

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
ACTION AGENDA SUMMARY

DEPT: Public Works *Mad*

BOARD AGENDA # *C-2

Urgent Routine

AGENDA DATE November 17, 2015

CEO Concurs with Recommendation YES NO
(Information Attached)

4/5 Vote Required YES NO

SUBJECT:

Approval to Adopt a Resolution Approving the Hatch Road Channelization Project Phase II Relocation Plan and Authorize the Director of Public Works to Sign all Related Documents and Issue Relocation Benefits Pursuant to the Approved Relocation Plan

STAFF RECOMMENDATIONS:

1. Adopt a resolution approving the Hatch Road Channelization Project Phase II Relocation Plan.
2. Authorize the Director of Public Works to sign all related documents and issue relocation benefits pursuant to the approved Relocation Plan.
3. Authorize the Director of Public Works to take any appropriate action necessary to carry out the purpose and intent of this resolution.

FISCAL IMPACT:

The total estimate for relocation related payments for this project, including a ten percent contingency is \$183,000. The relocation related payments will be funded by City/County Public Facilities Fees and is included in the Adopted Final Fiscal Year 2015-2016 Roads Project budget.

BOARD ACTION AS FOLLOWS:

No. 2015-570

On motion of Supervisor Monteith, Seconded by Supervisor Chiesa

and approved by the following vote,

Ayes: Supervisors: O'Brien, Chiesa, Monteith, DeMartini, and Chairman Withrow

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1) X Approved as recommended

2) _____ Denied

3) _____ Approved as amended

4) _____ Other:

MOTION:

Christine Ferraro

ATTEST: CHRISTINE FERRARO TALLMAN, Clerk

File No.

Approval to Adopt a Resolution Approving the Hatch Road Channelization Project Phase II Relocation Plan and Authorize the Director of Public Works to Sign all Related Documents and Issue Relocation Benefits Pursuant to the Approved Relocation Plan

DISCUSSION:

In January 2004, the Board of Supervisors approved the Department of Public Works Road Congestion Relief Program. The Road Congestion Relief Program provides for the installation of traffic signals, left turn lanes, and related improvements on selected roadways throughout the County. This program is funded by Public Facilities Fees.

Hatch Road is one of the County's most congested roadways and carries significant volumes of traffic. The Road Congestion Relief Program identified that Hatch Road should have left turn lanes installed to relieve congestion and increase capacity to ensure a minimum level of service in the future.

On April 26, 2011, the Board of Supervisors approved the award of a contract to Granite Construction for the construction of the Hatch Road Channelization Phase I-B Project. The Project was accepted October 10, 2011 and left turn and through lanes were constructed on Hatch Road at the intersections of Faith Home Road, Gilbert Road, Parks Road, Washington Road and Clinton Road.

The Hatch Road Channelization Phase II Project will widen Hatch Road between Clinton Road and Baldwin Road to add a center left turn lane and widen existing shoulders for the purpose of improving safety and providing continuity between the previously improved project to the west and the future signalization project at Santa Fe Avenue. Hatch Road will be widened from about 32 feet to 48 feet to provide for the additional lane width and shoulder.

Overland Pacific & Cutler, Inc. prepared the Hatch Road Channelization Project Phase II Relocation Plan in connection with the road improvements to Hatch Road near the City of Hughson as a part of the Hatch Road Channelization Project Phase II. The project improvement impact necessitates the acquisition of four single-family residences and relocation of as many as four households. The properties impacted are 5401, 5519, 5597, and 5619 East Hatch Road.

A Relocation Plan assesses the needs of persons subject to displacement, available replacement housing, and describes the relocation program. The Relocation Plan was completed in June and circulated from July 7, 2015 to August 7, 2015. No comments were received.

This Relocation Plan conforms to the requirements of the California Relocation Assistance Law, Government Code Section 7260, the Relocation Assistance and Real Property Acquisition Guidelines adopted by the Department of Housing and Community Development and Title 25 of the California Code of Regulations Section 6000.

Staff recommends that the Board adopt a resolution approving the Hatch Road Channelization Project Phase II Relocation Plan and authorize the Public Works Director to sign all related documents and issue relocation benefits pursuant to the approved Relocation Plan.

POLICY ISSUES:

The Hatch Road Channelization Project will meet the Board's Priorities of providing A Safe Community and A Well Planned Infrastructure System by improving traffic safety on the County road system.

Approval to Adopt a Resolution Approving the Hatch Road Channelization Project Phase II Relocation Plan and Authorize the Director of Public Works to Sign all Related Documents and Issue Relocation Benefits Pursuant to the Approved Relocation Plan

STAFFING IMPACT:

Public Works staff is overseeing this project.

CONTACT PERSON:

Matt Machado, Public Works Director. Telephone: (209) 525-4153

Colt Esenwein, Public Works Deputy Director. Telephone: (209) 525-4184

ATTACHMENTS:

1. Project Location Map
2. Hatch Road Channelization Project Phase II Relocation Plan
3. Resolution

CE:djd

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Attachment 1 - Project Location Map



Hatch Road Channelization Project Phase II

DRAFT RELOCATION PLAN

Prepared for:
Stanislaus County Public Works Department

By:

Overland, Pacific & Cutler, Inc.

(916) 857-1520

June 2015

Adopted

Date _____

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Exhibit B:	HCD Income Limits – Stanislaus County
Exhibit C:	Residential Informational Brochure
Exhibit D:	Public Comments and Response

Introduction

The County of Stanislaus Public Works Department (the “County”) has authorized the preparation of a Relocation Plan (“Plan”) to be undertaken in connection with the commencement of the road improvements to East Hatch Road in the City of Hughson as part of the Hatch Road Channelization Phase II Project (“Project”).

The portion of the improvements that this Plan is concerned with is the acquisition of four single-family residences (SFR) and permanent relocation of as many four households to accommodate the actions of the proposed Project.

The needs and characteristics of the displacee population, available relocation resources and the County’s program to provide assistance to each affected persons are general subjects of this Relocation Plan (Plan). This Plan conforms to the requirements of the California Relocation Assistance Law, *Government Code* §7260, et seq. (Law), the Relocation Assistance and Real Property Acquisition Guidelines adopted by the Department of Housing and Community Development and Title 25, *California Code of Regulations* §6000, et seq. (Guidelines).

This Plan is organized in five sections:

1. Project description (**SECTION I**);
2. Assessment of the relocation needs of persons subject to displacement (**SECTION II**);
3. Assessment of available replacement housing units within the City of Hughson and surrounding communities (**SECTION III**);
4. Description of the County’s relocation program (**SECTION IV**);
5. Description of the County’s outreach efforts, Project timeline and budget (**SECTION V**).

I. Project Description

A. Regional Location

The Project is located in the City of Hughson in Stanislaus County. Hughson is located approximately 10 miles southeast of the City of Modesto and is easily accessible by SR-99. Adjacent communities include Ceres, Denair, Keyes, Modesto, Turlock and Waterford. (See Figure 1: Regional Project Location)

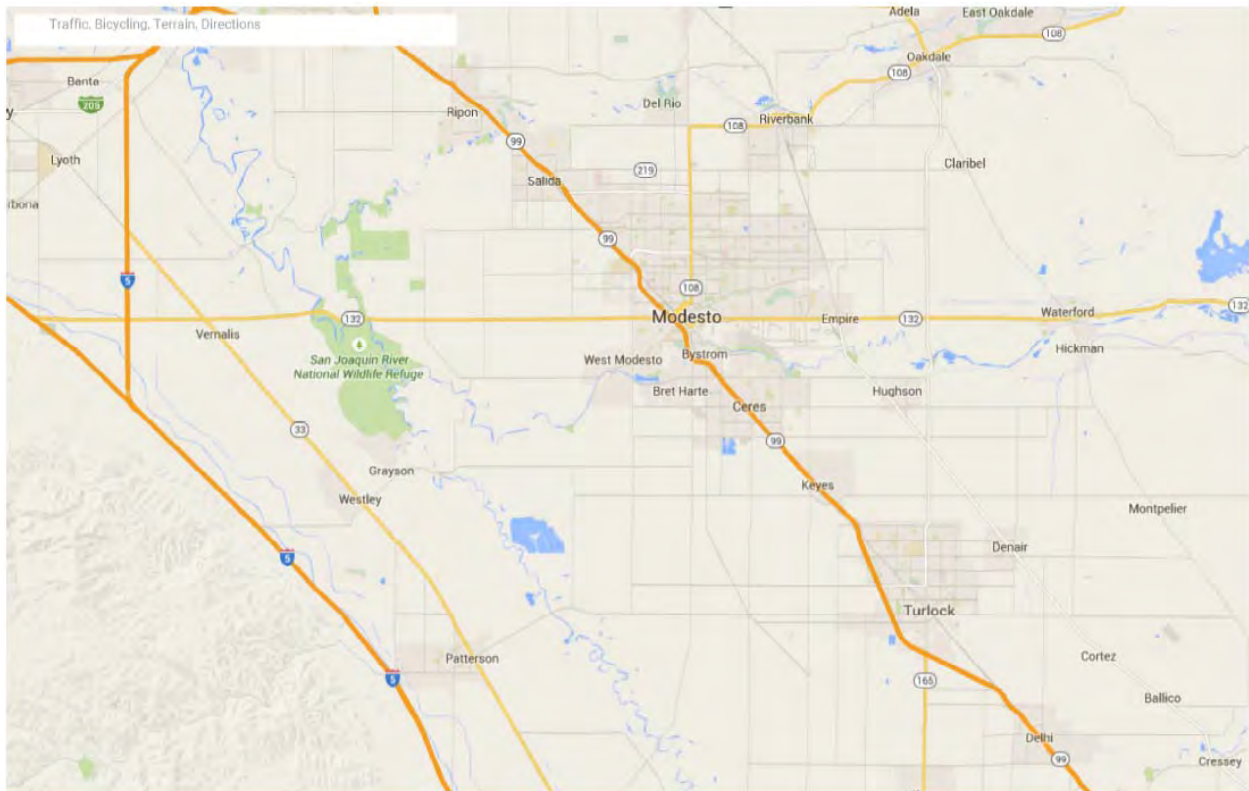


Figure 1: Regional Project Location

The Project will widen Hatch Road between Clinton Road and Baldwin Road to add a center left-turn lane and widen existing shoulders for the purpose of improving safety and provide continuity between the previously improved project to the west and the future signalization project at Santa Fe Avenue. Hatch Road will be widened from about 32feet to 48 feet to provide for the additional lane width and shoulder (See Figure 2: Project Site Location and Description).

