

APPENDIX 10

Model / Conceptual Relocation Plan

Model/Conceptual Relocation Plan Mitigation

For any development actions that may cause displacement of residential occupants, the Developer shall prepare a relocation plan that complies with the requirements of the California Relocation Assistance Law, California Government Code Section 7260 et seq, and if federal funding is anticipated, the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970. As a component of the relocation plan, the Developer shall provide an explanation of the relocation requirements that they are complying with, and a detailed relocation plan consistent with one of the above-listed relocation guidelines to include:

1. Introduction.
2. Project description.
3. Assessment of the relocation needs of persons subject to displacement.
4. Assessment of available replacement housing units within proximity to the Project site.
5. Description of the relocation program and guidelines to be followed; and
6. Administrative Provisions to include:
 - a. Informational Statement and Notices to be provided.
 - b. Description of any citizen participation or outreach efforts.
 - c. Grievance procedures.
 - d. Project schedule or timelines of any proposed displacement
 - e. Estimated budget to provide relocation benefits in accordance with the identified relocation program requirements.

A sample outline of the components of the relocation plan to be prepared, incorporating the above, will include but not be limited to the following outline, methodology, and information:

Section	Description/Detail
I. Introduction	<ul style="list-style-type: none"> • Introduce of the Project which is causing the displacement of residential households. • Identify the Agency partner(s) and any financial and/or development credits by the Agency(s). • Summarize the displacement(s). • Identify the preparer of the Plan. • Identify the guidelines being followed.
II. Project Description	<ul style="list-style-type: none"> • Provide a regional and project site location description with diagrammatic sketch or depiction of these areas.
III. Assessment of Relocation Needs	<ul style="list-style-type: none"> • Identify the survey method (i.e. personal interview, phone, questionnaire, etc.) used to obtain information of the aggregate relocation needs of all persons to be displaced. <ul style="list-style-type: none"> ○ Identify information queried. ○ Identify percentage of those to be displaced that were queried. • Provide data on current occupants to include:

	<ul style="list-style-type: none"> ○ Describe current occupants, household size, number of adults, children, type of dwellings occupied, number of bedrooms, with information categorized between owners and or tenants. ○ Identify replacement housing needs by the total number of required replacement units and distribution of those units by bedroom size based on housing occupancy standards adopted by the Agency; state standard used. ○ Identify number of overcrowded units that the number of bedroom units were increased to meet housing occupancy standards. ○ Provide reported gross household income. ○ Provide reported household ethnicity and predominant language used. ○ Provide reported Senior and or handicapped household(s). ○ Describe preferred relocation areas ○ Provide other issues or special needs of household or replacement site needs.
<p>IV. Relocation Resources</p>	<ul style="list-style-type: none"> ● Identify the methods, sources, and areas researched for finding available residential units. ● Provide a written analysis of available relocation housing resources to include: <ul style="list-style-type: none"> ○ Available rental housing by type of dwellings and number of bedrooms needed and rental ranges. ○ Available for sale housing by type of dwellings and number of bedrooms needed and for sale cost ranges. ○ Where sufficient comparable replacement housing resources exist for all potential residential displaces, provide a statement detailing such resources. Where sufficient comparable replacement housing resources does not exist, provide a written determination that the necessary resources will be available before displacement could occur.
<p>V. Relocation Program</p>	<ul style="list-style-type: none"> ● Provide a detailed description of the relocation advisory services program, including specific procedures for locating and referring eligible persons to comparable replacement housing. ● Provide a description of the relocation payments to be made for each type of occupant, including a plan for

	disbursement based on the appropriate relocation guidelines.
VI. Administrative Provisions	<ul style="list-style-type: none"> • Provide a description of notices and informational statement regarding payment of relocation benefits to be provided to all permanently displaced households to include: <ul style="list-style-type: none"> ○ General Information Notice (GIN), ○ Informational Statement, ○ Notice of Eligibility (NOE), and ○ Vacate Notice • Provide plans for citizen participation or outreach efforts conducted. • Describe grievance procedures for persons dissatisfied with a determination including, but not limited to eligibility for benefits, payment amount, failure to provide comparable housing, and/or property management practices. • Provide the projected dates of displacement. • Provide a cost estimate for carrying out the plan and identification of the source(s) of necessary funds.

Before proceeding with and causing displacement of individuals and households, general notice of the plan shall be provided, and notice shall be designed to reach the occupants of all properties to be displaced, and shall be provided 30 days prior to submission to the Agency for approval.