

RESOLUTION NO. 157

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY
OF REDLANDS, CALIFORNIA, ADOPTING RELOCATION RULES
AND REGULATIONS.

WHEREAS, the State of California Department of Housing and Community Development has adopted State Relocation Guidelines, which guidelines are intended to establish a statewide uniform relocation policy; and

WHEREAS, the Government Code of the State of California requires that all public entities adopt rules and regulations to implement payments and to administer relocation assistance, which rules and regulations shall be in conformity with the guidelines adopted by the Commission of Housing and Community Development pursuant to Section 7268; and

WHEREAS, it is the intent of the Redlands Redevelopment Agency to hereby adopt rules and regulations which are in conformance with the State Relocation Guidelines adopted by the State of California Commission of Housing and Community Development;

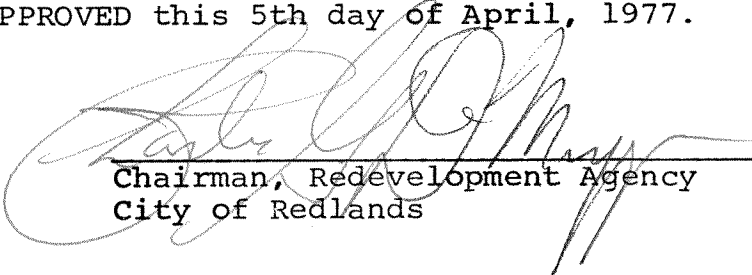
NOW, THEREFORE, BE IT RESOLVED by the Redevelopment Agency of the City of Redlands as follows:

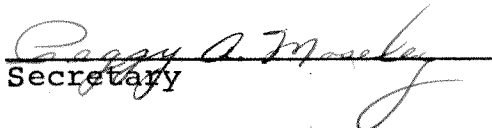
SECTION 1: The "Redevelopment Agency of the City of Redlands Relocation Rules and Regulations and Schedules - Moving Expense Allowance" attached hereto and incorporated herein by this reference, are hereby adopted by the Redlands Redevelopment Agency.

SECTION 2: The Executive Director of the Redlands Redevelopment Agency is hereby empowered to make minor administrative and technical changes in said Relocation Rules and Regulations and Schedules - Moving Expense Allowance, but that any change which affects the meaning or substance thereof shall be approved by the Redevelopment Agency.

ADOPTED, SIGNED AND APPROVED this 5th day of April, 1977.

ATTEST:


Chairman, Redevelopment Agency
City of Redlands


Secretary

APPROVED FOR FORM:

s/ Edward F. Taylor
City Attorney

**REDEVELOPMENT AGENCY
OF THE
CITY OF REDLANDS, CALIFORNIA**

**RELOCATION
RULES AND REGULATIONS**

ADOPTED

RELOCATION RULES AND REGULATIONS

I. (S 100) STATEMENT OF POLICY

California Government Code, Section 7268, provides that the governing body of a public entity is authorized to adopt rules and regulations to implement relocation advisory assistance and payments. Pursuant to such authorization the Redevelopment Agency of the City of Redlands, California, are adopting these rules and regulations for all displacement caused as a result of acquisition of real property by the Agency for all non federally assisted projects and to:

- A. (S 101) Insure that relocation payments and assistance shall be administered in a fair and reasonable manner, and as uniform as practicable, to displaced persons, and
- B. (S 102) Insure that relocation payments will be made as promptly as possible.

II. (S200) DEFINITIONS

- A. (S 201) "Agency" means the Redevelopment Agency of the City of Redlands, California a public entity.
- B. (S 202) "Person" means any individual, partnership, corporation, or association.
- C. (S 203) "Displaced person" means any person who moves from real property, or who moves his personal property from real property, as a result of (1) the acquisition of such real property, in whole or in part by the Agency of (2) a written order from the Agency to vacate such real property. A person qualifies as a displaced person if:

II. C. (S 203) Continued

1. Such person moves or moves his personal property on or after July 1, 1972; and
2. Such person is displaced as a result of acquisition which includes:
 - a. The acquisition of the property (the obtaining of title or right to possession); or
 - b. The receipt of a written order to vacate; or
 - c. The receipt of a written notice of intent to acquire, and/or offer to purchase for a stated price, provided that acquisition thereafter takes place.

