

**SUBMITTAL TO THE BOARD OF DIRECTORS OF THE
REDEVELOPMENT AGENCY
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

111



SUBMITTAL DATE:
March 24, 2011

FROM: Redevelopment Agency

SUBJECT: RDA Resolution No. 2011-009 – Adoption of the Relocation Plan for the Villalobos Mobile Home Park Project – 4th Supervisorial District

RECOMMENDED MOTION: That the Board of Directors adopt RDA Resolution No. 2011-009, Adoption of Relocation Plan for the Villalobos Mobile Home Park.

BACKGROUND:

On October 19, 2010, the Board of Directors for the Redevelopment Agency for the County of Riverside approved the purchase of the Villalobos Mobile Home Park located at 87260 Avenue 61 in Thermal, CA an unincorporated area of Riverside County . The project is also known as Assessor's Parcel Number 757-260-009 and is approximately 14 acres in size.

(Continued)

Robert Field
Executive Director

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 925,000	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2010/11

COMPANION ITEM ON BOARD OF SUPERVISORS AGENDA: No

SOURCE OF FUNDS: Desert Communities Project Area Redevelopment Low and Moderate Income Housing	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE

BY:
Jennifer L. Sargent

County Executive Office Signature

- Dept's Recomm.: Consent
- Per Exec. Ofc.: Consent
- Policy
- Policy

MINUTES OF THE BOARD OF DIRECTORS OF THE REDEVELOPMENT AGENCY

On motion of Supervisor Buster, seconded by Supervisor Benoit and duly carried, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Buster, Tavaglione, Stone and Benoit
Nays: None
Absent: Ashley
Date: April 5, 2011
xc: RDA, Auditor

Kecia Harper-Ihem
Clerk of the Board
By:
Deputy

Prev. Agn. Ref.: 4.6 of 10/19/10 District: 4 Agenda Number **4.4**

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

FISCAL PROCEDURES APPROVED
 PAUL ANGULO, CPA, AUDITOR-CONTROLLER
 BY: 3/23/11
 DATE: 3/23/11
 DEPARTMENT: SAMUEL WONG

FORM APPROVED COUNTY COUNSEL
 BY: 3/24/11
 ANITA C. WILLIS

BACKGROUND: (Continued)

Subsequently, the Redevelopment Agency for the County of Riverside (RDA) and Overland, Pacific, & Cutler (Relocation Consultant,) held initial interviews with the residents of the project to address potential relocation. The Relocation Consultant met with project residents individually, including the project owner, prior to preparing the Relocation Plan.

The project consists of nine mobile home units and two single family homes that range from 10-42 years of age. The Villalobos Mobile Home Park is currently in distress due to the deteriorating septic system.

In compliance with statutory requirement, a Relocation Plan has been prepared to identify and address the needs of the displaced households. It has been determined that there are sufficient replacement sites available to relocate displaced persons. Relocation assistance, including eligible monetary benefits, will be provided to all displacees.

In accordance with California's Relocation Assistant Act, proper public posting has been completed.

Relocation Consultant Services	\$ 70,000
Relocation Benefits	\$ 595,000
Administrative Costs (Labor)	\$ 100,000
Escrow fees	\$ 35,000
Miscellaneous	\$ 125,000
Total:	\$ 925,000

2
3 **RDA RESOLUTION NO. 2011-009**
4 **ADOPTION OF RELOCATION PLAN**
5 **FOR THE VILLALOBOS MOBILE HOME PARK PROJECT**
6 **(Fourth Supervisorial District)**
7

8 **WHEREAS**, the Redevelopment Agency for the County of Riverside hereinafter
9 "Agency," is a Redevelopment Agency duly created, established and authorized to
10 transact business and exercise its powers, all under and pursuant to the provisions of
11 the Community Redevelopment Law which is Part 1 of Division 24 of the California
12 Health and Safety Code (commencing with Section 33000 et seq.); and

13 **WHEREAS**, Agency has adopted a Redevelopment Plan, hereinafter referred
14 to as the "Plan," for the Desert Communities Project Area, hereinafter referred to as
15 "Project Area,"; and

16 **WHEREAS**, pursuant to the provisions of the Community Redevelopment Law,
17 Section 33391 of the Health and Safety Code, the Agency may acquire, within a survey
18 area or for purpose of redevelopment, any interest in real property; and

19 **WHEREAS**, On October 19, 2010, the Board adopted RDA Resolution No.
20 2010-056, authorizing the purchase of APN 757-260-009, for redevelopment purposes,
21 located in the unincorporated community of Thermal in Riverside County, which may
22 include construction of affordable housing, hereinafter the "Proposed Project"; and

23 **WHEREAS**, the Proposed Project will displace eleven (11) households, who will
24 be required to relocate into decent, safe and sanitary replacement dwellings; and

25 **WHEREAS**, pursuant to section 6038 of the California Code of Regulations,
26 Title 25, Division 1, Chapter 6, Subchapter 1, Article 2, Overland, Pacific and Cutler
27 Inc., has prepared a Relocation Plan to more specifically address potential
28

1 displacements as a result of the Proposed Project; and

2 **WHEREAS**, pursuant to Section 33413.5 of the Health and Safety Code,
3 Overland, Pacific and Cutler Inc. under the direction of the Agency, prepared a
4 relocation plan which will outline the benefits to be provided to the displacees including
5 assistance, rights, and benefits required under California's Relocation Assistance Law
6 and the Relocation Guidelines. The relocation plan will detail both the advisory and
7 financial assistance. Every effort will be made to facilitate arrangements and minimize
8 hardships for the displacees; and

9 **WHEREAS**, it has been determined that there are sufficient replacement sites
10 available to relocate any displaced households; and

11 **WHEREAS**, the Agency is prepared to take the necessary actions to
12 successfully relocate all displacees.

13 **BE IT RESOLVED, DETERMINED, AND ORDERED** by the Board of Directors
14 of the Redevelopment Agency for the County of Riverside, State of California, in
15 regular session assembled on March 29, 2011, as follows:

16 1. That the Board of Directors hereby finds and declares that the above
17 recitals are true and correct.

18 2. That in compliance with Section 6012 of the California Code of
19 Regulations, Title 25, Division 1, Chapter 6, Subchapter 1, Article 1; and in accordance
20 with the provisions of Sections 33411 and 33411.1 of the California Health and Safety
21 Code, and the California Relocation Assistance Law, Section 7260 et.seq. of the
22 California Government Code, the Board of Directors approves and adopts the
23 Relocation Plan for the Villalobos Mobile Home Park Project.

24 3. Pursuant to California's Relocation Assistance Law proper public posting has
25 been completed.

26 ROLL CALL:

27 Ayes: Buster, Tavaglione, Stone, and Benoit
28 Nays: None
Absent: Ashley

The foregoing is certified to be a true copy of a
resolution duly adopted by said Board of Super-
visors on the date therein set forth.

HARPER-IHEM Clerk of said Board
Deputy

FORM APPROVED COUNTY COUNSEL
BY: *Anita C. Willis* 3-29-11
DATE
ANITA C. WILLIS

***Relocation Plan and Conversion
Impact Report
for the
Villalobos Mobile Home Park
Project***

Prepared for:

Redevelopment Agency for County of Riverside

By:

**Overland, Pacific & Cutler, Inc.
41555 Cook St., Suite 250
Palm Desert, California 92260
(760) 776-1238**

February 2, 2011

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- EXHIBIT B: Residential Interview Form
- EXHIBIT C: HUD Income Limits - County of Riverside
- EXHIBIT D: Mobile Home Replacement Housing List
- EXHIBIT E: Mobile Home Park Resident Profile
- EXHIBIT F: Residential Informational Brochure
- EXHIBIT G: Public Comments and Response to Public Comments

INTRODUCTION

The Redevelopment Agency for County of Riverside (the Agency) is in the process of acquiring the Villalobos Mobile Home Park at 87-260 Avenue 61 in Thermal, California (the Park) for a proposed affordable housing project (the Project). The representative photographs of the mobile homes are included as **Exhibit A**. The Project is located south of the Jacqueline Cochran Regional Airport, at the northeast corner of Fillmore Street and Avenue 61. The Project necessitates the acquisition and relocation of privately-owned parcels of real estate and the displacement of 11 households. The Agency anticipates using County Housing funds to acquire the Park and facilitate the relocation process.

