



**RELOCATION PLAN
FOR THE
PARKVIEW APARTMENTS PROJECT**

PREPARED FOR

HOUSING AUTHORITY OF THE COUNTY OF SANTA BARBARA

BY

OVERLAND, PACIFIC & CUTLER, INC.

APRIL 20, 2007

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INTRODUCTION

The following relocation plan (the Plan) has been prepared for submission to the Housing Authority of the County of Santa Barbara (the Authority) in conformance with the applicable provisions of the California Relocation Assistance Law (California Government Code Section 7260 et seq.), the Relocation Guidelines (California Code of Regulations Title 25, Chapter 6), the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA), as amended, and the implementing regulations of Handbook 1378 of the Department of Housing and Urban Development (HUD).

The subject of the Plan is the rehabilitation of two apartment buildings at 6682 Picasso Street and 6688 Picasso Street (the Project) being undertaken by the Authority. The Project involves major renovation of the interior of the units, specifically gutting the kitchens and bathrooms and replacing all carpets, cabinetry, bathtubs, faucets, plumbing and electrical rewiring, as needed. Exterior renovation will include replacing of decks and extensive concrete work. Funding being used to complete the rehabilitation will be from Tax Increment and Authority/Redevelopment Agency funds.

The statutory basis for this Plan arises from the anticipated need to displace households temporarily or on a permanent basis subject to qualifying occupancy and income standards to return to the rehabilitated units. The Plan is presented in four Sections:

Section I: Project description and general demographic data

Section II: Profile of tenants who may be displaced

Section III: Description of available housing resources

Section IV: Description of the relocation assistance program

I. PROJECT LOCATION AND DESCRIPTION

A. REGIONAL PROJECT LOCATION

The Project is located in the southern portion of the Santa Barbara County, to the south of the University of California - Santa Barbara. Goleta is approximately 100 miles north-west of Los Angeles and neighboring communities include Santa Barbara, Lompoc and Solvang. Goleta is easily accessible from State Route 101. (See *Figure 1: Regional Project Location*)

