

ATTACHMENT 4 - RELOCATION SUMMARY

I. Mercado Temporary Relocation

MAAC plans to contract with the Extended Stay America which has seven locations in the San Diego area.. All rooms include a fully equipped kitchenette so that tenants will be able to prepare their meals during the temporary relocation. The hotel also has free parking, free wi-fi, free cable television, and 24/7 access to guest laundry facilities and vending machines. Households of more than four persons or that have gender differences will be provided with two rooms. Tenants will be provided boxes, packing materials, and instructions. MAAC will hire professional movers to move and store household furnishings during the unit renovations, and back into their newly renovated home. Movers will be available to pack and unpack all tenants in need of assistance.

All costs associated with the temporary relocation (hotel, packing materials and movers) will be paid by MAAC. Any tenants needing assistance moving to and from the motel will be provided an Uber or a taxi. Movers will deliver tenant personal items to the hotel.

Tenants who choose to stay with family or friends will be provided a stipend, for an amount based upon family size and number of days away from their home. As with tenants staying at the hotel, their household furnishings will be stored, and they will only take personal items with them during the temporary relocation.

II Mercado Permanent Relocation Assistance Program:

A comprehensive relocation assistance program, with advisory assistance, will be provided to the households being permanently displaced. The purpose of the program is to:

- Fully inform displaced households of the procedures to obtain relocation benefits and assistance.
- Determine the specific needs of each household.
- Provide current and continuously updated information concerning replacement housing opportunities.
- Provide referrals to governmental and social service agencies, if needed.
- Assist households in completing applications for benefits.

A. Right of First Refusal

MAAC's plan is that the permanently displaced households will receive a right of first refusal to occupy the new constructed units.

B. Moving Expenses

Tenants permanently relocated will be eligible to receive a payment for moving expenses. The payment will be made based upon either a fixed room count schedule or an invoice for actual reasonable moving expenses from a licensed professional mover.

- a) Fixed Payment – A fixed payment for moving expenses based on the number of rooms containing furniture or other personal property to be moved. The fixed moving payment will be based upon the most recent Federal Highway Administration schedule maintained by the California Department of Transportation. -OR-
- b) Actual Reasonable Moving Expense Payments – Tenants may choose to retain the services of a licensed, professional mover.

C. Rental Assistance / Down Payment Assistance

1. 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 \$7,200 if the displacee:
 - a. Has actually and lawfully occupied the displacement dwelling as a permanent or customary and usual place of abode for not less than 90 days immediately prior to project approval by the City of San Diego; and
 - b. Has rented, or purchased, and occupied a decent, safe, and sanitary replacement dwelling within 1 year (unless MAAC extends this period for good cause) after the date he or she moves from the displacement dwelling.
2. Rental/Down Payment Assistance payment amounts are equal to 42 times the difference between the base monthly rental and the lesser of:
 - (i) The monthly rent and estimated average monthly cost of utilities for a comparable replacement dwelling; or
 - (ii) The monthly rent and estimated average monthly cost of utilities for the decent, safe, and sanitary replacement dwelling actually occupied by the displaced person; or
 - (iii) The total of the amount designated for shelter and utilities if receiving a welfare assistance payment from a program that designated the amounts for shelter and utilities.