Due to the nature of the proposed improvements and the impact on the subject properties, there will be four single-family dwellings that will need to be acquired.

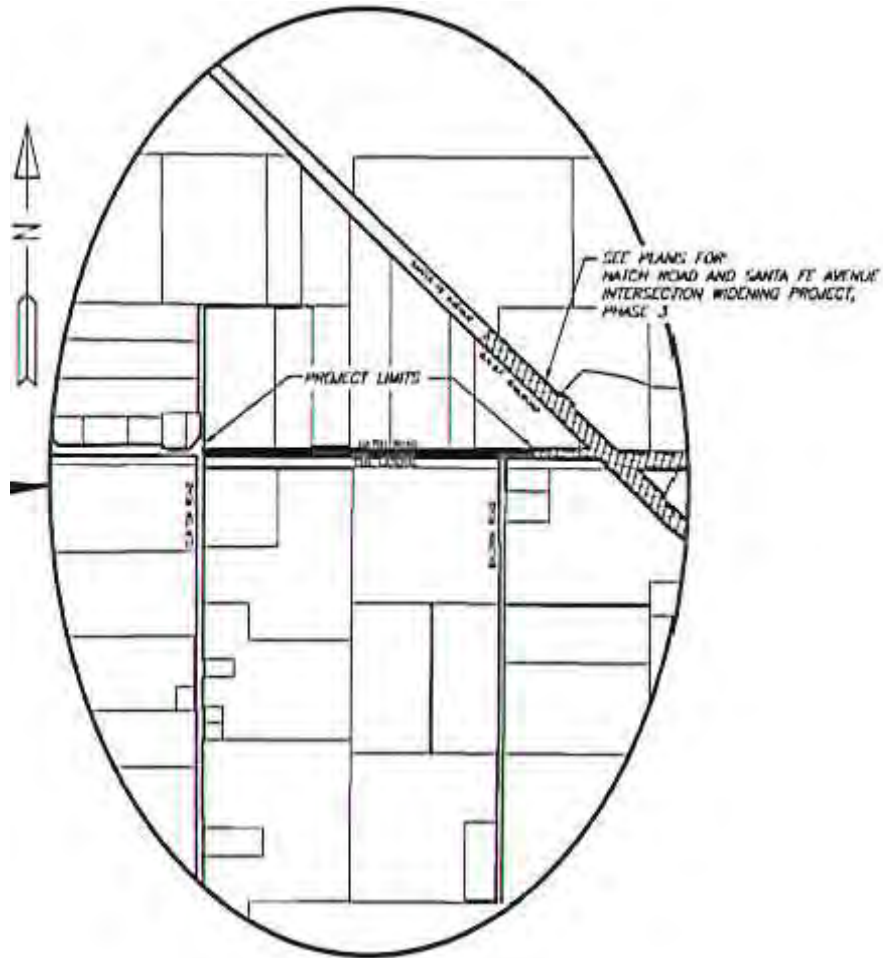


Figure 2: Project Site Location and Description

B. General Demographic and Housing Characteristics

According to the 2010 U.S. Census, the population of the County of Stanislaus is 514,453, and the population of the City of Hughson is 6,640 (see **Table 1.**). Corresponding Census data concerning the housing mix is shown in **Table 2.**

Table 1: 2010 Census Population – City of Hughson and Stanislaus County

Population	City	%	County	%
Total Population	6,640	100.0%	514,453	100.0%
White	5,125	77.2%	337,342	65.6%
Black or African American	55	0.8%	14,721	2.9%
American Indian or Alaska Native	74	1.1%	5,902	1.1%
Asian	97	1.5%	26,090	5.1%
Native Hawaiian or Other Pacific Islander	13	0.2%	3,401	0.7%
Some Other Race	982	14.8%	99,210	19.3%
Two or More Races	294	4.4%	27,787	5.4%
Hispanic or Latino (of Any Race)	2,871	43.2%	215,658	41.9%

Source: U.S. Census Bureau, QT-P3. Race, Hispanic or Latino, and Age: 2010.

Table 2: 2010 Census Housing Units – City of Hughson and Stanislaus County

Type	City	%	County	%
Total Units	2,234	100.0%	179,503	100.0%
Owner-Occupied	1,388	67.1%	99,364	60.2%
Renter-Occupied	681	32.9%	65,816	39.8%
Vacant Housing Units	165	7.4%	14,323	8.0%
Available for Sale Only (of Total Vacant Units)	21	12.7%	2,795	1.6%
Available for Rent – Full Time Occupancy (of Total Vacant Units)	103	62.4%	6,095	3.4%
Sold or Rented – Not Occupied	7	4.2%	895	0.5%
Otherwise Not Available (e.g. seasonal, recreational, migratory, occasional use)	3	1.8%	774	0.4%
Other Vacant	31	18.8%	3,764	2.1%

Source: U.S. Census Bureau, QT-H1. General Housing Characteristics: 2010.

II. Assessment of Relocation Needs

A. Survey Method

To obtain information necessary for the preparation of this Plan, personal interviews with the residents to be permanently displaced were conducted in April 2015. The interviewer was successful in obtaining survey responses from three of the four households in the Project area that are to be displaced. Some necessary data was obtained from the fourth household, however, the household declined to complete the interview. The data in this section of the Plan is based solely on the unsubstantiated responses of those individuals who participated in the survey.

Inquiries made of the residential occupants concerned household size and composition, income, rent and mortgage payments, 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 A** of this report.

B. Field Survey Data

1. Current Occupants

There are four residential households that will be relocated as part of the Project. At the time of the interview, based on data from the four households to be displaced, there are nine adults and two children (17 years or younger) present that would be permanently displaced by the project.

The project occupants reside in SFR dwellings. Among the individual households to be displaced, there is one owner occupied and three tenant-occupied households. The commonly accepted standard for housing density allows two persons per bedroom and one person in the common living area. Based on this criterion and available tenant data, there are no overcrowded units among the tenant-occupied households.

2. Replacement Housing Needs

Replacement housing needs, as expressed in this plan, are defined by the total number of required replacement units and distribution of those units by bedroom size. The projected number of required units by bedroom size is calculated by comparing survey data for household size with typical replacement housing occupancy standards. These standards, generally, allow for up to three persons in a one-bedroom unit, five persons in a two-bedroom unit, seven persons in a three-bedroom unit and nine or more persons in a four-bedroom unit.

Replacement units required for the displaced Project occupants include one two-bedroom SFR dwelling for sale and three two-bedroom SFR dwellings for rent.

3. Income

Income information was only needed from the tenant occupants of the project. Income information was provided by two of the three tenant households. According to income standards for the County of Stanislaus (**Exhibit B**) adjusted for family size as published by the State of California Housing and Community Development Department (HCD), one household is above moderate income, and one is at median income. Income information was not provided by the third household.

4. Ethnicity/Language

Based on information from the households who participated in the survey, the ethnicity stated was as Hispanic for three households and Caucasian for one household. All households reported English as their preferred language.

5. Senior/Handicapped Households

There are two households identified with a senior head of household or spouse (62 years or older) in the Project. It was reported that one household has a person with an unspecified disability. Considerations such as age and disability will be taken into when providing referrals for replacement housing and other relocation assistance in order to serve the needs of the household and locate housing that is decent, safe and sanitary for them.

6. Preferred Relocation Areas

The households indicated that they preferred to remain within Stanislaus County in order to maintain current access to employment, schools, and family. The households would consider adjacent cities such as Denair and Turlock for replacement housing locations.

III. Relocation Resources

A. Methodology

For residential housing, a resource survey was initially conducted to identify available homes for rent and for sale within a ten-mile radius from the Project site and then expanding throughout the County. The following source was utilized:

- Internet sources for rental and purchase opportunities, including the Multiple Listing Service.

B. Replacement Housing Availability

1. Residential For Sale and Rental Housing

The replacement housing survey considered SFRs for rent in the area. This data is summarized in **Table 3** below. The individual figures for number of units found by bedroom size are presented in the table alongside the number of units needed (shown in parentheses) to meet the re-housing obligations.

Table 3: Availability and Cost of Replacement Rental Housing

Bedroom Size	Two
# Found (# Needed)	20 (1) for Sale and 10 (9) for rent
Rent Range	\$995-\$1,495
Median Rent	\$1,295
Sales Price Range	\$178,500-\$625,000
Median Sales Price	\$247,999

The median housing cost amounts shown in the table is among the figures used to make benefit and budget projections for the Plan. This amount is, naturally, subject to change according to the market rates prevailing at the time of displacement. It should be noted that no two bedroom SFR rental properties were located so three bedroom properties were used to show that adequate supply is available to meet the rental housing replacement needs.

2. Summary

Considering the above described availability of replacement housing resources gathered in June 2015, there are adequate replacement resources for the residential occupants.

