

Move Claim
 Signed

NEAREST RELATIVE & ADDRESS: _____

RHP Signed

NEAREST FRIEND & ADDRESS: _____

RHP Paid

INTERVIEWED BY: _____ DATE: _____

Ineligible
 Letter Sent

ACTION DATE

APPENDIX C

Mobilehome Sales Data

11 Manufactured and Mobile Homes for Sale near Indio, California

Only a few items exactly match your search.
Showing items within 50 miles of the location
you specified.

Showing Page of 1



[more details...](#)

\$99,900

2005 cavco
2 bed, 2 bath
28 X 54

Arroyo Fairways Golf
Course
Hemet, CA, 92544



[more details...](#)

\$99,900

2005 cavco
2 bed, 2 bath
24 X 54

Arroyo Fairways Golf
Course
Hemet, CA, 92544



[more details...](#)

\$34,900
New

1978 Windsor
2 bed, 2 bath
24 X 54

Arroyo Fairways Golf
Course
Hemet, CA, 92544

1978 updated Windsor Mobile Home 2 Beds 2 Bath



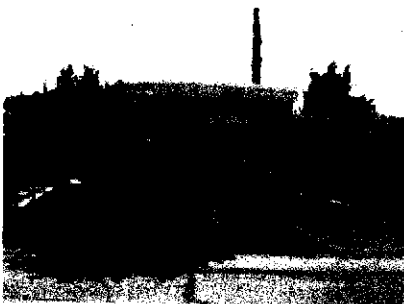
[more details...](#)

\$34,500
MH/LX

1969
GoldenWest
2 bed, 2 bath
24 X 56

Vogue Mobile Manor
Hemet, CA, 92544

Great Location!!!




[more details...](#)

\$15,900

1969 gold
medal
2 bed, 1 bath
12 X 48

Arroyo Fairways Golf
Course
Hemet, CA, 92544

more details...	\$319,629	2005 Karsten 3 bed, 2 bath 30 X 66	Oak Tree Ranch Ramona CA, 92065
more details...	\$299,998	2006 Silvercrest 3 bed, 2 bath 27 X 64	Oak Tree Ranch Ramona, CA, 92065
more details...	\$279,000	2004 Silvercrest Sale 3 bed, 2.5 bath Pending 35 X 30	Oak Tree Ranch Ramona, CA, 92065
more details...	\$272,819	2005 Karsten 3 bed, 2 bath 27 X 60	Oak Tree Ranch Ramona, CA, 92065
	SOLD!	1989 90006 Westway HM Inc 2 bed, 2 bath 24 X 48	Tri-palm Estates Thousand Palms CA, 92276
more details...	\$29,900	1975 Skyline 1 bed, 1 bath 12 X 50	La Quinta Ridge Mobile Estates Indio CA, 92201

55+, 27 holes golf; tennis incl in low HO fees. You own land

A.

Owners.com

15 Properties Found




Search for properties within 20 miles of Indio, CA.
Sorted by distance.





Records 1 to 20

20 per page

Go to page 3

[Next](#)

	Price	Beds/Baths	City	Property	Distance	Source
	\$220,000	2BD/2BA	Bermuda Dunes	Condo	(in city)	Owners.com
	\$260,000	3BD/1BA	Coachella	Home	(in city)	Owners.com
	\$300,000	3BD/2BA	Indio	Home	(in city)	Owners.com
	\$305,000	3BD/2BA	Indio	Home	(in city)	Owners.com
	\$320,000	3BD/2BA	Coachella	Home	(in city)	Owners.com
	\$44,900		Salton City	Vacant Lot	1.8mi	Owners.com
	\$45,500		Salton City	Vacant Lot	1.8mi	Owners.com
	\$169,900	4BD/2BA	Salton City	Home	1.8mi	Owners.com
	\$258,000	4BD/2BA	Salton City	Home	1.8mi	Owners.com