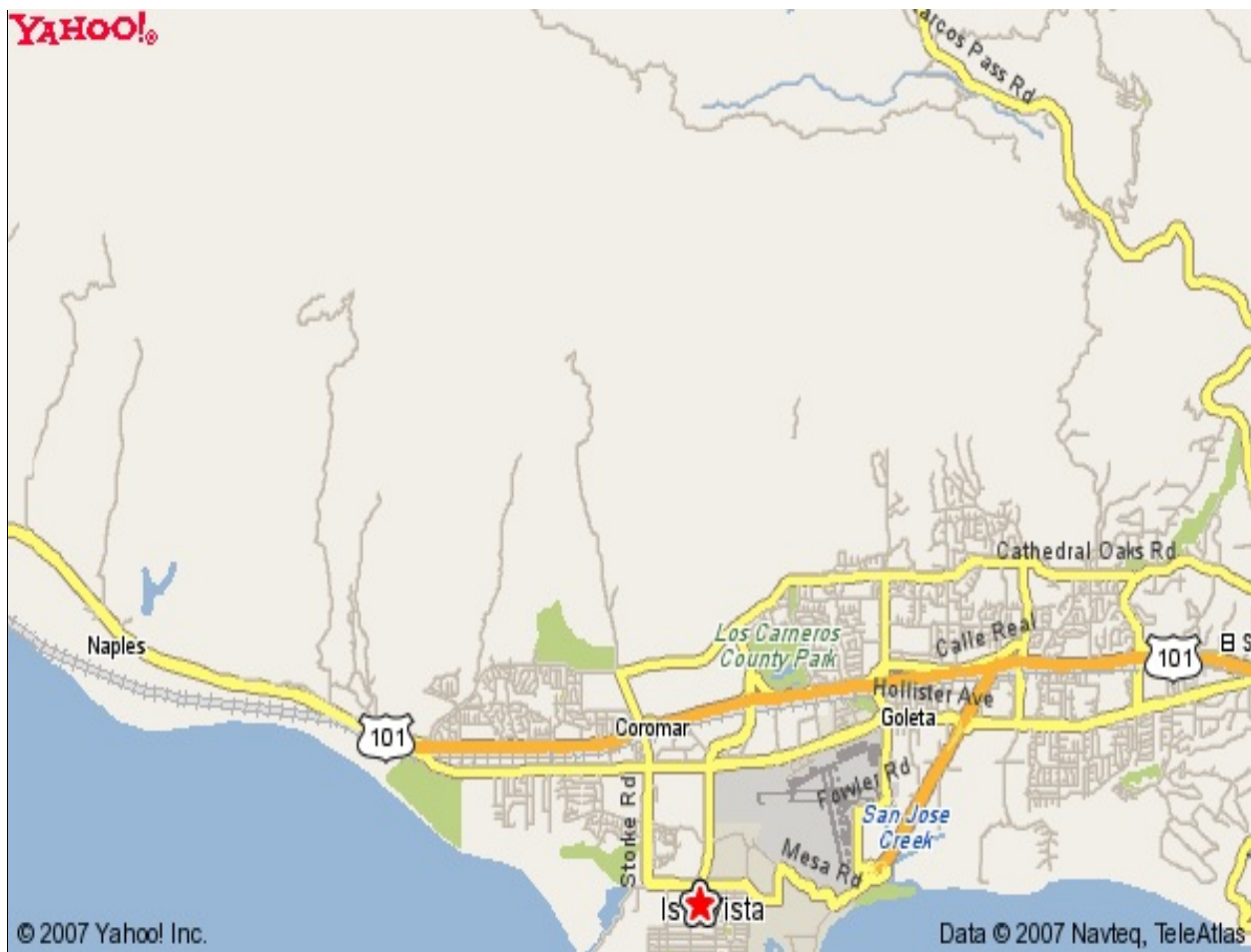


Figure 1: Regional Project Location

B. PROJECT SITE LOCATION

The Project site consists of approximately half an acre to the south of University of California - Santa Barbara campus, and it is generally bounded by Camino del Sur to the west, El Colegio Road to the north, Camino Pescadero to the east, and Picasso Street to the south. (See Figure 2: Project Site Location)