The Project will require the relocation of 11 residential households. The involvement of the Agency, a public entity, triggers the need to provide relocation assistance and benefits in accordance with state relocation law (California Government Code Section 7260 et seq.) and the implementing regulations (California Code of Regulations Title 25 Chapter 6). Among the regulatory requirements applicable to the Project is the need to prepare a relocation plan. The purposes of a relocation plan, in broad terms, are to address the needs of potential displacees, the availability of adequate replacement housing, and the Agency's plans to provide required assistance.

Additionally, state law requires the owner to prepare a Closure Impact Report due to the proposed closure of the mobile home park in accordance with California Government Code section 65863.7 and 65863.8, and California Civil Code 798.56.

Overland, Pacific & Cutler, Inc. (OPC), an experienced, professional relocation consulting firm, has been selected to prepare both the relocation plan (the Plan) and the closure impact report (the Report). Due to the similarities of data and assistance/mitigations required for both the Plan and Report, OPC has combined the requirements of both the Plan and Report into one document (the Document).

This Document provides the results of a needs assessment survey, a housing resource study and details of the proposed relocation program the Agency will follow, including the necessary elements for the closure of the mobilehome park. This Document sets forth policies and procedures necessary to conform with statutes and regulations established by the California Relocation Assistance Law, California Government Code section 7260 et seq., and the California Relocation Assistance and Real Property Acquisition Guidelines, Title 25, California Code of Regulations, Chapter 6, Section 6000 et seq. (the Guidelines) as it relates to relocation assistance activities. Additionally, this Document identifies the requirements that must be met for the closure of a mobilehome park established by a

California Government Code section 65863.7 and 65863.8, and California Civil Code 798.56.

The Document is organized in 5 sections:

1. A description of the Project's regional location and specific site setting **(SECTION I)**;
2. An assessment of the relocation needs of persons subject to displacement as a result of the Project **(SECTION II)**;
3. An assessment of available replacement housing units in proximity to the Project **(SECTION III)**;
4. A listing and assessment of the necessary components for the mobilehome park closure requirements **(SECTION IV)**; and
5. A review of the relocation assistance program to be offered to displaced residents **(SECTION V)**.

PROJECT AREA DESCRIPTION

A. THE REGIONAL LOCATION

The Project is located in Thermal, the unincorporated area of Riverside County, approximately 12 miles south of Indio and Coachella and immediately to the west of SR-111 and SR-86. Thermal is served by a Jacqueline Cochran Regional Airport which is to the northwest of the Project area. (See Figure 1: Regional Project Location)

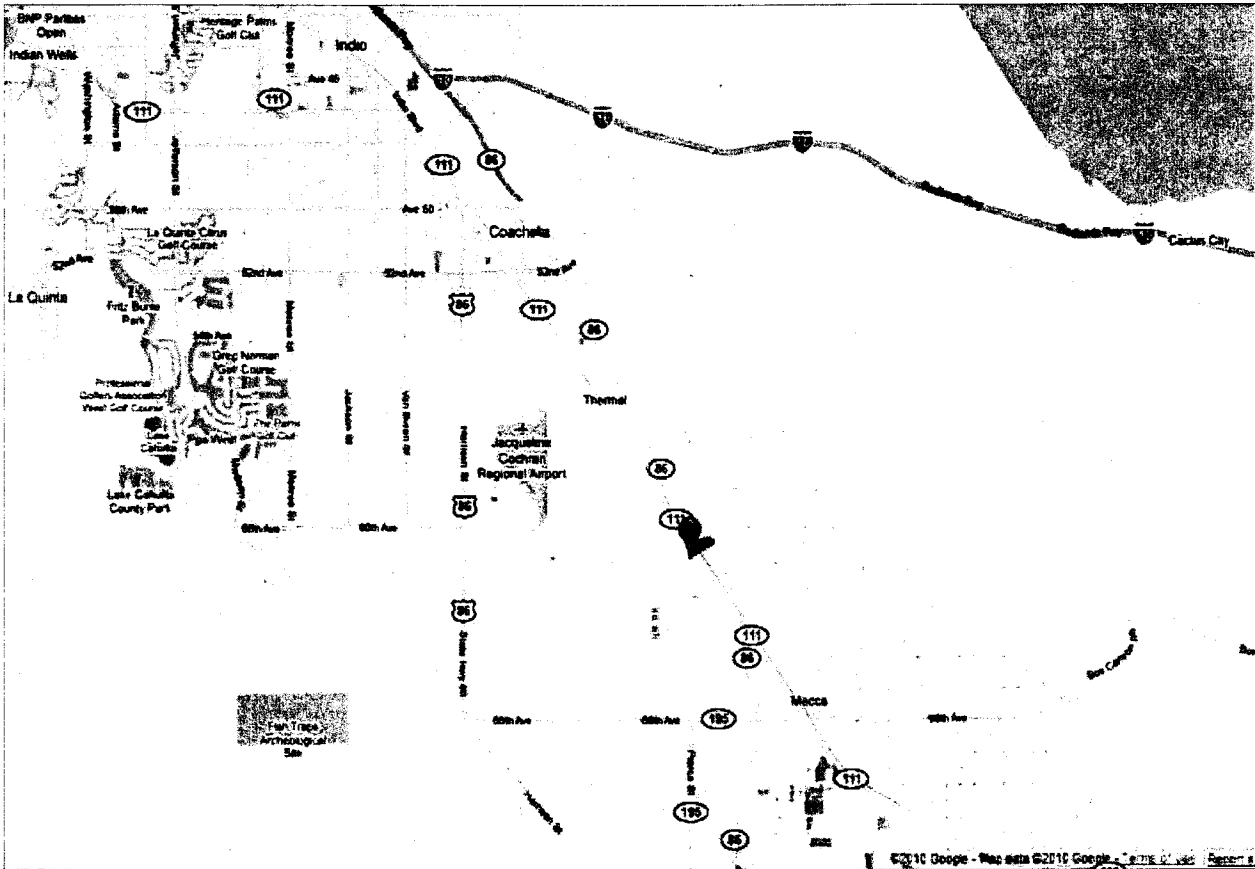


Figure 1: Regional Project Location

B. PROJECT SITE LOCATION

The Project is generally bounded by Pierce Street to the east, 61st Avenue to the south, Zamora Road to the west, and 60th Avenue to the north (See Figure 2: Project Site Location).