Based on survey results of rental opportunities and the tenants' current rent, the tenant occupants will likely not have an increase in monthly rent. However, possible increases, if any, will be met through the Agency's obligation under the relocation regulations, including Last Resort Housing (LHR) requirements. (See Section IV.E, Last Resort Housing).

C. Related Issues

1. Concurrent Residential Displacement

At this time, there are no other current public projects causing significant displacements underway in the City of Hughson or adjacent communities which would compete with the Project for needed housing resources. The funding source is the Stanislaus County Public Facility Fee Program. As shown in Tables 3 and 4, there are adequate resources available for replacement sites. No residential displacee will be required to move without both adequate notice and access to available affordable decent, safe and sanitary housing.

2. Temporary Housing

No need for temporary housing is anticipated.

IV. The Relocation Program

The County's Relocation Program is designed to minimize hardship, be responsive to unique project circumstances, emphasize maintaining personal contact with all affected individuals, and consistently apply all regulatory criteria to formulate eligibility and benefit determinations and conform to all applicable requirements.

The County has retained Overland, Pacific & Cutler, Inc. ("OPC") to administer the Relocation Program. OPC has worked on more than 3,000 public acquisition and relocation projects over the past 32 years. Additionally, OPC has an extensive resume of redevelopment and public works projects undertaken in the County of Stanislaus and other Central California communities. Experienced County staff will monitor the performance of OPC and be responsible to approve or disapprove OPC recommendations concerning eligibility and benefit determinations and interpretations of the County's policy.

The Relocation Program consists of two principal constituents: Advisory Assistance and Financial Assistance.

A. Advisory Assistance

Individuals who will need to move from existing homes will receive advisory assistance. Advisory assistance services are intended to:

- inform displacees about the relocation program
- help in the process of finding appropriate replacement accommodations
- facilitate claims processing
- maintain a communication link with the County
- coordinate the involvement of outside service providers

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

1. Distribute appropriate written information concerning the County's relocation program;
2. Inform eligible project occupants of the nature of, and procedures for, obtaining available relocation assistance and benefits (see **Exhibit C**);
3. Determine the needs of each residential displacee eligible for assistance;
4. Provide residential displacees with at least three referrals to comparable replacement housing within a reasonable time prior to displacement;
5. Maintain an updated database of available housing resources, and distribute referral information to displacees for the duration of the Project;
6. Provide transportation to residential displacees, if necessary, to inspect replacement sites within the local area;

7. Offer special assistance to help elderly or disabled displacees find housing near friends, relatives, medical facilities, services and convenient transportation;
8. Provide continuously updated referrals to potential replacement sites within a reasonable time prior to displacement,
9. Supply information concerning federal and state programs and other governmental programs providing assistance to displaced persons;
10. Assist each eligible displacee in the preparation and submission of relocation assistance claims;
11. Provide additional reasonable services necessary to successfully relocate occupants;
12. Make benefit determinations and payments in accordance with applicable law and the County's adopted relocation guidelines;
13. Assure that no occupant is required to move without a minimum of 90 days written notice to vacate. This notice could be part of, separate from, or be an Order for Immediate Possession issued from the Court;
14. Inform all persons, subject to displacement, of the County's policies with regard to eviction and property management;
15. Establish and maintain a formal grievance procedure for use by displaced persons seeking administrative review of the County's decision with respect to relocation assistance; and,
16. 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.

B. Relocation Benefits

Specific 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.

Relocation benefits will be paid to eligible displacees upon submission of required claim forms and documentation in accordance with the County's administrative procedures. The County may process advance payment requests from determined eligibility amounts to mitigate hardships for residential occupants who do not have access to sufficient funds to initially secure replacement housing such as paying an escrow deposit or first month's rent and security deposit. Approved requests will be processed expeditiously to help avoid the loss of desirable, appropriate replacement housing.

1. 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.

a. Actual Cost (Professional Move)

The displacee may elect to retain the services of a licensed professional mover, in which case the County will pay the actual cost of moving services, based on the lower of at least two (2) acceptable bids. (The County may, at its discretion, solicit competitive bids to determine the lowest, reasonable move cost.) After the move is complete, the displacee may request a direct payment from the County to the mover.

b. Fixed Payment (based on Room Count Schedule)

The displacee may, while taking full responsibility for the move, elect to receive a fixed payment for moving expenses based on a room count in the displacement dwelling. The fixed payment is a one-time, all inclusive allowance that does not require back-up documentation. The current schedule for fixed payments is set forth in **Table 4:**

Table 4: Schedule of Fixed Moving Payments

Unfurnished Dwelling									
Room count	1	2	3	4	5	6	7	8	Each additional
Amount	\$685	\$880	\$1,100	\$1,295	\$1,570	\$1,815	\$2,090	\$2,365	\$250
Furnished Dwelling									
Room count	1	each additional							
Amount	\$450	\$85							

Source: California Department of Transportation – June 2012

2. Rental Assistance to Tenants Who Choose to Rent

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

1. Has actually and lawfully occupied the displacement dwelling for at least 90 days immediately prior to the initiation of negotiations; and
2. Has rented, or purchased, and occupied a decent, safe, and sanitary replacement dwelling within one year (unless the Agency extends this period for good cause) after the date he or she moves from the displacement dwelling.

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

1. The monthly rent and estimated average monthly cost of utilities for a comparable replacement dwelling; or
2. The monthly rent and estimated average monthly cost of utilities for the decent, safe and sanitary replacement dwelling actually occupied by displaced person.

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

1. The average monthly cost for rent and utilities at the displacement dwelling 90 days prior to the offer on the property. For owner-occupants or households, which pay no rent, Fair Market Rent will be used as a substitute for actual rent; or
2. Thirty percent (30%) of the displaced person’s average, monthly, adjusted gross household income. If a displacee refuses to provide appropriate evidence of income or is a dependent, the base monthly rent shall be determined to be the average monthly cost for rent and utilities at the displacement dwelling; or
3. The total of the amount designated for shelter and utilities if receiving a welfare assistance payment from a program that designated the amounts for shelter and utilities.

Table 5 illustrates the computation of a rental/downpayment assistance payment.

Table 5: Computation of Rental Assistance Payments (Tenants)

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

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

3. Downpayment Assistance to Tenants Who Choose to Purchase

Displacees otherwise eligible to receive a Rental Assistance payment as previously described, may choose to utilize the full amount of their rental assistance eligibility amount (including Last Resort benefit) to purchase a home. Such payments shall be deposited directly into an escrow account with provisions that allow the Agency to recover its funds should the escrow be cancelled or not proceed in a timely manner. These funds can be used as a downpayment and/or to pay for eligible non-recurring closing costs.

4. Payment to Non-Tenured Residential Tenants

A residential tenant who has actually and lawfully occupied the displacement dwelling for less than 90 days immediately prior to the initiation of negotiations is entitled to receive a moving expense payment. Additionally, non-tenured residential tenants may qualify for a rental assistance payment under the provisions of Last Resort Housing assistance (see Section IV.E, Last Resort Housing). Such assistance is authorized when comparable replacement housing is not available at rental rates within the tenant's financial means (30% of gross monthly household income). Last Resort Housing assistance to non-tenured households is based solely on income.

5. Payments to Owner Occupants

An owner occupant displaced from a dwelling may be entitled to a Replacement Housing Payment in the form of Purchase Price Differential not-to-exceed \$22,500, Mortgage Interest Differential and Non-recurring Incidental Costs if the displacee:

1. Has actually and lawfully occupied the displacement dwelling for at least 180 days immediately prior to the initiation of negotiations; and
2. Has rented, or purchased, and occupied a decent, safe, and sanitary replacement dwelling within one year (unless the Agency extends this period for good cause) after the date he or she moves from the displacement dwelling.

Purchase Price Differential is to cover the increased cost the displacee may have to pay when you buy a new home. It is the difference between the cost of a comparable replacement dwelling (as determined by the Displacing Agency) or, if less, the cost of the replacement dwelling you purchase, and the price paid by Displacing Agency for your present home.

An Interest Differential is to help pay increased interest cost, if any, of the new mortgage (with some limitations).

Non-recurring Incidental Costs is to cover some of the closing costs that may incur in purchasing a replacement dwelling.

Table 6 illustrates how the Purchase Price Differential payment is calculated.

Table 6: Computation of Purchase Price Differential (Owner Occupants)

1	List Price for Comparable Dwelling	\$222,500.00
2	Offer Price for Your Current Dwelling	\$200,000.00
3	Maximum Purchase Price Differential (Line 1 minus Line 2)	\$22,500.00

C. Determination of Comparable Housing

Relocation staff will evaluate the cost of comparable replacement housing in the preparation of each individual Notice of Eligibility issued to residential displacees. For residential tenant occupants, the cost of comparable replacement housing will be determined by the comparative method.

D. General Information Regarding the Payment of Relocation Benefits

Claims and supporting documentation for relocation benefits must be filed with the County no later than 18 months after the date of displacement. 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. Relocation staff will review all necessary documentation including, but not limited to, income verification, lease documents and escrow material before reaching a determination as to which expenses are eligible for compensation;
3. Required claims forms will be prepared by relocation staff and presented to the claimant for review. Signed claims and supporting documentation will be returned to relocation staff and submitted to the County;
4. The County will review and approve claims for payment, or request additional information;
5. The County will issue benefit checks to claimants in the most secure, expeditious manner possible;
6. Final payments to residential displacees 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 and all claims materials will be maintained in the relocation case file.

E. Last Resort Housing

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, Last Resort Housing will have to be provided.

Therefore, if the Project is to go forward, the County will authorize its funds or funds authorized for the Project to provide housing of last resort. Funds will be used to make payments in excess of the monetary limit specified in the statute (\$5,250); hence, satisfying the requirement that "comparable replacement housing" is available.