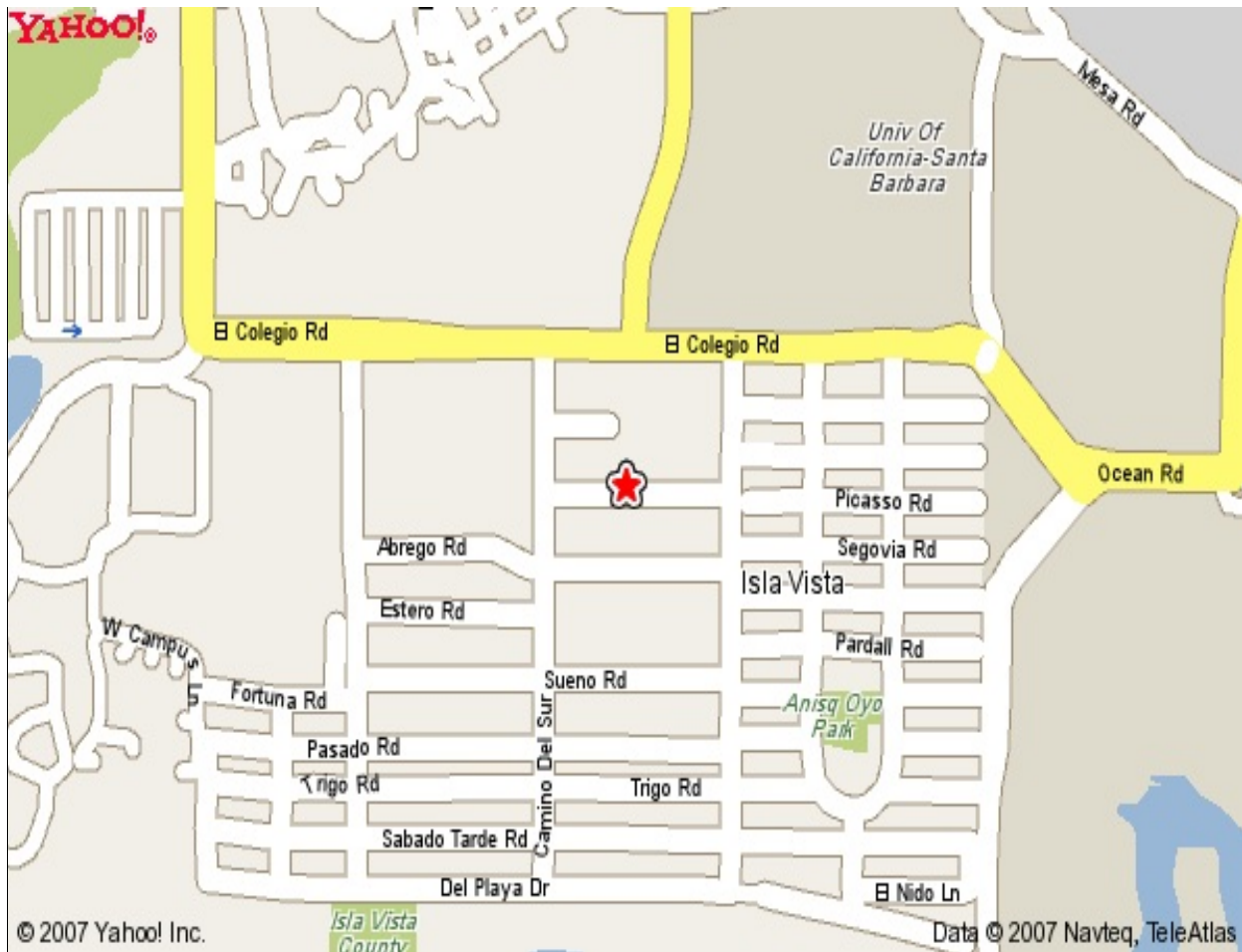


Figure 2: Project Site Location

C. PROJECT DESCRIPTION

The Authority is proposing to rehabilitate the two Project buildings and will undertake all needed improvements to the individual units, up to an entire floor at a time. Interior rehabilitation activities will include replacement of major kitchen appliances, new paint and bathroom enhancements as well as replacement of floor coverings, doors and windows. Exterior improvements will include the addition, repair or replacement of roofs, staircases, balconies, landscaping, water heaters, decking, trash enclosures, parking lots and building facades.

The rehabilitation and construction cycle will last between six weeks to two months per phase and the construction is expected to begin immediately following the Authority's approved funding application.

As a result of the rehabilitation, residents will be required to move temporarily from their units. Upon completion of the rehabilitation, residents will be able to return to a rehabilitated unit in the building/complex if they qualify based on the income restrictions to be imposed to the newly constructed and renewed units. Households exceeding the criteria of 60% of median income or are overcrowded will be required to relocate permanently and may be eligible for relocation assistance consistent with the applicable relocation law.

II. ASSESSMENT OF RELOCATION NEEDS

A. METHODOLOGY

To obtain information necessary for the preparation of this Plan personal interviews were conducted with 16 of 18 occupied households. Inquiries made of the occupants included household size and composition, ages of occupants, rental and income information, length and type of occupancy, ethnicity, primary language in the home, disabilities and health problems, and preferences related to replacement housing and location. Two households could not be reached despite several attempts and two units were confirmed vacant at the time of the interviews.