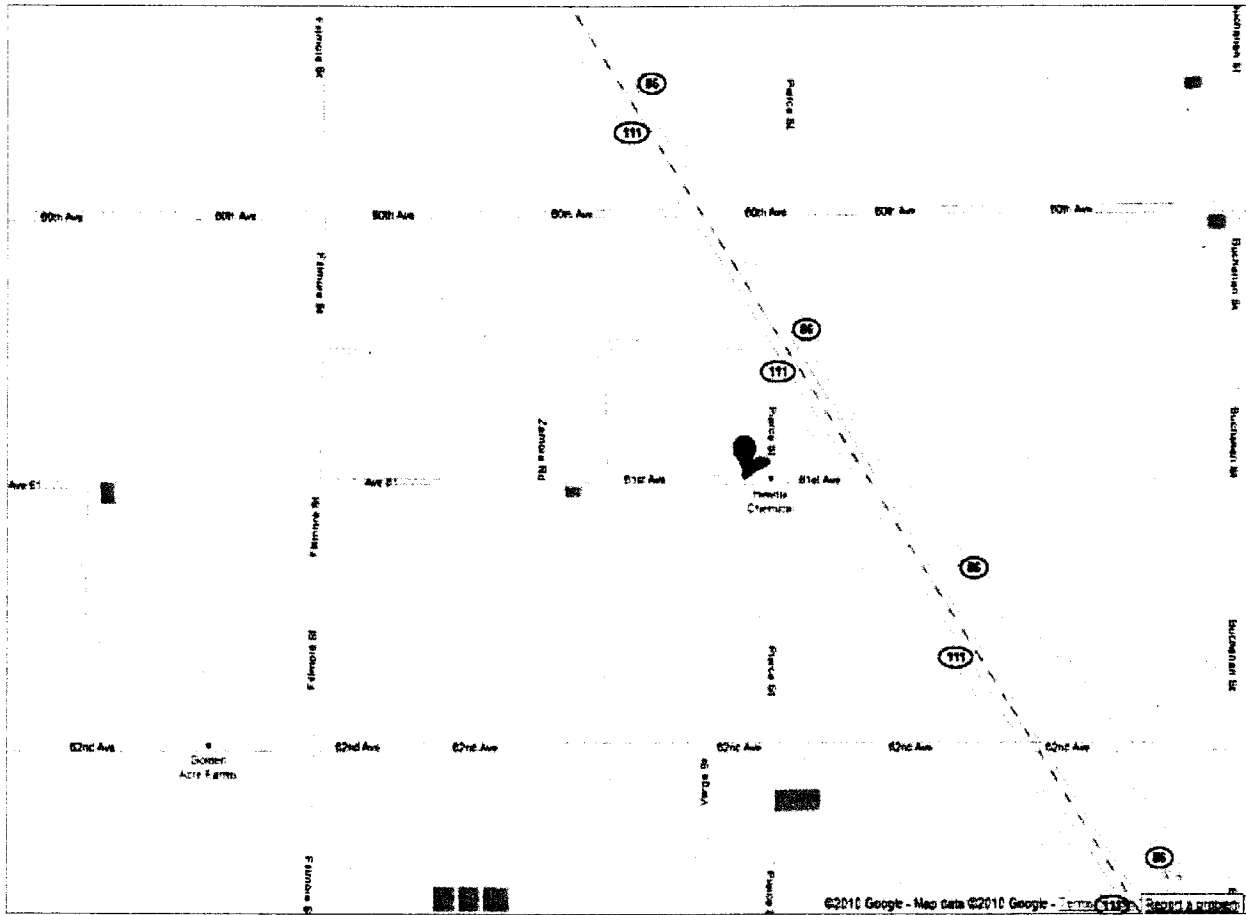


Figure 2: Project Site Location

C. GENERAL DEMOGRAPHIC & HOUSING CHARACTERISTICS

Table 1, following, represents general demographic and housing characteristics within one mile, three miles and five miles from the planned Project.

TABLE 1: Demographic and Housing Characteristics			
Population	One-Mile Radius	Three-Mile Radius	Five-Mile Radius
2014 Projection	380	5,226	47,145
2009 Projection	298	4,161	39,184
2000 Census	219	3,295	25,736
Growth 2009-2014	27.40%	25.60%	20.30%
Growth 2000-2009	36.10%	26.30%	52.30%
2009 Population by Race (% of Total Population)			
White	115 (38.59%)	1,652 (39.70%)	15,050 (38.41%)
Black or African American	0 (0.00%)	11 (0.26%)	148 (0.38%)
American Indian and Alaska Native	8 (2.68%)	81 (1.95%)	456 (1.16%)
Asian	4 (1.34%)	61 (1.47%)	280 (0.71%)
Native Hawaiian and Pacific Islander	0 (0.00%)	2 (0.05%)	8 (0.02%)
Other Race	162 (54.36%)	2,220 (53.35%)	21,978 (56.09%)
Two or More Races	8 (2.68%)	134 (3.22%)	1,263 (3.22%)
Hispanic or Latino (of any Race)	278 (93.29%)	3,674 (88.30%)	36,670 (93.59%)
2009 Population by Education			
Less than 9 th Grade	61 (33.70%)	859 (34.90%)	8,275 (39.04%)
Some High School to Associate	91 (50.28%)	1,169 (47.50%)	10,785 (50.89%)
Bachelor's Degree or Higher	29 (16.02%)	433 (17.60%)	2,134 (10.07%)
2009 Income Figures			
Average Household Income	\$41,651	\$45,585	\$44,885
Median Household Income	\$31,974	\$32,193	\$33,240
Per Capita Income	\$9,301	\$12,779	\$10,564
2009 Housing			
Owner/Renter Occupied (%)	52.05%/47.95%	48.99%/51.01%	52.56%/47.44%
Average Household Size	4.00	4.57	4.48
Median Year Built	2000	1997	1993
Median Housing Value (owner-occupied)	\$108,333	\$117,014	\$124,254

II. ASSESSMENT OF RELOCATION NEEDS

A. SURVEY METHOD

To obtain information necessary for the preparation of this Plan, personal interviews were conducted over a two-week period in August and September 2010. Interviewers were successful in obtaining survey responses from all 11 residential households in the Project. The data in this section of the Plan are based solely on the unconfirmed responses of those individuals who participated in the survey.

Inquiries made of residential occupants concerned household size and composition, income, monthly rent or mortgage status, length of occupancy, ethnicity, home language, physical disabilities, and replacement housing preferences. A sample of the residential interview form used in the interview process is presented as **Exhibit B** of this report.

B. FIELD SURVEY DATA

1. Current Residential Occupants

Among the properties to be acquired for the Project are 10 mobile home spaces, of which 1 is vacant, and 1 duplex. There are 9 households residing in mobile homes and 2 households living in a duplex. One mobile home space was confirmed vacant at the time of surveys. Lengths of occupancy vary from 6 to 10 years with an average tenancy of 8.7 years. Nine of the 11 interviewed residents have resided in their present unit for more than 8 years.

2. Housing Mix

The housing mix, as shown below in **Table 2**, consists of 9 respondent mobile homes and 2 households in a duplex.

# of Bedrooms	One	Two	Three	Four
# of Units	1	3	6	1

Of the 11 total households, 2 are renting their units in the duplex, while 9 mobile homes are owned. The ownership of the mobile homes is assumed since all the

owners are participating in the County Housing Affordability Program where they gain title to the mobile home after leasing it for 10 years. For the purpose of relocation activities, all mobile home residents will be considered owners and will hold titles to their homes.

3. Project Area Rents

Table 3 below charts monthly rents by bedroom size among the households paying market rate rents.

TABLE 3: Project Area Rents	
One Bedroom	Two Bedroom
\$350	\$350

In addition to the tenant rents for the duplex, there are space or pad rents being paid by each mobile home owner. Pad rents in the Villalobos Mobile Home Park are \$350 per month.

4. Occupancy/Overcrowding

There is a total known Project population of 56 individuals, consisting of 35 adults and 21 children. The average household size is 5.1 persons per dwelling unit. The distribution of household sizes within the Project is provided in **Table 4** below.

TABLE 4: Household Size								
# in Household	One	Two	Three	Four	Five	Six	Seven	Eight
# Households	0	1	2	1	1	4	1	1

The commonly accepted standard for housing density allows 2 persons per bedroom and 1 person in a common living area. Based on this criterion and available tenant data, there is 1 overcrowded unit.

5. Replacement Housing Needs

Replacement housing needs, as expressed in this plan, are defined by the total number of required replacement units and the distribution of those units by bedroom size. The projected number of required units by bedroom size is figured by

comparing survey data for household size with typical replacement housing occupancy standards. These standards, generally, allow for up to 3 persons in a one-bedroom unit, 5 persons in a two-bedroom unit, 7 persons in a three-bedroom unit and 9 persons in a four-bedroom unit. The Project's replacement housing requirements are summarized in **Table 5**.

TABLE 5: Replacement Housing Needs				
Bedroom Size	One	Two	Three	Four
# Needed - Tenants	1	1	0	0
# Needed - Owners	0	1	6	2

6. Income

Income information was provided by all respondent households interviewed. According to income standards for the County of Riverside (**Exhibit C**) adjusted for family size as published by the United States Department of Housing and Urban Development (HUD), 2 Project households qualify as extremely low income (30% or less of median), 3 as very low income (31%-50% of median), 5 as low income (51% -80% of median), and 1 as moderate income (81%-120% of median). The range of reported annual household income among the 11 respondents was \$20,800-\$61,880.

TABLE 6: Income Levels of Residential Households			
Extremely Low	Very Low	Low	Moderate
2	3	5	1

7. Ethnicity/Language

The ethnicity of Project area households is shown below in **Table 7**.

TABLE 7: Ethnicity of Project Households		
Ethnicity	# of Households	Project %
Hispanic	11	100%

All but 4 households identified Spanish as their primary household language; the remaining households identified English as their primary language.

8. Senior/Handicapped Households

There is 1 senior household (head of household or spouse 62 years or older) in the Project, and no households reported having individuals with any disabilities. The Agency acknowledges that should any displacees require special assistance, like barrier-free homes, care will be taken to accommodate them.

9. Preferred Relocation Areas

Most residents expressed a preference to remain in, or around, the immediate area in order to maintain access to medical facilities, employment, recreation and public transportation. Alternative communities mentioned were Indio, Coachella, North Shore, Landers and Lucerne Valley.

III. RELOCATION RESOURCES

A. METHODOLOGY

Replacement housing resources were surveyed generally within the Thermal, Coachella, and Indio areas to research mobile home parks and the availability of apartment or duplex units for rent.