	<u>Price</u>	<u>Beds/Baths</u>	<u>City</u>	<u>Property</u>	<u>Distance</u>	<u>Source</u>
	<u>\$265,000</u>	<u>4BD/2BA</u>	<u>Thousand Palms</u>	<u>Home</u>	<u>5.9mi</u>	<u>Owners.com</u>
	<u>\$299,000</u>	<u>2BD/2BA</u>	<u>Thousand Palms</u>	<u>Home</u>	<u>5.9mi</u>	<u>Owners.com</u>
	<u>\$185,000</u>	<u>3BD/3BA</u>	<u>Cathedral City</u>	<u>Mobile Home</u>	<u>10.5mi</u>	<u>Owners.com</u>
	<u>\$249,700</u>	<u>2BD/1BA</u>	<u>Cathedral City</u>	<u>Townhome</u>	<u>10.5mi</u>	<u>Owners.com</u>
	<u>\$295,000</u>	<u>3BD/1BA</u>	<u>Cathedral City</u>	<u>Home</u>	<u>10.5mi</u>	<u>Owners.com</u>
	<u>\$249,900</u>	<u>2BD/2BA</u>	<u>Palm Springs</u>	<u>Condo</u>	<u>13.0mi</u>	<u>Owners.com</u>

Search Area: Indio Hills , La Quinta , Indio , Coachella , Thermal , Salton Sea , Mecca , Bermuda Dunes

14 listings found

Page 1 of 1

xTooltipElement

New Construction

Priced from \$150,000 78650 Avenue 42, Bermuda Dunes, 92201

Condominium Unit

Saddleback Condominiums in CC Saddleback Davlyn Communities
(760) 772-9924



Save this Property More Details

\$149,500 Indio

Beds: 2

Condominium Unit

INDIO - From \$149,500 with NO DOWN PAYMENT and payments from as low as \$810 per month OAC. Beautifully remodeled 1 and 2 bedroom condos ...

CLASSIFIEDS



Save this Property


More Details

New Construction

Priced from \$144,500 44260 Monroe St., Indio

Bed: 1 Bath: 1
Condominium Unit
Plan 1 in Tres Flores

Tres Flores c/o Borg Real Estate
Free Brochure

 Save this Property

[More Details](#)

\$124,789 80000 Avenue 48 #25, Indio, 92201

OPEN


Beds: 4
Mobile/Manufactured Home

 Save this Property [More Details](#)

\$99,000 Salton City, Salton Sea

Raw Land

Located in East Valley. 5 Acres in the up and coming North Shore Salton Sea area. Thunderbird Realty
Wayne Butterfield
(760) 779-9848

 Save this Property


[More Details](#)

\$20,000 La Quinta

Beds: 3
Single Family Home

LA QUINTA Seasonal Rental High end custom home on the grounds of the La Quinta Resort and behind private gates. Avail for seasonal rental ...

CLASSIFIEDS

 Save this Property

[More Details](#)

\$2,500 51620 Avenida Diaz, La Quinta




Beds: 4 Baths: 2 full, 1 half
Single Family Home

Amenities: Carpet, Hardwood, and Tile Floors, wheelchair accessible, pool, laundry on site, quiet neighborhood, refrigerator, stove, dishwasher ...

(818)
439-1910

 Floor Plans

 Save this Property

[More Details](#)

New Construction

Save this Property More Details Free Brochure

Call For Price Indio

Single Family Home
Grace Property Management 760.347.7793

CLASSIFIEDS

Save this Property More Details

Call For Price La Quinta

Beds: 4 Baths: 3 full
Single Family Home
North La Quinta/ Sonrisa Beautiful 4Br/3Ba, Great Room, Super Clean, Move In Ready.
Low IID Power, Close To La Quinta Schools. Scott Schmidt ...

CLASSIFIEDS

Save this Property More Details

Call For Price La Quinta

Beds: 3 Baths: 2 full
Single Family Home
No. La Quinta. 3BR/2BA fireplace, pool/spa, large lot. Tandem 3 car garage. Includes all
apliances. High demand school district. MUST ...

CLASSIFIEDS

Save this Property More Details

Call For Price Coachella

Building Lot
Acreage in Coachella 9.25 Acres available at Avenue 54 & Frederick Streets. Call for
more information 760-534-9088 Agent. Coldwell Banker ...