B. SURVEY RESULTS

The known resident population within the Project totals 74 individuals. Among this group, there are 48 adults and 26 children. The 20 units included in this Plan now contain 12 rentable one-bedroom apartments and eight two-bedroom apartments.

1. Occupancy

The breakdown of households by family size is as follows:

| # in Household | One | Two | Three | Four | Five | Six | Seven |
|-----------------|-----|-----|-------|------|------|-----|-------|
| # of Households | 1 | 1 | 2 | 4 | 2 | 3 | 3 |

There is an average of 4.6 occupants per unit in the Project. The commonly accepted standard for housing density allows two persons per bedroom and one person in a common living area. Based on this criterion as compared to available tenant data, there are eight overcrowded units among the subject residential properties. Two of the overcrowded units will require an upgrade to a two-bedroom unit and if they satisfy the income restrictions they will be able to return to the Project after the rehabilitation. Six of the overcrowded households will require a

three-bedroom unit, and since the rehabilitation will not provide any units larger than two bedrooms, they will need to be permanently relocated.

2. Household Income

Income data were obtained from 16 respondent households. According to income standards for the County of Santa Barbara (**Exhibit A**) adjusted for family size as published by the United States Department of Housing and Urban Development (HUD), four Project households qualify as extremely low income (30% or less of median), two qualify as very low income (31%-50% of median), nine as low income (51%-80% of median) and one as moderate income (81%-120% of median) as seen in **Table 2** below.

| Table 2: Income Levels (16 households) | | | |
|---|-----------------|------------|-----------------|
| Extremely Low | Very Low | Low | Moderate |
| 4 | 2 | 9 | 1 |

3. Demographic Summary

Of the 74 currently known residents, 48 are adults and 26 children.

| Table 3: 2000 Census Population - Tract 29.12 & Isla Vista CDP | | | | |
|---|--------------------|----------|-------------------|----------|
| Population | Tract 29.12 | % | Isla Vista | % |
| White | 3,156 | 62.7% | 12,748 | 69.5% |
| Black or African American | 108 | 2.1% | 385 | 2.1% |
| American Indian and Alaska Native | 39 | 0.8% | 118 | 0.6% |
| Asian | 565 | 11.2% | 2,121 | 11.6% |
| Native Hawaiian & Other Pacific Islander | 12 | 0.2% | 42 | 0.2% |
| Some Other Race | 860 | 17.1% | 1,864 | 10.2% |
| Two or More Races | 292 | 5.8% | 1,066 | 5.8% |
| Hispanic or Latino (of Any Race) | 1,414 | 28.1% | 3,671 | 20.0% |

The ethnic distribution in the Project is 87.5% Hispanic with Spanish reported as the primary household language in majority of households. The only two other ethnical backgrounds are White and Asian, representing 6.25% each.

4. Profile of Potentially Displaced Residents

Funding source requirements limit occupancy in the Project to those households which earn less than 60% of the median income standard adjusted for family size as established by the United States Department of Urban Development (HUD) (See **Exhibit A**). Based upon the most currently available tenant income data, there is one household whose income exceeds the permitted limit.

Of the six households to be permanently displaced for not meeting the qualifying occupancy or income criteria to return to the rehabilitated Project units, all six require three-bedroom replacement units based on a typical occupancy standards allowing up to three persons in a one-bedroom, up to five people in a two-bedroom unit and up to seven people in a three-bedroom unit. The average known tenure of the six households in the Project is approximately eight years. There are no senior households (head of household 62 years or older) nor any reported disabilities that could affect the relocation process.

When asked, most of the respondents prefer to remain in the Goleta neighborhood to remain close to employment and schools children attend.

III. HOUSING RESOURCES

Rehabilitation work in the Project will result in the need to temporarily displace residents from their units. Temporary relocation needs will be met by utilizing available on-site units. The Authority anticipates that all households will be accommodated on-site and no temporary units off-site will be required. Additionally, six households exceed the occupancy or income criteria to return to the Project once the units are rehabilitated. For the purpose of this Plan the assumption was made that the two non-contacted units will not meet the income or occupancy criteria as well and will need to be permanently relocated.