Provided, however, after an eligible displaced person vacates and receives relocation assistance no subsequent occupant of the same unit of property will be eligible as a displaced person.

D. (S 204) "Business" means any lawful activity, except a farm operation conducted primarily:

1. For the purchase, sale, lease, or rental of personal and real property, and for the manufacture, processing, or marketing of products, commodities, or any other personal property;
2. For the sale of services to the public;
3. By a non-profit organization; or
4. Solely for the purposes of S 403 of these rules and regulations, for assisting in the purchase, sale, resale, manufacture, processing or marketing of products, commodities, personal property or services by the erection and maintenance of an outdoor advertising display, whether or not such display is located on the premises on which any of the above activities are conducted.

- II. E. (S 205) "Farm operation" means any activity conducted solely of primarily for the production of one or more agricultural products or commodities, including timber, for sale or home use, and customarily producing such products or commodities in sufficient quantity to be capable of contributing materially to the operator's support.
- F. (S 206) "Affected property" means any real property which actually declines in fair market value because of acquisition by the Agency of other real property and a change in the use of the real property acquired by the Agency.
- G. (S 207) "Public use" means a use for which real property may be acquired by eminent domain.
- H. (S 208) "Executive Director" means the chief administrative officer of the Redevelopment Agency of the City of Redlands, California or his designated representative.
- I. (S 209) "Mortgage" means such classes of liens as are commonly given to secure advances on, or the unpaid purchase price of real property, together with the credit instruments, if any, secured thereby.
- J. (S 210) "Comparable replacement dwelling" is a dwelling which is (1) decent, safe and sanitary and adequate in size to accommodate the displaced person; (2) in an area not subjected to unreasonable adverse environmental conditions from either natural or man-made sources and not generally less desirable than the acquired dwelling with respect to public utilities, public and commercial facilities and reasonably accessible to the displaced person's present or potential place of employment; (3) available on the private market to the displaced person and available to all persons regardless of race, color, religion, sex

II. J. (S 210) Continued

or national origin in a manner consistent with Title VIII of the Civil Rights Act of 1968; (4) to the extent practicable and where consistent with subparagraph (1) of this paragraph, functionally equivalent and substantially the same as the acquired dwelling with respect to area or living space, age and state of repair; and (5) within financial means of the displaced person provided that this subsection 5 shall be construed only in accordance with the intent to put such person in an equal or better position.

K. (S 211) "Decent, safe and sanitary housing" means housing in sound, clean and weathertight condition, in conformance with the Housing Codes of the City of Redlands and with occupancy standards that shall conform with said Code.

L. (S 212) "Project" shall mean any non federally assisted Redevelopment Project adopted pursuant to the California Community Redevelopment Law or any activity related to such a Redevelopment Project.

M. (S 213) "Initiation of negotiations" means the initial written offer made by the Agency to the owner of real property to be acquired for the amount established by the Agency as just compensation for such property.

III. (S 300) RELOCATION ADVISORY ASSISTANCE

A. (S 301) The Agency shall provide relocation advisory assistance to any person, business or farm operation displaced because of the acquisition of real property by the Agency.

B. (S 302) Relocation advisory assistance shall include the following:

(1) Determining the need, if any, of displaced persons for relocation assistance.

III. B. (S 302) Continued)

- (2) Providing current and continuing information on the availability, prices and rentals of comparable, decent, safe, and sanitary housing for displaced persons, and of comparable commercial properties and locations for displaced businesses.
- (3) Assuring that, within a reasonable period of time, prior to displacement, to the extent that it reasonably can be accomplished, there will be available in areas not generally less desirable in regard to public utilities, places of employment, and public and commercial facilities, and at rents or prices within the financial means of the families and individuals displaced, decent, safe and sanitary dwelling, equal in number to the number of, and available to, such displaced persons who require such dwellings and reasonably accessible to their places of employment.
- (4) Assisting a person displaced from his business or farm operation in obtaining and becoming established in a suitable replacement location.
- (5) Supplying information concerning federal and state housing programs, and other federal or state programs offering assistance to displaced persons.
- (6) Providing other advisory services to displaced persons in order to minimize hardships to such persons.