The following sources were utilized:

- Classified rental listings from *The Press-Enterprise* and *For Rent* publications
- Contacts with real estate/property management companies serving the community
- Internet sources

B. REPLACEMENT HOUSING AVAILABILITY

1. Residential Rental Housing

The rental replacement housing survey considered smaller apartment rentals (duplex/triplex/fourplex) and single family homes. This data is summarized in **Table 8** below. The survey identified a total of 12 available one-, and two-bedroom units. The number of units found, by bedroom size, are presented alongside the number of units needed (shown in parentheses) to meet re-housing obligations. The market comparable rent amounts, shown in **Table 8**, 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.

TABLE 8: Availability and Cost of Replacement Rental Housing		
Bedroom Size	One	Two
# Found (# needed)	6 (1)	6 (1)
Rent Range	\$525-\$700	\$750-\$899
Median Comparable Rent	\$610	\$750

As evidenced by the survey data presented in **Table 8**, there are adequate numbers of replacement housing units to accommodate the tenant households potentially displaced by the Project. The goal, however, is to also match the type of housing. Therefore, we continued our search of available housing to include mobile home for

sale housing and available spaces in nearby parks to move the mobile home. Our resource study for available spaces in nearby parks found 34 available spaces. While there are currently 34 available spaces in the 2 mobile home parks, acceptance of used mobile homes to these spaces is dependent on the mobile home park owners and management. Typically, their preference is to move brand new homes to the park. Should a mobile home owner want to move their home rather than purchase a replacement home, such case will be evaluated on the individual basis.

2. Mobile Homes For Sale Housing

The resource survey identified 32 two-, three- and four-bedroom mobile homes, ranging in price from \$14,000 to \$89,900 with a median price of \$26,750. A list of the mobile homes for sale is presented in **Exhibit D**.

The survey data indicate that there are more than adequate numbers of replacement housing units to accommodate the mobile home owners potentially displaced by the Project.

3. Pad Space Rent

While surveying for mobile homes for sale, pad rents were considered where available. The pad rents of available mobile homes for sale range between \$550 and \$695.

4. Summary

Considering the availability of replacement housing resources gathered over a five-week period, it appears that there are more than adequate replacement resources for the residential occupants, both tenants and owner-occupants. But, while adequate replacement resources exist, based on surveyed results of rental and purchase opportunities and the current rent and likely values of existing dwellings, occupants may have increases in monthly rents and/or higher purchase costs. These increases, if any, will be addressed through the Agency's obligation under the relocation regulations, including Last Resort Housing (LRH) requirements (see Section V, D). The Agency will provide funds necessary to meet replacement housing obligations due to an increase in monthly rents of these available units or an increase of pad rents for owner-occupants. Individual preferences will be

accounted for once the relocation process has begun and a relocation consultant has had the opportunity to speak personally with each resident.

It is anticipated that the relocation activities will not necessitate any special housing considerations, other than Last Resort Housing obligations, for the Project to meet the comparable replacement housing requirement. Therefore, with possible benefit payments exceeding statutory amounts through LRH obligations, the relocation activities are not anticipated to create any special housing considerations. With LRH benefit payments, the Project will meet comparable replacement dwelling requirements.

The Agency intends to closely monitor each individual household's needs to assure that the relocation process will not create undue economic hardship for the displacees.

Furthermore, the Agency will submit this Plan and subsequent resource surveys for review to the local housing, development and planning agencies to be compared to other existing information on housing available.

C. RELATED ISSUES

1. Concurrent Residential Displacement

There are no other known projects underway that will compete for housing units in the vicinity of the Project.

2. Temporary Housing

No need for temporary housing is anticipated, unless a mobile home owner will choose to move their home and will require temporary lodging during the move. Local motel units will be provided and all out of pocket expenses will be reimbursed by the Agency upon approval of the individual mobile home move.

As discussed previously, this Mobile Home Park Closure Report has been written in conjunction with the Relocation Plan in accordance with California Government Code section 7260 et seq., and Title 25, California Code of Regulations, Chapter 6, Section 6000 et seq. While previous Sections of this Document have discussed issues relative to the overall proposed Project, this Section of the Document is specific to the planned closure of the "Villalobos Mobile Home Park", located at 87-260 Avenue 61 in Thermal, for conversion to a proposed affordable housing development.

This Section is designed to satisfy the reporting and noticing requirements, in accordance with both California Government Code Section 65863.7 and Civil Code Chapter 2.5- Section 798.56, by addressing the requested components of the law.

A. CONVERSION IMPACT REPORT

Following are the requested components of California Government Code Section 65863.7 and Civil Code Chapter 2.5- Section 798.56, for the proposed closure of the Villalobos Mobile Home Park.

1. Named Parties

Entity Proposing Closure:	Redevelopment Agency for County of Riverside 3403 10th Street, Suite 500 Riverside, CA 92501
Mobile Home Park Owner:	Redevelopment Agency for County of Riverside 3403 10th Street, Suite 500 Riverside, CA 92501
Preparer of Report:	Overland, Pacific & Cutler, Inc. 41-555 Cook Street, Suite 250 Palm Desert, CA 92260

2. Description of Proposed New Use

The proposed new use is for an overall development of recreational areas, the community center and housing units, all of which will be devoted to low/moderate income households.

3. Timetable for Conversion of the Park

The following is the proposed timetable for the mobile home park closure:

TABLE 9: Timetable for the Mobile Home Park Closure	
Item	Day/Week/Month
General Information letter to Residents	Completed
Information Neighborhood Meeting	Completed
Deliver Relocation/Conversion Plan (Plan) to Agency	October 5, 2010
Deliver Plan for Review and letter to Occupants indicating the Agency will request closure of the Villalobos Mobile Home Park	November 22, 2010
Hearing on Conversion Impact Report and Relocation Plan	March 29, 2011
Twelve Month Notice to Relocate to Residents	June 2011
Construction Commences	July 2012

4. Number of Spaces Within Park

The Villalobos Mobile Home Park consists of 10 mobile home park spaces, 1 of which is vacant. The total number of spaces occupied and to be displaced as a result of the closure is 9. The monthly rate charged for each space at the time of the report preparation is \$350.

5. Name and Mailing Address of Residents

The name and mailing address of the residents of each mobile home within the trailer park and the length of time each space has been occupied by the present resident can be found in **Exhibit E**, at the back of this report.

B. CONVERSION IMPACT REPORT FOR MOBILE HOME CLOSURE

1. Resident Profile

A resident profile including name, address, age, income, and whether the resident has any special needs or disabilities was collected from each household. These profiles are maintained in the preparer's file.

Income information has been described by income level (extremely low, very low, low or moderate) relative to the Year 2010 Median Income statistics from the Federal Department of Housing and Urban Development (HUD) for Riverside County. Describing income limits of residents elsewhere in this report has been done to protect disclosing specific income information of individual occupants.

The profile also identifies 1 household with senior members (62 years or older) and no disabilities. Special consideration shall be given to this and all households in regards to financing and locating for sale, rent or lease comparable replacement dwellings, as well as housing which may require special replacement housing features or modification thereof, if required.

2. Notification Requirements

Civil Code Section 798.56 sets forth the required just causes for termination of tenancy in a mobilehome park. Subsection (g) specifies that change of use (closure) of the park, or any portion thereof, is a reason for termination of tenancy, provided the following requirements have been met:

- (1) The management (hereinafter the Agency) gives the homeowners at least 15 days' written notice that the Agency will be appearing before a local governmental board, commission, or body to request permits for a change of use of the mobilehome park.
- (2) After all required permits requesting a change of use have been approved by the local governmental board, commission, or body, the Agency shall give the homeowners 12 months' written notice of termination of tenancy.
- (3) The Agency shall give each proposed homeowner written notice thereof prior to the inception of his or her tenancy, that the management is requesting a

change of use before local governmental bodies or that a change of use request has been granted.

- (4) The notice requirements for termination of tenancy set forth in Civil Code Sections 798.56 and 798.57 shall be followed, if the proposed change actually occurs.

Civil Code Section 798.56(h) additionally requires that the impact report required pursuant to Government Code Section 65863.7(b) shall be given to the homeowners or residents at the same time that notice is required as described in (1) above.

3. Alternative Housing Analysis

Section III of this Document provides a discussion on the availability of sufficient mobile home space in other nearby mobile home parks. The conclusion was that sufficient space is available. Despite the fact that sufficient space is available to relocate the existing mobile homes, the size, age and condition of the mobile homes might preclude them from being moved, even if sufficient space is available.