A survey was conducted during the month of April 2007 to determine the availability of rental housing resources in Goleta, Lompoc, Solvang, Santa Barbara and Santa Maria. The results, summarized in **Table 4** below, indicate the number of found units by bedroom size, the cost range in each category and median market rent for each category. Housing availability is not expected to be a factor in the relocation process, given the balance between needs and available resources.

| | 1 bedroom | 2 bedroom | 3 bedroom |
|---------------------------|------------------|------------------|------------------|
| # Found | 63 | 67 | 55 |
| Rent Range | \$550-\$1,425 | \$625-\$2,300 | \$1,200-\$3,000 |
| Market Median Rent | \$1,100 | \$1,500 | \$1,650 |

Since it is anticipated that all temporary housing needs will be met by utilizing the on-site units, it is expected that there will be more than adequate resources to house the six permanent relocatees.

Concurrent Displacement

There are no public projects currently underway in the Project vicinity which might compete with the Project for needed housing resources.

IV. THE RELOCATION PROGRAM

The relocation program and assistance offered by the Authority will conform to provisions of the California Relocation Law, Government Code Section 7260 et seq., the California Relocation Guidelines, California Code of Regulations Title 25, Chapter 6, as amended January 1, 1998, the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA) and the implementing regulations of Handbook 1378 of the Department of Housing and Urban Development (HUD), as appropriate.

A. PROGRAM ASSURANCES, STANDARDS AND OBJECTIVES

1. Fully inform eligible project occupants of the nature of, and procedures for obtaining relocation assistance and benefits, including the date and approximate duration of temporary relocation.
2. Determine the needs of each residential displacee household eligible for assistance.
3. Provide an adequate number of referrals with addresses to comparable, decent, safe and sanitary housing units within a reasonable time prior to displacement and supply information concerning the terms and conditions under which the tenant may lease and occupy said housing.
4. Assure that no residential 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, sexual orientation, marital status, or other arbitrary circumstances.
5. Supply information concerning federal, and state housing programs and other governmental programs providing assistance to displaced persons, as needed.

6. Assist each eligible person to complete applications for benefits.
7. Make relocation benefit payments in accordance with State and HUD guidelines.
8. Inform all persons of the Authority's property management policies including criteria for pursuing tenant evictions.

B. RELOCATION ADVISORY ASSISTANCE

As a function of the overall relocation assistance program, technical and advisory assistance will be provided to all residents by Authority staff and contracted relocation representatives. The following services and tasks will be undertaken:

1. Each displaced household will be personally interviewed to gather information appropriate to determine needs and preferences with regard to the replacement of existing accommodations. Inquiries made of residential occupants by relocation personnel will cover the following areas: family size, ethnic background, immigration status, age and health considerations, current employment status, family income, transportation needs, and preferences relative to replacement housing.
2. Non-displaced residents will be provided a formal Notice of Non-Displacement. Permanent displacees will be referred to the Authority personnel to determine possible eligibility for assistance under the Section 8 Program.
3. As soon as feasible, the relocation representative shall explain the relocation payments and other assistance for which households and individuals may be eligible, including related eligibility requirements and the procedures for obtaining such assistance.
4. Assistance will be provided to complete rental application forms and coordinate move-in arrangements. Temporary displacees will be kept informed of project timing and receive appropriate notice to prepare for

required moves. Claims for compensable expenses associated with the temporary displacement process will be processed expeditiously.

5. Special assistance in the form of referrals to governmental and social service agencies will be made, as appropriate.
6. Bilingual (Spanish-English) assistance will be provided, as needed.