CLASSIFIEDS

Save this Property More Details

Call For Price Indio Hills

Building Lot
INDIO HILLS, 4.7 acres, electricity & water, 626.449.8922 / 760.777.1886

CLASSIFIEDS

Save this Property More Details

Call For Price Indio Hills

Building Lot
INDIO HILLS Dillon Rd. 40 Ac., Open Zone. \$1.1 Million. 310-442-3833

CLASSIFIEDS

Save this Property More Details

1 - 14 Listings Displayed

Return To Search Results
Bottom of Form

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v6.11.2.28



APPENDIX D

Rental Data

Rental Units Found @ Realtor.com

Beds	Units	Rents
1 Bed	8 Units	\$550-\$1,200
2 Bed	12 Units	\$1,250-\$1,400
3 Bed	4 Units	\$1,200-\$1,350
4 Bed	2 Units	\$975-\$1,350

APPENDIX E

Residents Informational Brochure

RELOCATION ASSISTANCE PROGRAM FOR RESIDENTS

I. GENERAL INFORMATION

The property in which you now live is in an area to be improved with the assistance of the Redevelopment Agency for the County of Riverside ("Agency"). 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 under the State regulations and/or state law. We suggest you save this informational statement for reference.

The project, which will require your relocation, is funded in part by the Agency. This Guide is intended to provide general information with some specifics on the Relocation Assistance Program. Further details regarding relocation assistance and benefits are set forth in the California Relocation Assistance and Real Property Acquisition Guidelines, California Code of Regulations, Title 25, Chapter 6, prepared by the Department of Housing and Community Development. In the event of any conflict, the State Guidelines shall be controlling.

The Agency has retained the services of Mecky Myers and Associates, a qualified professional relocation firm, to assist you. A representative of the firm is available to explain details of the relocation program and the determination of relocation assistance benefits. Their address and telephone number is:

Mecky Myers
AND ASSOCIATES
RELOCATION CONSULTANTS

Redondo Office
228 North Irena Avenue
Redondo Beach, CA 90277
Tel: (310) 316-4622
Fax: (310) 316-5146

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

PLEASE DO NOT MOVE PREMATURELY. THIS IS NOT A NOTICE TO VACATE YOUR DWELLING.

However, if you desire to move sooner than required, you must contact your representative with Mecky Myers and Associates 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 relocation assistance program.

II. ASSISTANCE IN LOCATING A REPLACEMENT DWELLING

The Agency, through its representatives, will assist you in locating a comparable replacement dwelling by providing referrals to appropriate and available housing units. You are encouraged to actively seek such housing yourself. When a suitable replacement dwelling unit has been found, your relocation consultant will carry out an inspection and advise you as to whether the dwelling unit meets decent, safe and sanitary housing requirements. A decent, safe and sanitary housing unit provides adequate space for its occupants, proper weatherproofing and sound heating, electrical and plumbing systems. Your new dwelling must pass inspection before relocation assistance payments can be authorized.

III. MOVING BENEFITS

If you must move as a result of displacement by the project, you will receive a payment to assist in moving your personal property. There are two types of moving payments. You have the option of selecting either one of the following types of moving payments:

A. Fixed Moving Payment

A Fixed Moving Payment is based upon the number of rooms you occupy and whether or not you own your own furniture. The payment is based upon a standard schedule and ranges, for example, from \$400 for one furnished room to \$2,150 for eight rooms in an unfurnished dwelling. (For details see the table below). Your relocation representative will inform you of the amount you are eligible to receive if you choose this type of payment.

FIXED MOVING SCHEDULE - CALIFORNIA (effective September, 2001)

Occupant Owns Furniture

1 room	\$625.00
2 rooms	\$800.00
3 rooms	\$1,000.00
4 rooms	\$1,175.00
5 rooms	\$1,425.00
6 rooms	\$1650.00
7 rooms	\$1900.00
8 rooms	\$2,150.00
each additional room	\$250.00

Occupant Does NOT Own Furniture

1 room	\$400.00
each additional room	\$65.00

If you select a fixed payment, you will be responsible for arranging for your own move and the Agency will assume no liability for any loss or damage of your personal property.