The availability of sufficient mobile home spaces, as well as mobile homes for sale availability in other surrounding mobilehome parks was researched. The conclusion was reached that sufficient for sale mobile homes are available.

This option of providing mobilehomes for sale is viable due to the relocation assistance program the Agency plans to implement as discussed in Section V, and below, under Mitigation/Compensation Analysis.

4. Mitigation/Compensation Analysis

The Agency's planned mitigation/compensation for the mobile home park residents will be based on the provisions of the California Relocation Assistance and Real Property Acquisition Guidelines, Title 25, California Code of Regulations, Chapter 6, Section 6000 et seq. (the Guidelines). The Agency's relocation assistance program is outlined in Section V of this Document. The mitigation measures which have been outlined in this Document exceed "reasonable costs of relocation", as contemplated in California Government Code Section 65863.7.

In summary, the proposed relocation mitigation/compensation displaced residents will receive includes, but is not limited to:

- Advisory assistance
- Payments for moving of personal property
- Payments for moving and set up of the relocated mobile home
- Payments for storage of personal property, if necessary
- For tenants permanently displaced, including mobile home owners who purchase replacement coaches and will pay for space rent, rental assistance to cover increased rental costs, if any, for a comparable dwelling/space for 42 months
- For mobile home owners whose mobile home cannot be moved, a replacement housing payment to cover the increased cost of a comparable replacement dwelling, including eligible incidental expenses and interest differential payment

5. Availability of Rental Assistance

The availability of rental assistance and eligibility requirements are outlined in Section V of this Document.

C. CONCLUSION

This Report satisfies the requirements of Section 65863.7 California Government Code, and the Agency will follow the necessary noticing requirements of Section 798.56 of the California Civil Code. Furthermore, the Agency has outlined a relocation program which exceeds mitigation/compensation as contemplated in Section 65863.7 of the California Government Code.

Lastly, the proposed Project is consistent with the County of Riverside General Plan to encourage the provision of a wide range of housing by location, type of unit and price to meet the existing and future needs of County residents.

V. THE RELOCATION PROGRAM

The Agency will provide displacees the assistance required by state law and the state relocation guidelines. The Agency's relocation program will offer both advisory and financial assistance.

A. PROGRAM ASSURANCES, STANDARDS AND OBJECTIVES

To meet its regulatory obligations, the Agency will:

1. Distribute appropriate written information concerning the relocation program to fully inform eligible project occupants of the nature of, and procedures for, obtaining relocation assistance and benefits;
2. Determine the needs of each residential displacee eligible for assistance;
3. Provide residential displacees with three, and preferably more, referrals to comparable replacement housing within a reasonable time prior to displacement. Finally, assure that no occupant is required to move without a minimum of 90 days written notice to vacate;
4. 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. Supply information concerning federal and state programs and other governmental programs providing assistance to displaced persons;
6. Assist each eligible displacee to complete applications for benefits;
7. Make benefit determinations and payments in accordance with State of California and the adopted relocation guidelines of the County of Riverside;
8. Inform all persons subject to displacement of the Agency's policies with regard to eviction and property management; and
9. Establish and maintain a formal grievance procedure for use by displaced persons seeking administrative review of basic eligibility decisions, the

adequacy of replacement housing referrals or property management practices.

B. ADVISORY ASSISTANCE

Every reasonable effort will be made to ensure that the relocation of displacees occurs with a minimum of delay and hardship.

The following specific services will be provided.

1. Each household affected by the Project will be personally interviewed to gather information appropriate to the determination of needs and preferences regarding replacement of existing accommodations;
2. A printed Informational Brochure (see **Exhibit F**) will be provided to all displaced households. Informational Brochures will be provided in Spanish, as necessary. Signed acknowledgments will be obtained to verify receipt of this material;
3. Prior to issuance of a notice-to-vacate, residential displacees will be provided at least three, and preferably multiple, referrals to comparable replacement dwellings, pursuant to Section 6042 of the state relocation guidelines (California Code of Regulations, Title 25, Chapter 6). In no event shall an eligible residential displacee be required to move until comparable housing has been made available. Resource surveys and referrals will be undertaken and updated on a continuous basis over the duration of the Project.

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

- (a) The unit is decent, safe and sanitary - electrical, plumbing and heating systems in good repair - no major, observable hazards or defects. The unit is comparable to the acquired dwelling with respect to number of rooms, habitable living space and type and quality of construction, but not lesser in rooms or living space as necessary to accommodate the displaced person;
- (b) The unit is located in an area not subjected to unreasonable adverse

- environmental conditions from either natural, or man-made sources, and not generally less desirable with respect to public utilities, transportation, public and commercial facilities, including schools and municipal services and reasonably accessible to the displaced person's place of employment;
- (c) The unit is available both on the private market and to all persons regardless of race, color, sex, marital status, religion, or national origin;
 - (d) The monthly rental rate is within the financial means of the displaced residential tenant;
- 4. Transportation will be provided, if necessary, for any displaced resident to inspect replacement sites within the local area. Specific assistance will be offered, as appropriate, to help tenants find housing near friends, relatives, medical facilities and services, and convenient transportation;
 - 5. Assistance will be offered to all displacees in connection with arrangements for the purchase of real property, the completion of applications for replacement housing and the filing of claim forms to request relocation benefits;
 - 6. Special assistance in the form of referrals to governmental and non-governmental social service agencies will be made, if needed. Agencies to which referrals may be made include, but are not necessarily limited to the following:
 - (a) Federal Social Security Administration
 - (b) The Housing Agency of the County of Riverside

C. RELOCATION BENEFITS (RESIDENTIAL OWNERS AND TENANTS)

Relocation benefits will be provided in accordance with the provisions of the Law and Regulations. Benefits will be paid to eligible displaced persons upon submission of required claim forms and documentation.

Eligibility requirements and benefit plans will be detailed on an individual basis with all displacees. In the course of personal interviews and follow-up visits, each displacee will be counseled as to available options and the consequences of any choice with respect to financial assistance.

The Agency will process advance payment requests in order to alleviate hardships for tenants who do not have access to sufficient funds to pay move-in costs such as first month's rent and/or security deposits. 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)

The cost of professional moving services will be based on the lower of at least two acceptable bids obtained from licensed, professional movers. Compensable moving elements include packing, transportation, un-packing and insurance. The Agency will make direct payment to the selected mover, if requested, or provide reimbursement upon presentation of appropriate documentation substantiating the move. Transportation costs are limited to a distance of 50 miles. In addition to payment for the actual move, one-time costs (not deposits) associated with utility re-connections (i.e., gas, water, electricity, telephone, and cable, if any), are eligible for reimbursement.

b. Fixed Payment (based on Room Count Schedule)

An occupant may elect to receive a fixed payment for moving expenses which 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 (a), above.

At a minimum, the fixed schedule payment for single occupancy efficiency units, furnished with the tenants own personal property, is \$625 including all

utility connections at the replacement location. The current schedule for fixed moving payments is set forth in **Table 10** following:

TABLE 10: Schedule of Fixed Moving Payments	
Unfurnished Dwelling	
One room	\$625
Two rooms	\$800
Three rooms	\$1,000
Four rooms	\$1,175
Five rooms	\$1,425
Six rooms	\$1,650
Seven rooms	\$1,900
Eight rooms	\$2,150
each additional room	\$225
Furnished Dwelling	
First Room	\$400
Each additional room	\$65

Source: The Federal Highway Administration

2. Rental Assistance to 90-day Tenants Who Choose to Rent

To qualify for a rental assistance payment, residential tenants must have legally occupied their Project area residence for a minimum of 90 days prior to the initiation of negotiations for the Project.

The computation of rental assistance benefits is based on four factors:

- 1) Old rent including a monthly utility allowance;
- 2) Monthly gross household income;
- 3) Market rent for a comparable decent, safe and sanitary replacement dwelling, including utility allowance;
- 4) Actual new rent including utility allowance.

Utility allowance amounts are based upon the standards of the local housing agency

for a similar type dwelling unit assuming services include gas, water and electric utilities.