C. RELOCATION BENEFITS (FINANCIAL ASSISTANCE)

Relocation benefits will be offered to all households temporarily or permanently displaced in accordance with the California Relocation Law, Government Code Section 7260 et seq., the California Relocation Guidelines, California Code of Regulations Title 25, Chapter 6, as amended January 1, 1998, the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA) and the implementing regulations of Handbook 1378 of the Department of Housing and Urban Development (HUD), as appropriate. Benefits will be paid to eligible displaced persons upon submission of required documentation in accordance with approved procedures.

Eligibility requirements and benefit plans will be discussed with all temporary and permanent 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 housing choices and potential financial assistance.

The Authority 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.

The relocation process includes: household interviews; needs analyses; appropriate replacement housing referrals; preparation and service of appropriate notices; file documentation, eligibility determinations, processing of claims; moving coordination; and other general services intended to assist displacees.

1. Temporary Displacees

Temporary displacees will be entitled to compensation for all reasonable out-of-pocket expenses incurred in connection with the temporary relocation including, but not limited to, the cost of moving to and from the temporarily occupied unit, furniture storage, utility connection charges, and any increase in housing costs, if any.

It is the intent of the Authority to rehabilitate vacant units and move eligible households into renovated units to eliminate the hardship of double moves.

2. Permanent Displacees

a. Residential Moving Expense Payments

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

i. Actual Cost (Professional Move)

Displacees may elect to have a licensed professional mover perform the move. The actual cost of the moving services, based on at least two acceptable bids, will be compensated by the Authority in the form of a direct payment to the moving company upon presentation of an invoice. Transportation costs are limited to a distance of 50 miles in either case. In addition to the actual move, costs associated with utility re-connections (i.e., gas, water, electricity, telephone, and cable, if any), are eligible for reimbursement.

ii. 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 5** following:

| Table 5: Schedule of Fixed Moving Payments (effective 6-15-05) | |
|---|---------|
| 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 |

b. Rental Assistance

To qualify for a rental assistance payment, tenants who are permanently displaced must have legally occupied their Project residence for a minimum of 90 days prior to the Authority’s acquisition of the property. To be eligible to receive the rental assistance benefits the displaced tenant households have to rent or purchase and occupy a decent, safe, and sanitary replacement dwelling within one year from the date they move from the displacement dwelling. Tenants who occupied the property less than 90 days

and have not occupied the property for the sole purpose of obtaining benefits, may be entitled to benefits under Last Resort Housing provisions.

Based upon the available data regarding Project displacees, the permanently displaced households may qualify and may be eligible to apply for relocation benefits under URA provisions.

Utility allowance amounts are based upon the standards of the local housing authority for a similar type dwelling unit assuming services include gas, water and electric utilities.

Table 6 portrays the benefits determination:

| Table 6: Example Computation of Rental Assistance Payments | | |
|---|----------------|---|
| 1. Old Rent | \$650 | Old Rent, plus Utility Allowance |
| or | | |
| 2. Ability to Pay | \$700 | 30% of the Gross Household Income |
| 3. Lesser of lines 1 or 2 | \$650 | Base Monthly Rental |
| Subtracted From: | | |
| 4. Actual New Rent | \$750 | Actual New Rent including Utility Allowance |
| or | | |
| 5. Comparable Rent | \$775 | Determined by Authority; includes Utility Allowance |
| 6. Lesser of lines 4 or 5 | \$750 | |
| 7. Yields Monthly Need: | \$100 | Subtract line 3 from line 6 |
| Rental Assistance | \$4,200 | Multiply line 7 by 42 months |

Rental Assistance payment amounts are equal to 42 times the difference between the base monthly rent 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.

The base monthly rent 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 Authority. For owner-occupants or households, which paid little or no rent, fair market rent will be used as a substitute for actual rent; or

(ii) Thirty percent (30%) of the displaced person's average, monthly gross household income if the amount is classified as "low income" by the U. S. Department of Housing and Urban Development's (HUD) Annual Survey of Income Limits for the Public Housing and Section 8 Programs. If a displacee refuses to provide appropriate evidence of income or is a dependent, the base monthly rent shall be determined to be the average monthly cost for rent and utilities at the displacement dwelling; or

(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.

c. Downpayment Assistance

The displacee household may opt to apply the entire benefit amount they are eligible for toward a purchase of a replacement unit (Guidelines 49 CFR 24.402(b) and HUD 1378).