C. (S 303) The Agency shall coordinate its relocation assistance program with the project work necessitating the displacement, and with activities of other public entities in the City of Redlands or nearby areas which may affect the implementation of its relocation assistance program.

IV.

(S 400) RELOCATION PAYMENTS

A. Actual Moving Expenses, Temporary Moves and Direct Loss of Tangible Personal Property

(1) The Agency shall compensate a displaced person for the following expenses:

(S 401) a. Actual and reasonable expenses in moving himself, family, business, or farm operation including moving personal property, a distance within a 50 mile radius of the Redlands City limits. Transportation expenses for moving a longer distance may be compensable if the Agency finds them justifiable. Moving expenses shall include the transportation, packing, and crating of personal property, obtaining bids or estimates for such transportation, insurance, disconnecting, dismantling, removing, reassembling, reconnecting, and reinstalling machinery, equipment or property (including goods and inventory kept for sale in the case of business concern or non-profit organization) not acquired by the Agency. In the case of a business or farm operation move the cost of any addition, improvement, alteration, or other physical change in or to a structure in effecting such reassembly, reconnection or reinstallation shall not be included as an Agency expense unless the Executive Director determines that such addition, improvement, alteration or other physical change is required by law or is necessary to the reinstallation of equipment.

(S 402) b. A business concern or farm operation shall be compensated for one move only except where found by the Executive Director that more than one move is in the public interest.

(S 403) c. Actual direct losses of tangible personal property as a res

IV. A. (S 403) c. Continued

of moving or discontinuing a business or farm operation, but not to exceed an amount equal to the reasonable expenses that would have been required to relocate such property within a 50 mile radius of the Redlands City limits, as determined by the Executive Director. The in-use value of the personal property for continued use at its location prior to the displacement shall be ascertained by an appraisal secured by the Agency. Direct loss shall be based on appraisal for in-use value minus the amount received when sold.

If the Executive Director determines that the value of the property for which actual direct loss of property is claimed does not warrant the expenses of an appraisal, the fair market value for such continued use shall be computed as follows: The original cost of the item (exclusive of installation) multiplied by the figure obtained by dividing the period of the remaining useful life of the property, as determined by the Executive Director, at the date of its acquisition by the claimant.

(S 404) d. Actual and reasonable expenses not to exceed five hundred (\$500.00) dollars in searching for a replacement business or farm operation provided that such business or farm operation has been displaced by the Agency's acquisition of the real property occupied by such business within a 50 mile radius of the Redlands City limits. Reasonable expenses include only transportation to be computed at ten cents (10¢) per mile and time spent in searching based on the hourly wage rate of the salary or earnings of the displaced person or his representative, but not to exceed ten dollars (\$10.00) per hour, and fees paid to a real estate broker to

IV. A. (S 404) d. Continued

locate a business or farm operation sit.

(2) Requirements

(S 405) a. In order for a business or farm operation to be eligible for the expenses set forth in Section 401 through Section 404, as appropriate, the business owner shall give the Agency at least thirty (30) days written notice of his intention to move or dispose of personal property, unless waived by the Executive Director, and shall permit at all reasonable times, the inspection by or on behalf of the Agency of such personal property prior to the move.

(S 406) b. A claim for payment shall be supported by a bill or other evidence of expenses incurred.

(S 407) c. Each claim for cost in excess of five hundred (\$500.00) dollars for moving shall be supported by a written bid or estimate submitted to the Agency prior to the move from at least two reputable moving firms unless the Executive Director determines that obtaining two (2) bids is not feasible or necessary. The payment shall not exceed the amount of the lower responsible bid. If the business or farm operation moves himself, the amount of the payment shall not exceed the amount of the lowest responsible bid.

(S 408) d. Moving expense payments shall be made only after the move has been accomplished except in hardship cases as determined by the Executive Director.

(S 409) e. In order to obtain a payment for direct loss of personal property, the displaced person shall make a bona fide effort to sell the

IV. A. (S 409) e. Continued

personal property for which the loss is claimed at the highest price offered after reasonable efforts have been made over a reasonable period of time to interest prospective purchasers. If the amount realized from the sale, after deducting ordinary and reasonable expenses of the sale, is less than the continued in-use value, the difference between the net amount realized and the in-use value shall be the amount of actual direct loss of property.