Table 11 provides an example of how a rental assistance eligibility amount is determined:

TABLE 11: Computation of Rental Assistance Payments		
1. Old Rent	\$650	Old Rent (plus Utility Allowance)
-or-		
2. Ability to Pay	\$600	30% of Monthly Gross Household Income*
3. Lesser of lines 1 and 2	\$600	
Subtracted From the lesser of:		
4. Actual New Rent	\$750	Actual New Rent (plus Utility Allowance)
-or-		
5. Comparable Rent	\$775	Set by the Agency (includes Utility Allowance)
6. Lesser of lines 4 and 5	\$750	
7. Yields Monthly Need	\$150	Subtract line 3 from line 6
Rental Assistance	\$6,300	Multiply line 7 (Monthly Need) by 42 months

* Gross household income means the total annual income of an individual less the following: (1) a deduction of \$500 for each dependent in excess of three; (2) a deduction of 10% of total income for the elderly or disabled head of household; (3) a deduction for recurring extraordinary medical expenses defined for this purpose to mean medical expenses in excess of 3% of total income, where not compensated for, or covered by insurance or other sources; (4) a deduction of reasonable amounts paid for the care of children or sick or incapacitated family members when determined to be necessary to employment of the head of household or spouse, except that the amount deducted shall not exceed the amount of income received by the person who would not otherwise be able to seek employment in the absence of such care.

3. Downpayment Assistance to Tenants Who Choose to Purchase

Residential tenants otherwise 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 home. The Agency will arrange to deposit, in an open escrow account, the total amount of rental assistance for which a tenant qualifies, provided that the entire amount is used for the downpayment and eligible, incidental costs associated with the purchase of a decent, safe and sanitary replacement home. Provision shall be made in the escrow arrangements for the

return of the Agency' funds, in the event escrow should fail to close within a reasonable period of time.

4. Payments to Mobile Home Owners

Mobile home owner-occupants will be eligible to move and set up the unit in a new location, including any existing improvements, providing the total cost of moving the coach does not exceed the replacement cost of a comparable unit. It needs to be noted, however, that current zoning and building code in California practically make it impossible for a coach older than five years to be moved and reestablished at another location. The move options would, therefore, leave only sites outside California and would need to be verified at owners expense.

Benefits will include the cost of moving and setting up the existing mobile home, within 50 miles from the Project, and Rental Assistance for space rent.

If the mobile home cannot be moved, mobile home owners will have 3 other options with respect to relocation arrangements following the Agency's offer to purchase as a result of the mobile home not being able to be moved:

- 1) The owner may elect to sell the mobile home to the Agency for its appraised value-in-place, and purchase a comparable replacement coach in another location;

Benefits will include Replacement Housing Payment, Residential Moving Expenses, and Rental Assistance for space rent.

- 2) The owner may elect to sell the mobile home to the Agency for its appraised value-in-place and apply their entitlement toward the purchase of another type of residential dwelling, including the amount determined for Rental Assistance for space rent.

Benefits will include Replacement Housing Payment, Residential Moving Expenses, and Rental Assistance for space rent.

- 3) The owner may elect to sell the mobile home to the Agency for its appraised value-in-place and rent an alternate type of residential unit.

The owner will be entitled to utilize up to the total of the replacement housing eligibility in the form of rental assistance. Actual rental assistance eligibility will be determined by subtracting the difference between the economic rent of the mobile home residence from the market rent for an apartment unit of comparable size (e.g. number of bedrooms) multiplied by 42 months.

D. LAST RESORT HOUSING

Whenever comparable replacement housing is not available or not available within the monetary limits of \$5,250 for tenants or \$22,500 for owners, a displaced household will be entitled to consideration for supplementary benefits in the form of Last Resort Housing. Tenants who fail to meet 90-day occupancy requirements and comparable replacement housing exceeds 30% of the persons gross monthly income may be eligible for Last Resort Housing Assistance. Non 90-day qualifiers must meet the basic eligibility requirements applied to all other displacees.

The Agency, at its sole discretion, may opt to pay Last Resort rental assistance payments on a periodic basis. Recipients of Last Resort 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, non-recurring 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. All standard claim processing procedures will be applied to Last Resort payments including the lump sum disbursement of approved benefits.

Based on data derived from the surveys and analyses of the occupants in the Project area and costs of replacement housing resources, it is anticipated that "comparable replacement housing" will not be available as required. 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; or, for homeowners, replacement dwellings (including related increased interest costs and other reasonable expenses including closing costs) that do not exceed the total of the amount of just compensation provided for the dwelling acquired and the statutory maximum \$22,500 replacement housing payment available to the person.

Therefore, if the Project is to proceed, the Agency will authorize its funds to provide housing of last resort. Due to the demonstrated number of available replacement housing resources for the occupants, as shown above in Section III. B., 1-3, the need to develop a replacement housing plan to produce sufficient number of comparable replacement dwellings will not be necessary. Rather, funds will be used to make payments in excess of the monetary limits specified in the statute (\$5,250 and \$22,500); hence, satisfying the requirement that "comparable replacement housing" be available.

E. 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. Assistance amounts will be determined in accordance with the provisions of the Law;
3. Required claim forms will be prepared by relocation personnel in conjunction with claimant(s). Signed claims and supporting documentation will be submitted by relocation personnel to the Agency;
4. The Agency will review and approve claims for payment, or request additional information;
5. The Agency will issue benefit checks expeditiously in person or through the U.S. Mail;

6. Final payments will 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 will be maintained in the relocation case file.

F. RELOCATION TAX CONSEQUENCES

California Government Code Section 7269 indicates no relocation payment received shall be considered as income for the purposes of the Personal Income Tax Law, Part 10 (commencing with Section 170 01) of Division 2 of the Revenue and Taxation Code, or the Bank and Corporation Tax law, Part 11 (commencing with Section 23001) of Division 2 of the Revenue and Taxation Code. Furthermore, federal regulations (49 CFR Part 24, Section 24.209) also indicate that no payment received under this part (Part 24) shall be considered as income for the purpose of the Internal Revenue Code of 1954, which has been redesignated as the Internal Revenue Code of 1986. No federal dollars are anticipated for this Project. Therefore, federal regulations may not apply and the IRS may consider relocation payments as income. The preceding statement is not tendered as legal advice in regard to tax consequences, and displacees should consult with their own tax advisor or legal counsel to determine the current status of such payments.

(IRS Circular 230 disclosure: To ensure compliance with requirements imposed by the IRS, we inform you that any tax advice contained in this communication (including any attachments) was not intended or written to be used, and cannot be used, for the purpose of (i) avoiding tax-related penalties under the Internal Revenue Code or (ii) promoting marketing or recommending to another party any matters addressed herein)

G. GRIEVANCE PROCEDURES

The Agency's Grievance Policy will follow the standards described in Article 5, Section 6150 et seq., Title 25, Chapter 6, State of California, Department of Housing and Community Development Program guidelines.

Displacees 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. Requests for review will be directed to the appropriate Agency official. Further

details concerning the appeals process will be provided upon request.

H. EVICTION POLICY

The Agency recognizes that eviction is permissible only as a last resort, and that relocation records must be documented to reflect the specific circumstances surrounding any eviction. Eviction will only take place in cases of nonpayment of rent, serious violation of the rental agreement, a dangerous or illegal act in the unit, or if the household refuses all reasonable offers of alternate accommodation. Eviction will not affect the eligibility of a person legally entitled to relocation benefits.

I. CITIZEN PARTICIPATION

As the process for considering the Project moves forward, the Agency will observe the following protocol:

1. Provide affected tenants with full and timely access to documents relevant to the relocation program and the availability to form a relocation committee;
2. Provide technical assistance necessary to interpret elements of the Relocation Plan and other pertinent materials;
3. Issuance of a general notice concerning the availability of the Plan for public review, as required, 30 days prior to its proposed adoption;
4. The inclusion of written or oral comments concerning the Plan and Agency response as an attachment (**Exhibit G**), when it is forwarded to the County Board for adoption;
5. Collect and submit for review the Project survey results to the local housing, development and planning agencies.

J. PROJECTED DATES OF DISPLACEMENT

The Agency anticipates that the relocation process will begin in fall of 2010 and be completed by late fall 2011.