Permanently displaced households, who choose to utilize up to the full amount of their rental assistance eligibility (including any Last Resort benefits) to purchase a home, will have the funds deposited in an open escrow account, provided that the entire amount is used for the downpayment and eligible, incidental costs associated with the purchase of

a decent, safe, and sanitary replacement home. Provision shall be made in the escrow arrangements for the prompt return of the Authority funds, in the event escrow should fail to close within a reasonable period of time.

3. Summary

All Project area residents will be personally informed in writing of their status as a temporary or permanent displacee and will be provided advance written notice of the date, approximate duration and location of the dwelling to be made available. Each affected household will receive printed information concerning the benefits and assistance to which they may be entitled and the terms and conditions under which the tenant may lease and occupy a suitable dwelling in the building/complex upon completion of the Project.

Temporary displacees will be provided compensation for reasonable and necessary out-of-pocket expenses. All temporary displacement needs will be accommodated on-site and should not exceed 60 days.

The Authority will make timely payments to all eligible claimants. This may include, where necessary to avoid hardship, advance payments to help secure appropriate replacement housing.

D. GENERAL INFORMATION ON PAYMENT OF RELOCATION BENEFITS

Claims and supporting documentation for relocation benefits must be filed with the Authority no later than 18 months from the date the claimant moves from the acquired Project property.

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 to relocation staff.
2. Recommended assistance amounts will be determined by relocation staff in

accordance with the provisions of URA.

3. Required claim forms will be prepared by relocation staff for claimant signature.
4. Claims will be submitted by relocation staff to the Authority for review, approval, and payment.
5. Benefit checks will be issued for distribution to claimants.
6. Replacement housing payments to residential occupants will be issued approximately three weeks after confirmation that the Project premises have been vacated and residency at the replacement unit is verified, with final payments being made as a lump sum or possibly on a periodic basis.
7. Receipts of payment will be obtained and archived by relocation staff in individual relocation case files.

E. LAST RESORT HOUSING

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 within the maximum relocation amounts provided by the applicable regulations. Specifically, when the computed replacement housing assistance eligibility exceeds \$5,250 or replacement dwelling monthly rental costs (including utilities and other reasonable recurring expenses) exceed 30% of the person’s average monthly income.

Therefore, if the Project proceeds, the Authority will authorize its funds or funds authorized for the Project 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, development of 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; hence, satisfying the requirement that “comparable replacement housing” be available.

A permanently displaced household will be entitled to consideration for supplementary benefits in the form of Last Resort Housing assistance when comparable replacement dwellings are not available within the monetary limits for tenants (\$5,250) as specified above in Section IV, C.1.b., as well as, for tenants who fail to meet the 90 day length of occupancy requirement unless such tenant occupied the property for the purpose of obtaining assistance and benefits.

The Authority will have the option to pay Last Resort rental assistance payments on a periodic basis or in a lump sum. Recipients of Last Resort 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. Displacee 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.

F. IMMIGRATION STATUS

Federal legislation (PL105-117) prohibits the payment of relocation assistance benefits under the Uniform Act to any alien not lawfully present in the United States unless such ineligibility would result in an exceptional and extremely unusual hardship to the alien's spouse, parent, or child any of whom is a citizen or an alien admitted for permanent residence. Exceptional and extremely unusual hardship is defined as significant and demonstrable adverse impact on the health or safety, continued existence of the family unit, and any other impact determined by the Authority to negatively affect the alien's spouse, parent or child. The Authority may elect to authorize the payment of relocation assistance benefits to any otherwise eligible displacee from non-federally authorized reimbursable funds.