A displaced tenant household will be entitled to consideration for supplementary benefits in the form of Last Resort Housing assistance 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 (financial means) or when a tenant fails to meet the 90-day occupancy requirement and comparable replacement rental housing is not available within the displaced person's financial means. Calculations of Last Resort rental assistance benefits for tenants who fail to meet the 90-day occupancy requirement will be based solely on household income. Non 90-day qualifiers must meet basic eligibility requirements applied to all other displacees.

The County may pay Last Resort Housing payments in installments or a lump sum. Recipients of Last Resort rental assistance, who intend to purchase rather than re-rent replacement housing, will have the right to request a lump sum payment of all benefits in the form of downpayment assistance.

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 Internal Revenue Service (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)

V. Administrative Provisions

A. Notices

Each notice, which the County is required to provide to a Project occupant, shall be personally delivered or sent certified or registered first-class mail, return receipt requested and documented in the case file. Each notice will be written in plain, understandable language. Each notice will indicate the name and telephone number of a person who may be contacted for answers to questions and other needed help.

There are three principal notices:

1. the Information Statement
2. the Notice of Relocation Eligibility, and
3. the 90-Day Vacate Notice.

The Informational Statement is intended to provide potential relocatees with a general written description of the County's relocation program and basic information concerning benefits, conditions of eligibility, noticing requirements and appeal rights. (See **Exhibit C**)

A Notice of Relocation Eligibility (NOE) will be distributed to each residential relocatee. The NOE to residential relocatees contains a determination of eligibility for relocation assistance and a computation of a maximum entitlement based on information provided by the affected household and the analysis of comparable replacement properties undertaken by the relocation staff.

No lawful occupant will be required to move without having received at least 90 days advance written notice of the earliest date by which the move will be necessary. The 90-Day Vacate Notice will state a specific date as the earliest date by which the occupant may be required to move or state that the occupant will receive a further notice indicating, at least 60 days in advance, the specific date of the required move. The 90-Day Vacate Notice will not be issued to any residential displacee before a comparable replacement dwelling has been made available.

In addition to the three principal notices, relocation staff will issue timely written notification in the form of a Reminder Notice, which discusses the possible loss of rights and sets the expiration date for the loss of benefits to those persons who:

1. are eligible for monetary benefits
2. have moved from the acquired property, and
3. have not filed a claim for benefits.

Reminder Notices will be issued periodically throughout the qualification period. An attempt shall be made to make written contact with all non-responsive relocatees no later than within the last six months prior to the filing expiration date.

B. Privacy of Records

All information obtained from displacees is considered confidential and will not be shared without consent of the displacee or the County or as a requirement of a specific Public Records Request in accordance with State law. Relocation staff will comply with federal regulations concerning safeguarding of relocation files and their contents.

C. Grievance Procedures

The County's grievance policy will follow the standards described in Article 5 Section 6150, et seq. of the State guidelines. Briefly stated, displacees will have the right to ask for administrative review when they believe themselves aggrieved by a determination as to eligibility, the amount of payment, the failure to provide comparable replacement housing referrals or the County's property management practices.

Requests for review will be directed first to the Director of Public Works or an authorized designee of the County and subsequently to a formal Relocation Appeals Board, at the election of the appellant complainant. Details concerning the entire appeals process will be provided upon request.

D. Eviction Policy

The County 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. In the event of an eviction for cause, the household may forfeit their eligibility for relocation benefits.

E. Citizen Participation

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

1. Provide affected tenants with full and timely access to documents relevant to the relocation program;
2. Encourage meaningful participation in reviewing the Relocation Plan and monitoring the relocation assistance program;
3. Provide technical assistance necessary to interpret elements of the Relocation Plan and other pertinent materials;
4. Issue a general notice concerning the availability of the Plan for public review, as required, 30 days prior to its proposed approval; and
5. Include written or oral comments concerning the Plan as an attachment (**Exhibit D**) when it is forwarded to the County Council for approval.

F. Projected Date of Displacement

The County anticipates that a date specific Notice to Vacate will not be issued prior to **October 2015**. No resident will be required to vacate without a minimum of 90 days' notice. However, a resident may choose to vacate prior to a vacate notice being issued, once they have received their Notice of Eligibility, and be assured they will receive any replacement housing assistance and moving assistance to which they may be entitled.

G. Estimated Relocation Costs

The total budget estimate for relocation-related payments for this Project, including a 10 percent contingency, is **\$183,000**.

The Estimated relocation budget does not include any payments related to property acquisition. In addition, the budget does not consider the cost of any services necessary to implement the Plan and complete the relocation element of the Project.

If the Project is to be implemented, and circumstances arise that should change either the number of displaced occupants, or the nature of their activity, the County will authorize any additional compensable funds that may need to be appropriated. The County pledges to appropriate, on a timely basis, the funds necessary to ensure the successful completion of the Project, including funds necessary for Last Resort Housing as indicated in Section IV.E, of this Plan to meet its obligation under the relocation regulations.

Exhibit A
Residential Relocation Interview Form



Residential Relocation Interview

Client/Project:		Case ID:		
Site Address:		Total occupants:	Interview Date:	<input type="checkbox"/> Unoccupied
City, St, ZIP:			Interviewer:	<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, no mortg/loans	<input type="checkbox"/> Negative equity	# 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: \$		Energy source: Gas Electr Oil Other Cooking Stove: <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> _____ Water Heater: <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> _____ Space Heat: <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> _____ Air Conditioning: <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> _____	Monthly P&I payment:		Monthly P&I payment:
<input type="checkbox"/> Electric: \$			MOBILE HOME		
<input type="checkbox"/> Water: \$			Pad space: <input type="checkbox"/> Rent <input type="checkbox"/> Own		Coach: <input type="checkbox"/> Rent <input type="checkbox"/> Own
<input type="checkbox"/> Sewer: \$			Pad rent: \$		Make/Model:
<input type="checkbox"/> Trash: \$			Coach length (ft):		Year:
<input type="checkbox"/> NONE		Coach width (ft):		Decal #:	

INDIVIDUAL OCCUPANTS (use additional pages as needed)

#	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:

#	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:

#	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:

#	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:

#	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:

#	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:

Exhibit B
HUD Income Limits – Stanislaus County

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
Division of Housing Policy Development

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www.hcd.ca.gov

**MEMORANDUM**

DATE: April 15, 2015

TO: Interested Parties

Lisa Bates

FROM: Lisa Bates, Deputy Director
Division of Housing Policy Development

SUBJECT: **State Income Limits for 2015**

Attached are briefing materials and State Income Limits for 2015 reflecting median income and household income levels for extremely low-, very low-, low-, and moderate-income households for California's 58 counties. Updated 2015 income Limits are now in effect and replace last year's limits. 2015 income limits can be downloaded on the Department of Housing and Community Development's (Department) website <<http://www.hcd.ca.gov/hpd/hrc/rep/state/incNote.html>>.

State Income Limits apply to designated programs and are to be used to determine applicant eligibility (based on level of household income) and to calculate affordable housing cost for applicable housing assistance programs. Note that use of State Income Limits is subject to a particular program's definition of income, family, family size, effective dates, and other factors. Also, definitions applicable to income categories, criteria, and geographic areas sometimes differ depending on funding source and program resulting in some programs using other income limits.

California's 2015 income limits were updated based on: (1) federal income limit changes the U.S. Department of Housing and Urban Development (HUD) released on March 6, 2015 and revised on March 10, 2015 for its Section 8 Housing Choice Voucher Program income limits and (2) adjustments the Department made based on particular State statutory provisions and the Department's 2013 Hold Harmless (HH) Policy.

Since 2013, the Department's HH policy has held State Income Limits harmless from any decreases in household income category and median income levels that HUD, since 2010, began applying to its Section 8 Income Limits after eliminating its longstanding Hold Harmless Policy. HUD determined its HH Policy was no longer necessary due to federal law changes in 2008 (Public Law 110-98) prohibiting any rent decreases in federal or private activity bond funded projects.

Please contact Department staff at (916) 263-2911 to answer questions concerning State Income Limits.

Attachments: 2015 State Income Limits and Briefing Materials

**2015 State Income Limits Briefing Materials
California Code of Regulations, Title 25, § 6932**

Overview

Pursuant to Health & Safety Code (H&SC) Section 50093(c), California Department of Housing and Community Development (HCD) filed 2015 State Income Limits with the Office of Administrative Law. HCD updated its income limits based on Department of Housing and Urban Development (HUD) updates to its Section 8 Housing Choice Voucher Program that HUD released on March 6, 2015 and revised on March 10, 2015.

HUD annually updates Section 8 income limits to reflect changes in household income category levels and median income levels applicable to extremely-low, very-low, and low-income households. California law specifies that its State Income Limits must be updated based on HUD updates to its Section 8 income limit levels. The Department also revises its State Income Limit levels to reflect: (1) adjustments, per State law, to some HUD county median income figures, and (2) adjustments to some household income category and area median income levels to reflect HCD's February 2013 Hold Harmless (HH) Policy. This policy was implemented to replace HUD's HH Policy, discontinued in 2009, in maintaining income category and area median income levels at their highest achieved levels and (3) calculation of California's moderate-income household levels based on changes to county area median income levels.

Following are brief summaries of different methodologies used by HUD and HCD in updating income limits for different household income categories.

HUD Methodology

HUD uses 40th percentile rents in 50th percentile fair market rent (FMR) areas, to calculate high housing cost areas. The purpose is to prevent fluctuations in "Low-Income Housing Tax Credit Difficult Development Area" determinations that result solely from high housing cost income limit fluctuations as areas go in and out of the 50th percentile FMR program.