K. ESTIMATED RELOCATION COSTS

The budget estimate for relocation-related payments for the Project, funded with County Housing funds, is:

\$570,000

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

EXHIBIT A Mobile Home Photographs

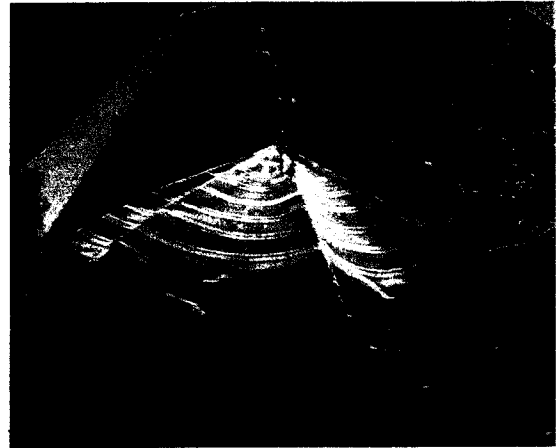
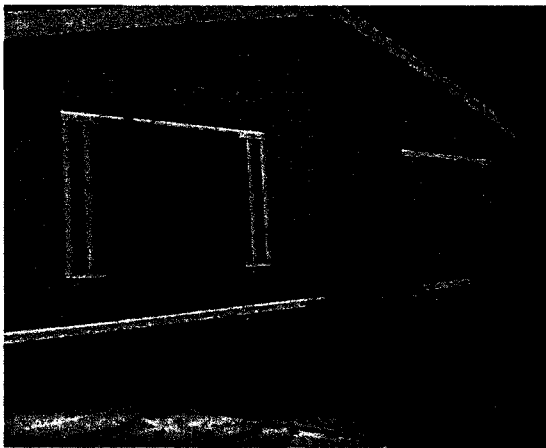
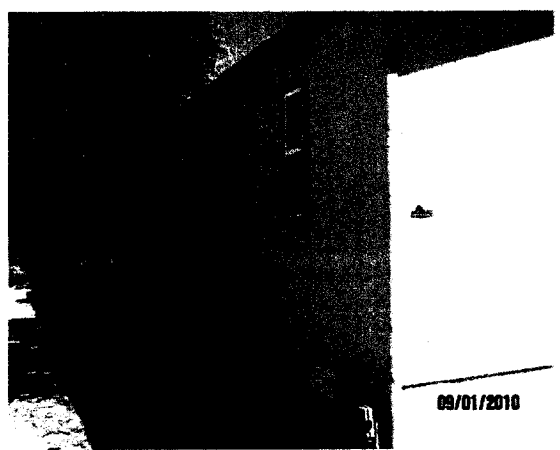
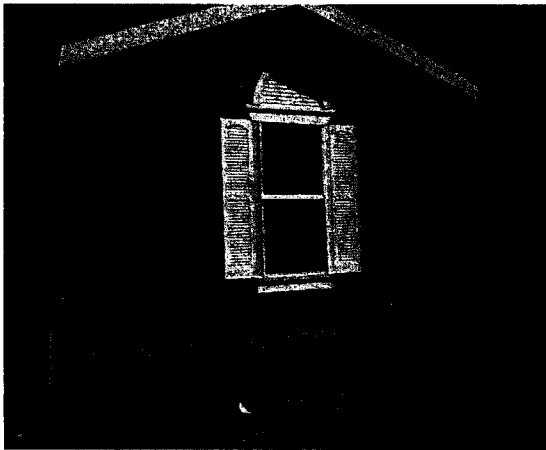
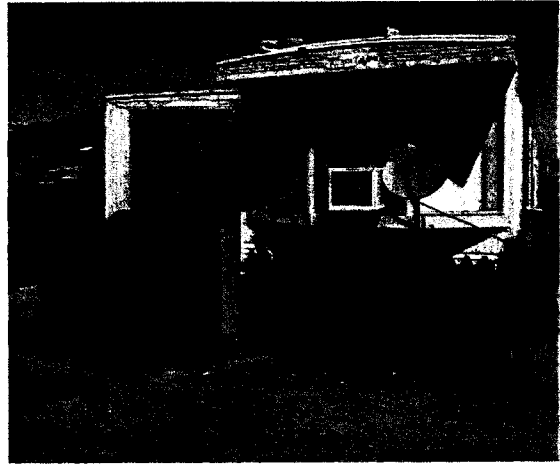
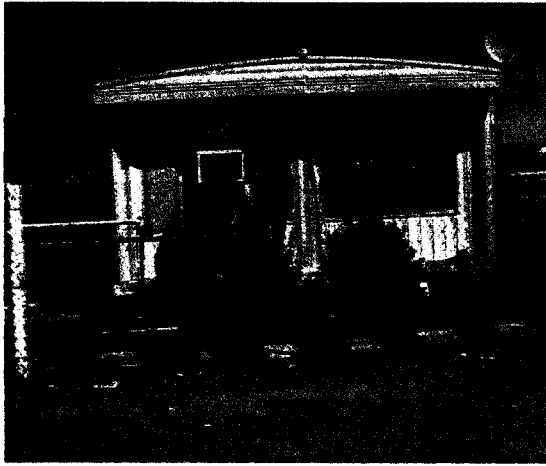




EXHIBIT B: Residential Interview Form

Residential Relocation Interview

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

INDIVIDUAL OCCUPANTS (use additional pages as needed)

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

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

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

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

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

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

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

EXHIBIT C- HUD Income Limits - Riverside County

The following figures are approved by the U.S. Department of Housing and Urban Development (HUD) for use in the County of Riverside to define, and determine housing eligibility by income level, for the year 2010.

Area Median: \$65,000					
Family Size	Extremely Low Income	Very Low Income	Low Income	Median Income	Moderate Income
1 Person	\$13,650	\$22,750	\$36,400	\$45,500	\$54,600
2 Person	\$15,600	\$26,000	\$41,600	\$52,000	\$62,400
3 Person	\$17,550	\$29,250	\$46,800	\$58,500	\$70,200
4 Person	\$19,500	\$32,500	\$52,000	\$65,000	\$78,000
5 Person	\$21,100	\$35,100	\$56,200	\$70,200	\$84,250
6 Person	\$22,650	\$37,700	\$60,350	\$75,400	\$90,500
7 Person	\$24,200	\$40,300	\$64,500	\$80,600	\$96,700
8 Person	\$25,750	\$42,900	\$68,650	\$85,800	\$102,950

Figures are per the California State Department of Housing & Community Development, Division of Housing Policy Development, promulgated June 17, 2010.

EXHIBIT D: Mobile Home Replacement Housing List

Villalobos Mobile Home Park Plan Site Search Available for Sale in Mobile Home Parks

Home Information				Listing Information				Home Information				Listing Information			
Space #	Bed/Bath	Size	Sq. Ft.	Year	Price	Realtor	Contact Number	Space #	Bed/Bath	Size	Sq. Ft.	Year	Price	Realtor	Contact Number
Las Palmas · 80-000 Ave. 48, Indio, CA 92201 · (760) 347-1920 Carport on both sides required															
Pueblo Del Sol · 81-351 Ave. 46, Indio, CA 92201 · (760) 342-3099 Carport on one side required															
12	2/2	Dbl.	1344	1970	\$ 20,000	Victoria Brennan	951-492-8783	8		Dbl.	N/A				N/A
17	3/2	Dbl.	1152	1999	\$ 59,000	Gayle Braum	760-578-6639	22	3/1	Sgl.	N/A	?	\$ 18,500	Francisca (Owner)	760-342-2095
29	3/2	Dbl.	1288	2005	\$ 45,000	Victoria Brennan	951-492-8783	43	3/2	Sgl.	N/A	1997	\$ 22,000	Silvia (Owner)	760-342-5633
58	3/2	Dbl.	1232	2000	\$ 28,500	Jaci Cooper	760-408-0548	58	3/2	Dbl.	N/A	1963	\$ 30,000	Maria (Owner)	760-574-2599
65	3/2	Dbl.	984	2006	\$ 60,000	Alvaro Olea	760-238-7804	77	2/1.5	Sgl.	N/A	1984	\$ 14,000	Rosario (Owner)	760-342-8365
68	2/2	Dbl.	1120	1977	\$ 25,000	Victoria Brennan	951-492-8783	130	3/2	Dbl.	N/A	1969	\$ 18,000	Leticia (Owner)	760-702-4347
78	3/2	Dbl.	990	2003	\$ 69,999	Linda Locklear	760-799-0365	148	2/1	Sgl.	N/A	?	\$ 15,000	Jose (Owner)	760-469-0714
103	3/2	Dbl.	1232	2001	\$ 45,000	Jaci Cooper	760-408-0548								
127	4/2	Dbl.	2002	2000	\$ 89,900	Linda Crawford	760-329-7300								
129	3/2	Dbl.	1120	1987	\$ 25,000	Victor Brennan	951-492-8783								
134	3/2	Dbl.	969	2007	\$ 55,000	Lupe Pasillas	760-601-3000								
142	2/2	Dbl.	1344	1976	\$ 19,500	Tracy Norblom	760-218-4218								

**Note: There are four vacant spaces two single and two double size spaces.
Two of the spaces are for sale by the park, the other two are for sale by CMS
Sales (951) 360-3591.**