B. Actual Moving Expense (Professional Move)

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

IV. REPLACEMENT HOUSING PAYMENT - TENANTS AND CERTAIN OTHERS

You may be eligible for a payment of up to \$5,250 to assist you in renting or purchasing a comparable replacement dwelling if:

- 1) You have actually and lawfully occupied the dwelling from which you will be displaced for not less than 90 days immediately prior to the approval of the project;
- 2) The dwelling from which you will be displaced is your permanent or customary and usual place of abode;
- 3) You rent or purchase and occupy a decent, safe and sanitary dwelling within 1 year after the date you vacate the displacement dwelling.

A. Rental Assistance.

If you qualify, and **wish to rent** your replacement dwelling, your rental assistance benefits will be based upon the difference over a 42 month period between the rent you must pay for a comparable replacement dwelling and the lesser of your current rent including a utility allowance or 30% of your gross monthly household income. You will be required to provide your relocation representative with monthly rent and household income verification prior to the determination of your eligibility for this payment.

In the case of dependents (an individual or household receiving 50% or more of household income from gifts, academic scholarships or stipends), the average monthly rent, including a utility allowance, substitutes for income in the determination of rental assistance benefits.

- OR -

B. Down-payment Assistance.

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

V. REPLACEMENT HOUSING PAYMENT - HOMEOWNERS

A. If you owned and occupied a dwelling purchased by the Agency for **at least 180 days** prior to the approval of the project by the Agency, you may be eligible to receive a payment of up to \$22,500 to assist you in purchasing a comparable replacement unit.

If you owned and occupied the displacement dwelling for **at least 90 days but not more than 180 days** immediately prior to the date of project approval, you may be eligible for a payment of up to \$5,250. This payment is intended to cover the following items:

1. **Purchase Price Differential** - An amount which, when added to the amount for which the Agency purchased your property, equals the lesser of the actual cost of your replacement dwelling; or
The amount determined by the Agency as necessary to purchase a comparable replacement dwelling. Your relocation representative will explain both methods to you.
2. **Mortgage Interest Differential** - The amount which covers the increased interest costs, if any, required to finance a replacement dwelling. Your relocation representative will explain limiting conditions.
3. **Incidental Expenses** - Those one time costs incidental 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 \$5,250. 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.

VI. 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 later of** the following:

1. For a tenant, the date you move from the displacement dwelling
2. For an owner-occupant, the date you receive final payment for the displacement dwelling, or, in the case of condemnation, the date the full amount of estimated just compensation is deposited in court, or
3. The date the project sponsor fulfills its obligation to make available comparable replacement dwellings.

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

VII. 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 Project Sponsor 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.

VIII. RENTAL AGREEMENT

As a result of the action to purchase the property where you live, you may become a tenant of the project sponsor. If this occurs, you will be asked to sign a rental agreement which will specify the monthly rent to be paid, when rent payments are due, where they are to be paid and other pertinent information. Except for the causes of eviction set forth below, no person lawfully occupying property to be purchased by the project sponsor will be required to move without having been provided with at least 90 days written notice.

Eviction will be undertaken only in the event of one or more of the following infractions:

- A. Failure to pay rent; except in those cases where the failure to pay is due to the lessor's failure to keep the premises in habitable condition, is the result of harassment or retaliatory action or is the result of discontinuation or substantial interruption of services;
- B. Performance of dangerous illegal act in the unit;
- C. Material breach of the rental agreement and failure to correct breach within 30 days of notice;
- D. Maintenance of a nuisance and failure to abate within a reasonable time following notice;
- E. Refusal to accept one of a reasonable number of offers of replacement dwellings; or
- F. The eviction is required by Federal or local law and cannot be prevented by reasonable efforts on the part of the public entity.

IX. APPEAL PROCEDURES - GRIEVANCE

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 appeals procedure. Complete details on appeal procedures are available upon request. The appeal process will be first by Mecky Myers and Associates, then if not settled, by the Redevelopment Agency for the County of Riverside. The Agency determination will be final.

X. TAX STATUS OF RELOCATION BENEFITS

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

XI. 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.

APPENDIX J
Public Comments and Responses