Extremely Low-Income

This income category comprises households with a maximum income of 30 percent (30%) of HUD's median family income (MFI). HUD calculates extremely-low income limits based on very-low income limits. Extremely low-income limits reflect 60 percent of very-low income limits. However, HUD sets a floor based on minimum Supplemental Security Income (SSI).

Very Low-Income

The maximum very-low income limit typically reflects 50 percent (50%) of MFI. HUD's MFI figure generally equals two times HUD's 4-person very low-income limit, except when HUD applies adjustments. HUD may adjust income limits for an area or county to account for conditions that warrant special considerations, referred to as exceptions. HUD may

2015 State Income Limits Briefing Materials
California Code of Regulations, Title 25, § 6932

apply exceptions to areas with unusually high or low family income, uneven housing-cost-to-income relationships or historical exceptions. The following reflect HUD's explanations of adjustment increases and decreases contained in HUD's FY 2015 Income Limits Briefing Material:

Adjustment Increases:

HUD applies an increase, if the four-person very low-income limit would otherwise be less than the amount at which 35 percent (35%) of it equals 85 percent (85%) of the annualized two-bedroom Section 8 FMR (or 40th percentile rent in 50th percentile FMR areas). The purpose is to increase the income limit for areas where rental housing costs are unusually high in relation to the median income.

HUD applies an increase to the four person income limit if it is less than the State non-metropolitan median family income level. In addition, the four-person income limit is also increased, if it is less than 95 percent of last year's very low income limit. HUD restricts adjustments so income limits do not vary more than five percent (5%) of the previous year's very low-income figure. Very low-income limits are used as the base to calculate extremely-low and low-income limits.

Adjustment Decreases:

HUD applies a decrease to the greater of 80 percent of the U.S. median family level (MFI), or the amount at which 30 percent of a four-person family's income equals 100 percent of the two-bedroom FMR (or 40th percentile rent in 50th percentile FMR areas). The purpose is to decrease the income limit for areas of high median family income. The four-person income limit is reduced to the greater of 105 percent of last year's limit or twice the change in the national MFI estimate if that amount would be larger than five percent (5%).

HUD restricts adjustment increases and decreases to not vary more than five percent (5%) of the previous year's very low-income figure. Adjusted very low-income limits are used as the base to calculate extremely-low and low-income limits.

Low-Income

In general, maximum income for low-income households reflects 80 percent (80%) of the MFI level. Most low-income limits represent the higher level of: (1) 80 percent of MFI or (2) 80 percent of State non-metropolitan median family income. However, due to adjustments that HUD sometimes makes, strictly calculating low-income limits as 80 percent of MFI could produce unintended anomalies inconsistent with statutory intent. HUD's briefing materials specify that, with some exceptions, the low-income limit reflects 160 percent of the very low-income limit. HUD may apply exceptions to areas with unusually high or low housing-costs-to-income relationships. An example of the result from HUD applying an exception to an area could be an increase to the low-income limit without an increase to the very low-income limit. In sum, an "80%" limit cannot be assumed to equal 80 percent of the AMI or 4-person median income limit nor 160 percent of the very low-income limit due to adjustments HUD may make.

**2015 State Income Limits Briefing Materials
California Code of Regulations, Title 25, § 6932**

Median Family Income/Area Median Income

HUD estimates and references Median Family Income (MFI) in calculating its income limits. California law and income limits reference Area Median Income (AMI) that, pursuant to H&SC 50093(c), means the median family income of a geographic area estimated by HUD for its Section 8 Program.

HUD's calculations of Section 8 Income Limits begin with the production of MFI estimates. FY 2015 MFI estimates use 5-year survey data (American Community Survey (ACS) 2008-2012 and Puerto Rico Community Survey (PRCS) 2007-2011) augmented by 2012, 1-year ACS and PRCS data. HUD then adjusts the survey data to account for anticipated income growth by applying the Consumer Price Index (CPI) inflation forecast (through the mid-point of 2015) that the Congressional Budget Office published in August 2014. HUD's determination of MFI is used to calculate very low-income limits that are then used as the basis to calculate income limits for other income categories.

Income Limit Calculations for Household Sizes Other Than 4-Persons

Income limits for all income categories are adjusted for household size so that larger households have higher income limits than smaller households. For all income categories, income limits for household sizes other than 4-persons are calculated using the 4-person income limit as the base. HUD's adjustments use the following percentages, with results rounded to the nearest \$50 increment:

Number of persons in Household: 1 2 3 4 5 6 7 8

Adjustments: 70% 80% 90% Base 108% 116% 124% 132%

Income Limit Calculations for Household Sizes Greater Than 8-Persons

For households of more than eight persons, refer to the formula at the end of the table for 2015 Income Limits. Due to the adjustments HUD can make to income limits in a given county, table data should be the only method used to determine program eligibility. Arithmetic calculations are applicable only when a household has more than eight members.

Reference: FY 2015 HUD Income Limits Transmittal Notice PDR-2015-02 issued March 6, 2015 and HUD Income Limits Briefing Material dated March 10, 2015
<http://www.huduser.org/portal/datasets/il/il15/index.html>
http://www.huduser.org/portal/datasets/il/il15/HUD_sec8_15.pdf

HCD Methodology

State law (Health & Safety Code Section 50093, et. seq.) prescribes the methodology the Department uses to update its Official State Income Limits. The Department utilizes HUD's Section 8 Housing Choice Voucher Program Income Limits. HCD's methodology involves: (1) increasing some counties' median income levels established by HUD, (2) increasing some 4-person very-low income limits established by HUD, (3) applying its Hold Harmless (HH) Policy, in effect since 2013, to not allow decreases in area median income levels and household income category levels, and (4) determining income limit levels applicable to California's moderate-income households defined by State law as household income not exceeding 120 percent of county AMI.

2015 State Income Limits Briefing Materials
California Code of Regulations, Title 25, § 6932

Area Median Income and Income Category Levels

HCD, pursuant to federal and state law and its Hold Harmless (HH) Policy, adjusts median income levels determined by HUD for a metropolitan county (county included in a metropolitan statistical area) and for a non-metropolitan county (county not included in a metropolitan statistical area). For non-metropolitan counties, federal law (Section 567 of the 1987 Housing and Community Development Act) requires adjusting median income to the higher of the (1) median income for the county or (2) the current statewide non-metropolitan median income (\$56,900 for 2015) determined by HUD. Next, HCD, for both metropolitan and non-metropolitan counties, applies its HH policy to ensure area median income for all counties and income limits for all income categories do not fall below any level achieved in the prior year.

4-person Median Income Calculation

HUD's 4-person median income figure usually reflects the county's AMI figure. HUD sometimes makes adjustments to decrease the 4-person very-low income limit when median family income is unusually high. The Department makes adjustments so its calculation of the 4-person very-low income limit for each county is not less than HUD's median family income figure and, pursuant to HCD's HH Policy, not less than the prior year's higher level.

Moderate-Income Levels

The Department is responsible for establishing California moderate-income limit levels. After calculating the 4-person area median income (AMI) level as previously described, the Department sets the maximum moderate income limit to equal 120 percent of the county's AMI.

Applicability of California's Official State Income Limits

Applicability of these State Income Limits is subject to particular programs as program definitions of such factors as income, family, and household size, etc., vary. Some programs, such as Multifamily Tax Subsidy Projects (MTSPs), use different income limits.

For MTSPs, separate income limits apply per provisions of the Housing and Economic Recovery Act (HERA) of 2008 (Public Law 110-289). Income limits for MTSPs are used to determine qualification levels as well as set maximum rental rates for projects funded with tax credits authorized under Section 42 of the Internal Revenue Code (Code). Also, MTSP income limits apply to projects financed with tax exempt housing bonds issued to provide qualified residential rental development under Section 142 of the Code. These income limits are available at this web link <http://www.huduser.org/datasets/mtsp.html>.