In order to track and account for relocation assistance and benefit payments, relocation staff will be required to seek immigration status information from each displacee 18 years and older.

G. 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. Displaced persons are encouraged, however, to consult with personal tax advisors concerning the tax consequences or social service providers to obtain information concerning the tax consequences associated with relocation payments.

H. GRIEVANCE PROCEDURES

The Authority's Grievance Policy follows 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. All displaced persons have the right to ask for administrative review concerning determinations of eligibility; relocation payment amount; the failure by the Authority to provide comparable replacement housing referrals; or, the property management practices of the Authority.

I. EVICTION POLICY

1. Eviction may affect eligibility for relocation assistance and benefits. Relocation records will be documented to reflect the specific circumstances surrounding any eviction action.
2. Eviction may be undertaken 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 owner's failure to keep the premises in habitable condition; is the result of harassment or retaliatory action; or, is the result of discontinuation, or a substantial interruption of services;
 - (b) Performance of a dangerous, and/or illegal act in the unit;
 - (c) A material breach of the rental agreement, and failure upon notification to correct said breach within 30 days of Notice;
 - (d) Maintenance of a nuisance, and failure to abate such nuisance upon notification within a reasonable time following Notice;

- (e) Refusal to accept one of a reasonable number of offers of replacement dwellings; and/or,
- (f) A requirement under State, or local law or emergency circumstances that cannot be prevented by reasonable efforts on the part of the Authority.

J. PROJECTED DATES OF DISPLACEMENT

It is anticipated that 90-day Notices-to-Vacate will be issued to the permanent displacees in July 2007 and the first temporary relocatees approximately 120 days later.

K. CITIZEN PARTICIPATION

The Authority will fully meet its obligations under the Relocation Guidelines with respect to the following activities:

1. Full and timely access to documents relevant to the relocation program;
2. Provision of technical assistance necessary to interpret elements of the Relocation Plan and other pertinent materials;
3. Distribution of a general notice concerning the availability of this Plan for public review, as required, 30 days prior to its proposed adoption. Notice recipients will include affected Project residents and all other interested parties;
4. The opportunity to submit written or oral comments concerning the Plan and to have these comments attached to the Plan when it is forwarded to the County of Santa Barbara Board of Supervisors for adoption;
5. Final review of Plan to ensure its feasibility, compliance with applicable environmental standards and relocation guidelines.

L. ESTIMATED RELOCATION COSTS

The Project will be funded with a combination of local Authority funds and federal tax credits. The estimate of relocation benefits is based on tenant data and current market rental rates.

Estimated relocation costs for the Project, including a 10% contingency are **\$268,450**.

The estimated relocation budget does not include consideration of relocation administrative services nor any related consulting services which may be necessary for the implementation of the Plan and Project.

EXHIBITS

EXHIBIT A: HCD Income Limits - Santa Barbara County

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

Figures are per the Department of Housing and Community Development, Division of Housing Policy Development, **March 8, 2006**.

| HCD Income Limits - Santa Barbara County (2006) | | | | |
|--|----------------------|-----------------|------------|-----------------|
| Family Size | Extremely Low | Very Low | Low | Moderate |
| 1 Person | 13,850 | 23,050 | 36,850 | 55,300 |
| 2 Person | 15,800 | 26,300 | 42,100 | 63,200 |
| 3 Person | 17,800 | 29,600 | 47,400 | 71,100 |
| 4 Person | 19,750 | 32,900 | 52,650 | 79,000 |
| 5 Person | 21,350 | 35,550 | 56,850 | 85,300 |
| 6 Person | 22,900 | 38,150 | 61,050 | 91,600 |
| 7 Person | 24,500 | 40,800 | 65,300 | 98,000 |
| 8 Person | 26,050 | 43,450 | 69,500 | 104,300 |

EXHIBIT B: Public Comments & Response