**Villalobos Mobile Home Park Plan Site Search
Available for Sale in Mobile Home Parks**

Available Spaces at Las Palmas and Pueblo Del Sol

Las Palmas				Pueblo Del Sol			
Space #	Size	Space Rent	Lot Size	Space #	Size	Space Rent	
38	DbI	\$ 650.00	24x60	A	Single	\$ 550.00	
54	DbI	\$ 650.00	24x60	B	Double	\$ 550.00	
59	DbI	\$ 650.00	24x60	C	Single	\$ 550.00	
93	DbI	\$ 650.00	24x60	D	Double	\$ 550.00	
96	DbI	\$ 650.00	24x60				
133	DbI	\$ 650.00	24x60				
143	DbI	\$ 650.00	24x60				
147	DbI	\$ 650.00	24x60				
167	DbI	\$ 675.00	24x60				
164	DbI	\$ 675.00	24x60				
151	DbI	\$ 675.00	24x60				
221	DbI	\$ 675.00	24x60				
224	DbI	\$ 675.00	24x60				
228	DbI	\$ 675.00	24x60				
299	DbI	\$ 675.00	24x60				
293	DbI	\$ 675.00	24x60				
304	DbI	\$ 675.00	24x60				
343	DbI	\$ 675.00	24x60				

EXHIBIT D: Mobile Home Park Resident Profile

NO.	RESIDENT NAME	CASE TYPE	ADDRESS	CITY
1	Roberto Villalobos (MH Park Owner)	Homeowner	87260 Avenue 61, #1	Thermal, CA 92274
2	Arturo Villalobos	Homeowner	87260 Avenue 61, #2	Thermal, CA 92274
3	Manuel Carrillo	Homeowner	87260 Avenue 61, #3	Thermal, CA 92274
4	Yolanda Abrica	Homeowner	87260 Avenue 61, #4	Thermal, CA 92274
5	Javier Gallardo	Homeowner	87260 Avenue 61, #5	Thermal, CA 92274
6	Martin Ceja	Homeowner	87260 Avenue 61, #6	Thermal, CA 92274
7	Primitivo Moreno	Homeowner	87260 Avenue 61, #7	Thermal, CA 92274
8	Armando Cruz	Homeowner	87260 Avenue 61, #8	Thermal, CA 92274
9	Vacant lot and no unit	Tenant	87260 Avenue 61, #9	Thermal, CA 92274
10	Mario Moreno	Homeowner	87260 Avenue 61, #10	Thermal, CA 92274
11	Roberto Villalobos Jr.	Tenant	87260 Avenue 61, #A	Thermal, CA 92274
12	Vanessa Gutierrez	Tenant	87260 Avenue 61, #B	Thermal, CA 92274

EXHIBIT C Residential Informational Brochure

Relocation Assistance Informational Statement for Families and Individuals

(CA State)

Displacing Agency:
Riverside County Redevelopment Agency

Project Name:
Villalobos Mobile Home Park

Displacing Agency Representative:



Overland, Pacific & Cutler, Inc.
41-555 Cook Street, Suite 250
Palm Desert, CA 92260
Phone: (760) 776-1238

Informational Statement Content:

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

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

1. GENERAL INFORMATION

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

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

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

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

2. ASSISTANCE IN LOCATING A REPLACEMENT DWELLING

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

When a suitable replacement dwelling unit has been found, your relocation 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.

3. MOVING BENEFITS

If you must move as a result of displacement by the Displacing Agency, you will receive a payment to assist in moving your personal property. The actual, reasonable and necessary expenses for moving your household belongings may be determined based on the following methods:

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

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

A. Fixed Moving Payment

A Fixed Moving Payment is based upon the number of rooms you occupy and whether or not you own your own furniture. The payment is based upon a schedule approved by the Displacing Agency, and ranges, for example, from \$400.00 for one furnished room to \$2,150.00 for eight rooms in an unfurnished dwelling. (For details see the table). Your relocation representative will inform you of the amount you are eligible to receive, if you choose this type of payment.

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

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

B. Actual Moving Expense (Professional Move)

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

4. REPLACEMENT HOUSING PAYMENT - TENANTS AND CERTAIN OTHERS

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

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

- OR -

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

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

5. SECTION 8 TENANTS

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

6. REPLACEMENT HOUSING PAYMENT - HOMEOWNERS

- A. If you own and occupy a dwelling to be purchased by the Displacing Agency for **at least 180 days** prior to the initiation of negotiations, you may be eligible to receive a payment of up to \$22,500.00 to assist you in purchasing a comparable replacement unit. This payment is intended to cover the following items:
1. **Purchase Price Differential** - An amount which, when added to the amount for which the Displacing Agency purchased your property, equals the lesser of the actual cost of your replacement dwelling; **or** the amount determined by the Displacing Agency as necessary to purchase a comparable replacement dwelling. Your relocation 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 incidental costs related to purchasing a replacement unit, such as escrow fees, recording fees, and credit report fees. Recurring expenses such as prepaid taxes and insurance premiums are not compensable.
- B. **Rental Assistance Option** - If you are an owner-occupant and choose to rent rather than purchase a replacement dwelling, you may be eligible for a rental assistance payment of up to the amount that you could have received under the Purchase Price Differential, explained above. The payment will be based on the difference between an economic rent of the dwelling you occupy and the rent you must pay for a comparable replacement dwelling.

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

7. QUALIFICATION FOR, AND FILING OF, RELOCATION CLAIMS

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

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

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

8. LAST RESORT HOUSING ASSISTANCE

If comparable replacement dwellings are not available when you are required to move, or if replacement housing is not available within the monetary limits described above, the Displacing Agency will provide Last Resort Housing assistance to enable you to rent or purchase a replacement dwelling on a timely basis. Last Resort Housing assistance is based on the individual circumstances of the displaced person. Your relocation 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 and eligible incidental expenses of the home you intend to purchase.

9. RENTAL AGREEMENT

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

10. EVICTIONS

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

- Failure to pay rent; except in those cases where the failure to pay is due to the lessor's failure to keep the premises in habitable condition, is the result of harassment or retaliatory action or is the result of discontinuation or substantial interruption of services;
- Performance of dangerous illegal act in the unit;

- Material breach of the rental agreement and failure to correct breach within the legally prescribed notice period;
- Maintenance of a nuisance and failure to abate within a reasonable time following notice;
- Refusal to accept one of a reasonable number of offers of replacement dwellings; or
- The eviction is required by State or local law and cannot be prevented by reasonable efforts on the part of the public entity.

11. APPEAL PROCEDURES - GRIEVANCE

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

12. TAX STATUS OF RELOCATION BENEFITS

California Government Code Section 7269 indicates no relocation payment received shall be considered as income for the purposes of the Personal Income Tax Law, Part 10 (commencing with Section 170 01) of Division 2 of the Revenue and Taxation Code, or the Bank and Corporation Tax law, Part 11 (commencing with Section 23001) of Division 2 of the Revenue and Taxation Code. Furthermore, federal regulations (49 CFR Part 24, Section 24.209) also indicate that no payment received under this part (Part 24) shall be considered as income for the purpose of the Internal Revenue Code of 1954, which has been redesignated as the Internal Revenue Code of 1986. No federal dollars are anticipated for this project. Therefore, federal regulations may not apply and the IRS may consider relocation payments as income. The preceding statement is not tendered as legal advice in regard to tax consequences, and displacees should consult with their own tax advisor or legal counsel to determine the current status of such payments.

(IRS Circular 230 disclosure: To ensure compliance with requirements imposed by the IRS, we inform you that any tax advice contained in this communication (including any attachments) was not intended or written to be used, and cannot be used, for the purpose of (i) avoiding tax-related penalties under the Internal Revenue Code or (ii) promoting marketing or recommending to another party any matters addressed herein)

13. NON-DISCRIMINATION AND FAIR HOUSING

No person shall on the grounds of race, color, national origin or sex, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under the Displacing Agency's relocation assistance program pursuant to Title VI of the Civil Rights Act of 1964, Title VIII of the Civil Rights Act of 1968, and other applicable state and federal anti-discrimination and fair housing laws. You may file a complaint if you believe you have been subjected to discrimination. For details contact the Displacing Agency.

14. ADDITIONAL INFORMATION AND ASSISTANCE AVAILABLE

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

EXHIBIT C. Public Comments and Response

Relocation plan was available for 30 day public review between November 22, 2010 and December 22, 2010. No comments were received.