County	Income Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
Alameda County 4-Person Area Median Income: \$93,500	Extremely Low	19650	22450	25250	28050	30300	32570	36730	40890
	Very Low Income	32750	37400	42100	46750	50500	54250	58000	61750
	Low Income	50150	57300	64450	71600	77350	83100	88800	94550
	Median Income	65450	74800	84150	93500	101000	108450	115950	123400
	Moderate Income	78550	89750	101000	112200	121200	130150	139150	148100
Alpine County 4-Person Area Median Income: \$94,900	Extremely Low	18150	20750	23350	25900	28410	32570	36730	40890
	Very Low Income	30250	34600	38900	43200	46700	50150	53600	57050
	Low Income	46100	52650	59250	65800	71100	76350	81600	86900
	Median Income	66450	75900	85400	94900	102500	110100	117700	125250
	Moderate Income	79750	91100	102500	113900	123000	132100	141250	150350
Amador County 4-Person Area Median Income: \$72,300	Extremely Low	15200	17400	20090	24250	28410	32570	36730	40890
	Very Low Income	25350	28950	32550	36150	39050	41950	44850	47750
	Low Income	40500	46300	52100	57850	62500	67150	71750	76400
	Median Income	50600	57850	65050	72300	78100	83850	89650	95450
	Moderate Income	60700	69400	78100	86750	93700	100650	107550	114500
Butte County 4-Person Area Median Income: \$58,700	Extremely Low	12350	15930	20090	24250	28410	32570	35300	37600
	Very Low Income	20550	23500	26450	29350	31700	34050	36400	38750
	Low Income	32900	37600	42300	46950	50750	54500	58250	62000
	Median Income	41100	46950	52850	58700	63400	68100	72800	77500
	Moderate Income	49300	56350	63400	70450	76100	81700	87350	93000
Calaveras County 4-Person Area Median Income: \$70,200	Extremely Low	14750	16850	20090	24250	28410	32570	36730	40890
	Very Low Income	24600	28100	31600	35100	37950	40750	43550	46350
	Low Income	39350	44950	50550	56150	60650	65150	69650	74150
	Median Income	49150	56150	63200	70200	75800	81450	87050	92650
	Moderate Income	58950	67400	75850	84250	91000	97750	104450	111200
Colusa County 4-Person Area Median Income: \$58,700	Extremely Low	12350	15930	20090	24250	28410	32570	36400	38750
	Very Low Income	20550	23500	26450	29350	31700	34050	36400	38750
	Low Income	32900	37600	42300	46950	50750	54500	58250	62000
	Median Income	41100	46950	52850	58700	63400	68100	72800	77500
	Moderate Income	49300	56350	63400	70450	76100	81700	87350	93000
Contra Costa County 4-Person Area Median Income: \$93,500	Extremely Low	19650	22450	25250	28050	30300	32570	36730	40890
	Very Low Income	32750	37400	42100	46750	50500	54250	58000	61750
	Low Income	50150	57300	64450	71600	77350	83100	88800	94550
	Median Income	65450	74800	84150	93500	101000	108450	115950	123400
	Moderate Income	78550	89750	101000	112200	121200	130150	139150	148100
Del Norte County 4-Person Area Median Income: \$57,900	Extremely Low	12150	15930	20090	24250	28410	32570	35300	37600
	Very Low Income	20300	23200	26100	28950	31300	33600	35900	38250
	Low Income	32450	37050	41700	46300	50050	53750	57450	61150
	Median Income	40550	46300	52100	57900	62550	67150	71800	76450
	Moderate Income	48650	55600	62550	69500	75050	80600	86200	91750
El Dorado County 4-Person Area Median Income: \$76,100	Extremely Low	16000	18300	20600	24250	28410	32570	36730	40890
	Very Low Income	26650	30450	34250	38050	41100	44150	47200	50250
	Low Income	42650	48750	54850	60900	65800	70650	75550	80400
	Median Income	53250	60900	68500	76100	82200	88300	94350	100450
	Moderate Income	63900	73050	82150	91300	98600	105900	113200	120500

County	Income Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
Fresno County 4-Person Area Median Income: \$57,900	Extremely Low	12150	15930	20090	24250	28410	32570	35300	37600
	Very Low Income	20300	23200	26100	28950	31300	33600	35900	38250
	Low Income	32450	37050	41700	46300	50050	53750	57450	61150
	Median Income	40550	46300	52100	57900	62550	67150	71800	76450
	Moderate Income	48650	55600	62550	69500	75050	80600	86200	91750
Glenn County 4-Person Area Median Income: \$57,900	Extremely Low	12150	15930	20090	24250	28410	32570	35300	37600
	Very Low Income	20300	23200	26100	28950	31300	33600	35900	38250
	Low Income	32450	37050	41700	46300	50050	53750	57450	61150
	Median Income	40550	46300	52100	57900	62550	67150	71800	76450
	Moderate Income	48650	55600	62550	69500	75050	80600	86200	91750
Humboldt County 4-Person Area Median Income: \$57,900	Extremely Low	12150	15930	20090	24250	28410	32570	35300	37600
	Very Low Income	20300	23200	26100	28950	31300	33600	35900	38250
	Low Income	32450	37050	41700	46300	50050	53750	57450	61150
	Median Income	40550	46300	52100	57900	62550	67150	71800	76450
	Moderate Income	48650	55600	62550	69500	75050	80600	86200	91750
Imperial County 4-Person Area Median Income: \$57,900	Extremely Low	12150	15930	20090	24250	28410	32570	35300	37600
	Very Low Income	20300	23200	26100	28950	31300	33600	35900	38250
	Low Income	32450	37050	41700	46300	50050	53750	57450	61150
	Median Income	40550	46300	52100	57900	62550	67150	71800	76450
	Moderate Income	48650	55600	62550	69500	75050	80600	86200	91750
Inyo County 4-Person Area Median Income: \$71,500	Extremely Low	15050	17200	20090	24250	28410	32570	36730	40890
	Very Low Income	25050	28600	32200	35750	38650	41500	44350	47200
	Low Income	40050	45800	51500	57200	61800	66400	70950	75550
	Median Income	50050	57200	64350	71500	77200	82950	88650	94400
	Moderate Income	60050	68650	77200	85800	92650	99550	106400	113250
Kern County 4-Person Area Median Income: \$57,900	Extremely Low	12150	15930	20090	24250	28410	32570	35300	37600
	Very Low Income	20300	23200	26100	28950	31300	33600	35900	38250
	Low Income	32450	37050	41700	46300	50050	53750	57450	61150
	Median Income	40550	46300	52100	57900	62550	67150	71800	76450
	Moderate Income	48650	55600	62550	69500	75050	80600	86200	91750
Kings County 4-Person Area Median Income: \$57,900	Extremely Low	12150	15930	20090	24250	28410	32570	35300	37600
	Very Low Income	20300	23200	26100	28950	31300	33600	35900	38250
	Low Income	32450	37050	41700	46300	50050	53750	57450	61150
	Median Income	40550	46300	52100	57900	62550	67150	71800	76450
	Moderate Income	48650	55600	62550	69500	75050	80600	86200	91750
Lake County 4-Person Area Median Income: \$57,900	Extremely Low	12150	15930	20090	24250	28410	32570	35300	37600
	Very Low Income	20300	23200	26100	28950	31300	33600	35900	38250
	Low Income	32450	37050	41700	46300	50050	53750	57450	61150
	Median Income	40550	46300	52100	57900	62550	67150	71800	76450
	Moderate Income	48650	55600	62550	69500	75050	80600	86200	91750
Lassen County 4-Person Area Median Income: \$69,400	Extremely Low	14600	16650	20090	24250	28410	32570	36730	40890
	Very Low Income	24300	27800	31250	34700	37500	40300	43050	45850
	Low Income	38850	44400	49950	55500	59950	64400	68850	73300
	Median Income	48600	55500	62450	69400	74950	80500	86050	91600
	Moderate Income	58300	66650	74950	83300	89950	96650	103300	109950

County	Income Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
Los Angeles County 4-Person Area Median Income: \$64,800	Extremely Low	17950	20500	23050	25600	28410	32570	36730	40890
	Very Low Income	29900	34200	38450	42700	46150	49550	52950	56400
	Low Income *	47850	54650	61500	68300	73800	79250	84700	90200
	Median Income	45350	51850	58300	64800	70000	75150	80350	85550
	Moderate Income	54450	62200	70000	77750	83950	90200	96400	102650
<i>* Low income exceeding median income is an anomaly for this county due to HUD historical adjustments to median income. Household lower income figures are derived from very-low income figures that are not adjusted by HUD for exceptions.</i>									
Madera County 4-Person Area Median Income: \$57,900	Extremely Low	12150	15930	20090	24250	28410	32570	35300	37600
	Very Low Income	20300	23200	26100	28950	31300	33600	35900	38250
	Low Income	32450	37050	41700	46300	50050	53750	57450	61150
	Median Income	40550	46300	52100	57900	62550	67150	71800	76450
	Moderate Income	48650	55600	62550	69500	75050	80600	86200	91750
Marin County 4-Person Area Median Income: \$103,000	Extremely Low	24650	28150	31650	35150	38000	40800	43600	46400
	Very Low Income	41050	46900	52750	58600	63300	68000	72700	77400
	Low Income	65700	75100	84500	93850	101400	108900	116400	123900
	Median Income	72100	82400	92700	103000	111250	119500	127700	135950
	Moderate Income	86500	98900	111250	123600	133500	143400	153250	163150
Mariposa County 4-Person Area Median Income: \$61,900	Extremely Low	13000	15930	20090	24250	28410	32570	36730	40890
	Very Low Income	21700	24800	27900	30950	33450	35950	38400	40900
	Low Income	34650	39600	44550	49500	53500	57450	61400	65350
	Median Income	43350	49500	55700	61900	66850	71800	76750	81700
	Moderate Income	52000	59450	66850	74300	80250	86200	92150	98100
Mendocino County 4-Person Area Median Income: \$58,900	Extremely Low	12200	15930	20090	24250	28410	32570	36000	38300
	Very Low Income	20300	23200	26100	29000	31350	33650	36000	38300
	Low Income	32500	37150	41800	46400	50150	53850	57550	61250
	Median Income	41250	47100	53000	58900	63600	68300	73050	77750
	Moderate Income	49500	56550	63650	70700	76350	82000	87650	93300
Merced County 4-Person Area Median Income: \$57,900	Extremely Low	12150	15930	20090	24250	28410	32570	35300	37600
	Very Low Income	20300	23200	26100	28950	31300	33600	35900	38250
	Low Income	32450	37050	41700	46300	50050	53750	57450	61150
	Median Income	40550	46300	52100	57900	62550	67150	71800	76450
	Moderate Income	48650	55600	62550	69500	75050	80600	86200	91750
Modoc County 4-Person Area Median Income: \$57,900	Extremely Low	12150	15930	20090	24250	28410	32570	35300	37600
	Very Low Income	20300	23200	26100	28950	31300	33600	35900	38250
	Low Income	32450	37050	41700	46300	50050	53750	57450	61150
	Median Income	40550	46300	52100	57900	62550	67150	71800	76450
	Moderate Income	48650	55600	62550	69500	75050	80600	86200	91750
Mono County 4-Person Area Median Income: \$81,200	Extremely Low	17050	19500	21950	24350	28410	32570	36730	40890
	Very Low Income	28450	32500	36550	40600	43850	47100	50350	53600
	Low Income	44750	51150	57550	63900	69050	74150	79250	84350
	Median Income	56850	64950	73100	81200	87700	94200	100700	107200
	Moderate Income	68200	77950	87700	97450	105250	113050	120850	128650
Monterey County 4-Person Area Median Income: \$68,700	Extremely Low	15250	17400	20090	24250	28410	32570	36730	40890
	Very Low Income	25400	29000	32650	36250	39150	42050	44950	47850
	Low Income	40600	46400	52200	58000	62650	67300	71950	76600
	Median Income	48100	54950	61850	68700	74200	79700	85200	90700
	Moderate Income	57700	65950	74200	82450	89050	95650	102250	108850

County	Income Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
Napa County 4-Person Area Median Income: \$86,100	Extremely Low	18350	21000	23600	26200	28410	32570	36730	40890
	Very Low Income	30600	34950	39300	43650	47150	50650	54150	57650
	Low Income	48900	55850	62850	69800	75400	81000	86600	92150
	Median Income	60250	68900	77500	86100	93000	99900	106750	113650
	Moderate Income	72300	82650	92950	103300	111550	119850	128100	136350
Nevada County 4-Person Area Median Income: \$73,500	Extremely Low	16100	18400	20700	24250	28410	32570	36730	40890
	Very Low Income	26850	30700	34550	38350	41450	44500	47600	50650
	Low Income	42950	49050	55200	61300	66250	71150	76050	80950
	Median Income	51450	58800	66150	73500	79400	85250	91150	97000
	Moderate Income	61750	70550	79400	88200	95250	102300	109350	116400
Orange County 4-Person Area Median Income: \$87,200	Extremely Low	20250	23150	26050	28900	31250	33550	36730	40890
	Very Low Income	33750	38550	43350	48150	52050	55900	59750	63600
	Low Income	53950	61650	69350	77050	83250	89400	95550	101750
	Median Income	61050	69750	78500	87200	94200	101150	108150	115100
	Moderate Income	73250	83700	94200	104650	113000	121400	129750	138150
Placer County 4-Person Area Median Income: \$76,100	Extremely Low	16000	18300	20600	24250	28410	32570	36730	40890
	Very Low Income	26650	30450	34250	38050	41100	44150	47200	50250
	Low Income	42650	48750	54850	60900	65800	70650	75550	80400
	Median Income	53250	60900	68500	76100	82200	88300	94350	100450
	Moderate Income	63900	73050	82150	91300	98600	105900	113200	120500
Plumas County 4-Person Area Median Income: \$62,000	Extremely Low	13050	15930	20090	24250	28410	32570	35300	37600
	Very Low Income	21700	24800	27900	31000	33500	36000	38450	40950
	Low Income	34750	39700	44650	49600	53600	57550	61550	65500
	Median Income	43400	49600	55800	62000	66950	71900	76900	81850
	Moderate Income	52100	59500	66950	74400	80350	86300	92250	98200
Riverside County 4-Person Area Median Income: \$65,000	Extremely Low	14100	16100	20090	24250	28410	32570	36730	40890
	Very Low Income	23450	26800	30150	33500	36200	38900	41550	44250
	Low Income	37550	42900	48250	53600	57900	62200	66500	70800
	Median Income	45500	52000	58500	65000	70200	75400	80600	85800
	Moderate Income	54600	62400	70200	78000	84250	90500	96700	102950
Sacramento County 4-Person Area Median Income: \$76,100	Extremely Low	16000	18300	20600	24250	28410	32570	36730	40890
	Very Low Income	26650	30450	34250	38050	41100	44150	47200	50250
	Low Income	42650	48750	54850	60900	65800	70650	75550	80400
	Median Income	53250	60900	68500	76100	82200	88300	94350	100450
	Moderate Income	63900	73050	82150	91300	98600	105900	113200	120500
San Benito County 4-Person Area Median Income: \$81,100	Extremely Low	17050	19500	21950	24350	28410	32570	36730	40890
	Very Low Income	28400	32450	36500	40550	43800	47050	50300	53550
	Low Income	45100	51550	58000	64400	69600	74750	79900	85050
	Median Income	56750	64900	73000	81100	87600	94100	100550	107050
	Moderate Income	68100	77850	87550	97300	105100	112850	120650	128450
San Bernardino County 4-Person Area Median Income: \$65,000	Extremely Low	14100	16100	20090	24250	28410	32570	36730	40890
	Very Low Income	23450	26800	30150	33500	36200	38900	41550	44250
	Low Income	37550	42900	48250	53600	57900	62200	66500	70800
	Median Income	45500	52000	58500	65000	70200	75400	80600	85800
	Moderate Income	54600	62400	70200	78000	84250	90500	96700	102950

See instructions on last page to use these income limits to determine applicant eligibility and calculate affordable housing cost and rent.

County	Income Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
San Diego County 4-Person Area Median Income: \$75,900	Extremely Low	17350	19850	22300	24800	28410	32570	36730	40890
	Very Low Income	28900	33050	37150	41300	44600	47900	51200	54500
	Low Income	46250	52900	59500	66100	71400	76700	81950	87250
	Median Income	53150	60700	68300	75900	81950	88050	94100	100200
	Moderate Income	63750	72900	82000	91100	98400	105700	112950	120250
San Francisco County 4-Person Area Median Income: \$103,000	Extremely Low	24650	28150	31650	35150	38000	40800	43600	46400
	Very Low Income	41050	46900	52750	58600	63300	68000	72700	77400
	Low Income	65700	75100	84500	93850	101400	108900	116400	123900
	Median Income	72100	82400	92700	103000	111250	119500	127700	135950
	Moderate Income	86500	98900	111250	123600	133500	143400	153250	163150
San Joaquin County 4-Person Area Median Income: \$66,300	Extremely Low	13950	15950	20090	24250	28410	32570	36730	39350
	Very Low Income	23250	26550	29850	33150	35850	38500	41150	43800
	Low Income	37150	42450	47750	53050	57300	61550	65800	70050
	Median Income	46400	53050	59650	66300	71600	76900	82200	87500
	Moderate Income	55700	63650	71600	79550	85900	92300	98650	105000
San Luis Obispo County 4-Person Area Median Income: \$77,100	Extremely Low	16250	18550	20850	24250	28410	32570	36730	40890
	Very Low Income	27000	30850	34700	38550	41650	44750	47850	50900
	Low Income	43200	49400	55550	61700	66650	71600	76550	81450
	Median Income	53950	61700	69400	77100	83250	89450	95600	101750
	Moderate Income	64750	74000	83250	92500	99900	107300	114700	122100
San Mateo County 4-Person Area Median Income: \$103,000	Extremely Low	24650	28150	31650	35150	38000	40800	43600	46400
	Very Low Income	41050	46900	52750	58600	63300	68000	72700	77400
	Low Income	65700	75100	84500	93850	101400	108900	116400	123900
	Median Income	72100	82400	92700	103000	111250	119500	127700	135950
	Moderate Income	86500	98900	111250	123600	133500	143400	153250	163150
Santa Barbara County 4-Person Area Median Income: \$75,400	Extremely Low	16850	19250	21650	24250	28410	32570	36730	40890
	Very Low Income	28100	32100	36100	40100	43350	46550	49750	52950
	Low Income	44950	51350	57750	64150	69300	74450	79550	84700
	Median Income	52800	60300	67850	75400	81450	87450	93500	99550
	Moderate Income	63350	72400	81450	90500	97750	105000	112200	119450
Santa Clara County 4-Person Area Median Income: \$106,300	Extremely Low	22350	25550	28750	31900	34500	37050	39600	42150
	Very Low Income	37250	42550	47850	53150	57450	61700	65950	70200
	Low Income	59400	67900	76400	84900	91650	98450	105250	112050
	Median Income	74400	85050	95650	106300	114800	123300	131800	140300
	Moderate Income	89300	102050	114800	127550	137750	147950	158150	168350
Santa Cruz County 4-Person Area Median Income: \$87,000	Extremely Low	21200	24200	27250	30250	32700	35100	37550	40890
	Very Low Income	35300	40350	45400	50400	54450	58500	62500	66550
	Low Income	56500	64550	72600	80650	87150	93600	100050	106500
	Median Income	60900	69600	78300	87000	93950	100900	107900	114850
	Moderate Income	73100	83500	93950	104400	112750	121100	129450	137800
Shasta County 4-Person Area Median Income: \$59,000	Extremely Low	12400	15930	20090	24250	28410	32570	35300	37600
	Very Low Income	20650	23600	26550	29500	31900	34250	36600	38950
	Low Income	33050	37800	42500	47200	51000	54800	58550	62350
	Median Income	41300	47200	53100	59000	63700	68450	73150	77900
	Moderate Income	49550	56650	63700	70800	76450	82150	87800	93450

County	Income Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
Sierra County 4-Person Area Median Income: \$71,800	Extremely Low	14800	16900	20090	24250	28410	32570	36730	40890
	Very Low Income	24650	28150	31650	35150	38000	40800	43600	46400
	Low Income	39400	45000	50650	56250	60750	65250	69750	74250
	Median Income	50250	57450	64600	71800	77550	83300	89050	94800
	Moderate Income	60300	68900	77550	86150	93050	99950	106850	113700
Siskiyou County 4-Person Area Median Income: \$57,900	Extremely Low	12150	15930	20090	24250	28410	32570	35300	37600
	Very Low Income	20300	23200	26100	28950	31300	33600	35900	38250
	Low Income	32450	37050	41700	46300	50050	53750	57450	61150
	Median Income	40550	46300	52100	57900	62550	67150	71800	76450
	Moderate Income	48650	55600	62550	69500	75050	80600	86200	91750
Solano County 4-Person Area Median Income: \$82,600	Extremely Low	17400	19850	22350	24800	28410	32570	36730	40890
	Very Low Income	28950	33050	37200	41300	44650	47950	51250	54550
	Low Income	45500	52000	58500	65000	70200	75400	80600	85800
	Median Income	57800	66100	74350	82600	89200	95800	102400	109050
	Moderate Income	69350	79300	89200	99100	107050	114950	122900	130800
Sonoma County 4-Person Area Median Income: \$82,600	Extremely Low	17400	19850	22350	24800	28410	32570	36730	40890
	Very Low Income	28950	33050	37200	41300	44650	47950	51250	54550
	Low Income	45500	52000	58500	65000	70200	75400	80600	85800
	Median Income	57800	66100	74350	82600	89200	95800	102400	109050
	Moderate Income	69350	79300	89200	99100	107050	114950	122900	130800
Stanislaus County 4-Person Area Median Income: \$62,000	Extremely Low	13050	15930	20090	24250	28410	32570	35300	37600
	Very Low Income	21700	24800	27900	31000	33500	36000	38450	40950
	Low Income	34750	39700	44650	49600	53600	57550	61550	65500
	Median Income	43400	49600	55800	62000	66950	71900	76900	81850
	Moderate Income	52100	59500	66950	74400	80350	86300	92250	98200
Sutter County 4-Person Area Median Income: \$59,400	Extremely Low	12500	15930	20090	24250	28410	32570	35300	37600
	Very Low Income	20800	23800	26750	29700	32100	34500	36850	39250
	Low Income	33250	38000	42750	47500	51300	55100	58900	62700
	Median Income	41600	47500	53450	59400	64150	68900	73650	78400
	Moderate Income	49900	57050	64150	71300	77000	82700	88400	94100
Tehama County 4-Person Area Median Income: \$57,900	Extremely Low	12150	15930	20090	24250	28410	32570	35300	37600
	Very Low Income	20300	23200	26100	28950	31300	33600	35900	38250
	Low Income	32450	37050	41700	46300	50050	53750	57450	61150
	Median Income	40550	46300	52100	57900	62550	67150	71800	76450
	Moderate Income	48650	55600	62550	69500	75050	80600	86200	91750
Trinity County 4-Person Area Median Income: \$57,900	Extremely Low	12150	15930	20090	24250	28410	32570	35300	37600
	Very Low Income	20300	23200	26100	28950	31300	33600	35900	38250
	Low Income	32450	37050	41700	46300	50050	53750	57450	61150
	Median Income	40550	46300	52100	57900	62550	67150	71800	76450
	Moderate Income	48650	55600	62550	69500	75050	80600	86200	91750
Tulare County 4-Person Area Median Income: \$57,900	Extremely Low	12150	15930	20090	24250	28410	32570	35300	37600
	Very Low Income	20300	23200	26100	28950	31300	33600	35900	38250
	Low Income	32450	37050	41700	46300	50050	53750	57450	61150
	Median Income	40550	46300	52100	57900	62550	67150	71800	76450
	Moderate Income	48650	55600	62550	69500	75050	80600	86200	91750

County	Income Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
Tuolumne County 4-Person Area Median Income: \$66,700	Extremely Low	13950	15950	20090	24250	28410	32570	36730	40890
	Very Low Income	23250	26600	29900	33200	35900	38550	41200	43850
	Low Income	37200	42500	47800	53100	57350	61600	65850	70100
	Median Income	46700	53350	60050	66700	72050	77350	82700	88050
	Moderate Income	56050	64050	72050	80050	86450	92850	99250	105650
Ventura County 4-Person Area Median Income: \$89,300	Extremely Low	19050	21800	24500	27200	29400	32570	36730	40890
	Very Low Income	31750	36250	40800	45300	48950	52550	56200	59800
	Low Income	50750	58000	65250	72500	78300	84100	89900	95700
	Median Income	62500	71450	80350	89300	96450	103600	110750	117900
	Moderate Income	75000	85700	96450	107150	115700	124300	132850	141450
Yolo County 4-Person Area Median Income: \$76,900	Extremely Low	16150	18450	20750	24250	28410	32570	36730	40890
	Very Low Income	26950	30800	34650	38450	41550	44650	47700	50800
	Low Income	43050	49200	55350	61500	66450	71350	76300	81200
	Median Income	53850	61500	69200	76900	83050	89200	95350	101500
	Moderate Income	64600	73850	83050	92300	99700	107050	114450	121850
Yuba County 4-Person Area Median Income: \$59,400	Extremely Low	12500	15930	20090	24250	28410	32570	35300	37600
	Very Low Income	20800	23800	26750	29700	32100	34500	36850	39250
	Low Income	33250	38000	42750	47500	51300	55100	58900	62700
	Median Income	41600	47500	53450	59400	64150	68900	73650	78400
	Moderate Income	49900	57050	64150	71300	77000	82700	88400	94100

Instructions:

Eligibility Determination:

Use household size income category figures in this chart. Determine eligibility based on actual number of persons in household and total of gross income for all persons.

Determination of Income Limit for Households Larger than Eight Persons:

Per person (PP) adjustment above 8: (1) multiply the 4-person income limit by eight percent (8%), (2) multiply result by number of persons in excess of eight, (3) add the amount to the 8-person income limit, and (4) round to the nearest \$50.

E X A M P L E	Yuba County				8 person+	8% Adj x2=	10 persons	
	Income Category	4 persons	8% PP Adj	+8 persons				=9 persons
	Extremely Low	24,250	1940	32,000	33,950	32,000	3880	35,900
	Very Low Income	29,700	2376	39,200	41,600	39,200	4752	43,950
	Lower Income	47,500	3800	62,700	66,500	62,700	7600	70,300
	Moderate Income	71,300	5704	94,100	99,800	94,100	11408	105,500

Calculation of Housing Cost and Rent:

Refer to Health & Safety Code Sections 50052.5 and 50053. Use benchmark household size and multiply against applicable percentages defined in H&SC using Area Median Income identified in this chart.

Determination of Household Size:

For projects with no federal assistance, household size is set at number of bedrooms in unit plus one.

For projects with federal assistance, household size may be set by multiplying 1.5 against the number of bedrooms in unit.

HUD release: 3/6/2015

Authority cited: Health and Safety Code (H&SC) Section 50093.

Reference: H&SC Sections 50079.5, 50093, 50105, and 50106.

Exhibit C
Residential Informational Brochure

Relocation Assistance Informational Statement for Families and Individuals

Displacing Agency:
Stanislaus County Public Works Department

Project Name:
Hatch Road Channelization Project Phase II

Displacing Agency Representative:



Overland, Pacific & Cutler, Inc.
7901 Oakport St., Suite 4800
Oakland, CA 94621
Phone: 800.400.7356

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 agents are available. Si necesita esta información en español, por favor llame a su agente.

Informational Statement for Families and Individuals

(CA State)

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 agent at 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 agent 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 (Self-Move)**

A Fixed Moving Payment is based upon the number of rooms you occupy and whether or not you own your own furniture. The payment is based upon a schedule approved by the Displacing Agency, and ranges, for example, from \$450.00 for one furnished room to \$2,365.00 for eight rooms in an unfurnished dwelling. (For details see the table). Your relocation agent 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-ups and other related moving fees.

Fixed Moving Schedule CALIFORNIA (Effective 2015)	
Occupant Owns Furniture:	
1 room	\$725
2 rooms	\$930
3 rooms	\$1,165
4 rooms	\$1,375
5 rooms	\$1,665
6 rooms	\$1,925
7 rooms	\$2,215
8 rooms	\$2,505
Each additional room	\$265
Occupant does NOT Own Furniture:	
1 room	\$475
Each additional room	\$90

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 agent 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 agent 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 agent 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 agent 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 agent 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 agent 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 agent 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 agent at Overland, Pacific & Cutler.

Exhibit D
Public Comments and Response

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
STATE OF CALIFORNIA

Date: November 17, 2015

2015-570

On motion of Supervisor Monteith Seconded by Supervisor Chiesa
and approved by the following vote,

Ayes: Supervisors: O'Brien, Chiesa, Monteith, DeMartini and Chairman Withrow

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

THE FOLLOWING RESOLUTION WAS ADOPTED: Item # *C-2

**A RESOLUTION APPROVING THE HATCH ROAD CHANNELIZATION PROJECT PHASE II
RELOCATION PLAN**

WHEREAS, the Board of Supervisors approved the Department of Public Works Road Congestion Relief Program in January 2004;

WHEREAS, the Public Works Road Congestion Relief Program identifies the need for the improvements in the Hatch Road Channelization Project Phase II;

WHEREAS, the Board of Supervisors approved the Department of Public Works Hatch Road Channelization Project Phase II on March 3, 2015;

WHEREAS, the improvements needed as part of the Hatch Road Channelization Project Phase II require the acquisition of rights in real property from five parcels including four tenant or owner occupied single family homes;

WHEREAS, acquiring the rights in real property will displace individuals from their homes and require them to relocate;

WHEREAS, Title 25 of the California Code of Regulations Section 6000 require the circulation and approval of a Relocation Plan;

WHEREAS, the Hatch Road Channelization Project Relocation Plan Project was completed in June 2015 and circulated from July 7, 2015 to August 7, 2015 and no comments were received;

NOW, THEREFORE, BE IT RESOLVED THAT THE BOARD OF SUPERVISORS OF STANISLAUS COUNTY hereby approves the Hatch Road Channelization Project Phase II Relocation Plan and authorizes the Director of Public Works to sign all related documents and issue relocation benefits pursuant to the approved Relocation Plan.

ATTEST: **CHRISTINE FERRARO TALLMAN, Clerk**
Stanislaus County Board of Supervisors,
State of California



File No.