A trade-in of the property may be considered a bona fide sale, and the trade-in allowance, exclusive of any amount of discount that would be allowed on the price of the property being acquired in the absence of the trade-in, shall be the amount realized upon the sale of the property.

If a bona fide sale is not effected because no offer is received for the property, after reasonable efforts have been made, then the in-use value ascertained as provided in this section is the amount of actual direct loss of the property.

The amount of payment for actual direct loss of any item of personal property shall not exceed the amount that would have been required to relocate such property within a 50 mile radius of the Redlands City limits.

(S 410) (3) Move from Property Not Acquired

Whenever the acquisition of real property by the Agency used for a business or farm operation causes the person conducting the business or farm operation to move from other real property not being acquired by the Agency, or to move his personal property from such other real property, such person shall

IV.

(S 410) (3) Move From Property Not Acquired(Continued)

receive payments for moving and related expenses under Sections 401, 403 and 404, as applicable, and relocation advisory assistance under Section 300 for moving from such other property.

B. (S 411) Alternate Payment to Residents

Any displaced person who moves from a dwelling who elects to accept payments authorized by this subdivision in lieu of the payments authorized by Sections 401 through 410 shall receive a moving expense allowance, according to a schedule to be established by the Executive Director based on reasonable moving cost estimates not-to-exceed three hundred (\$300.00) dollars, and in addition a dislocation allowance of two hundred (\$200.00) dollars. If individuals or more than one tenant are joint occupants of one dwelling unit and submit more than one claim, an eligible claimant for a payment under this section may be paid only his reasonable pro-rated share (as determined by the Agency) of the total payment applicable to a single tenant, and the total of alternate payments made to all such claimants moving from such dwelling shall not exceed the total fixed payment applicable to a single tenant.

C. In-Lieu Payment to Businesses

(S 412) (1) Any displaced person who moves or discontinues his business or farm operation who elects to accept the payment authorized by this Section 412 in lieu of the payments authorized by Sections 401 through 40 shall receive a fixed relocation payment in an amount equal to the average annual net earnings of the business or farm operation except that such payment shall not be less than two thousand five hundred (\$2,500.00) dollars nor more than ten thousand (\$10,000.00) dollars. In such case, no payment

IV.

(S 412) (1) Continued

shall be made under this section unless the Agency is satisfied that (1) the business cannot be relocated without a substantial loss of patronage; and (2) is not a part of a commercial enterprise having at least one other establishment not being acquired by the Agency which is engaged in the same or similar business. For purposes of this section, the term "average annual net earnings: means one-half ($\frac{1}{2}$) of any net earnings of the business or farm operation before federal, state, and local income taxes, during the two taxable years immediately preceding the taxable year in which such business or farm operation moves from the real property being acquired or during such other period as the Executive Director determines to be more equitable for establishing such earnings, and includes any compensation paid by the business to the owner, his spouse or dependents during such two years or other period.

(S 413) (2) In determining whether one or more legal entities constitute a single business, the following factors, among others, shall be considered:

- a. The extent to which the same premises and equipment are shared;
- b. The extent to which substantially identical or intimately interrelated business functions are pursued and business and financial affairs are comingled;
- c. The extent to which such entities are held out to the public and to those customarily dealing with such entities as one business; and
- d. The extent to which the same person or closely-related persons own, control or manage the affairs of the entities.

(S 414) (3) To be eligible for the payment authorized by Section 412,

the business or farm operation shall make available to the Agency its state income tax records and its financial statements and accounting records for audit for confidential use to determine the payment authorized by Section 412.

(S 415) (4) An outdoor advertising display shall not be entitled to the payment under Section 412 but shall be limited to the lesser of the following: (a) The payment of moving expenses under Section 401; (b) Replacement costs under Section 403.

D.

Replacement Housing Payments for Homeowners

(S 416) (1) In addition to the payments required by Sections 401 and 411, the Agency shall make a payment to the owner of real property acquired which is improved with a dwelling actually owned and occupied by the owner for not less than 180 days prior to the initiation of negotiations for the acquisition of such property.

(S 417) (2) Such payment shall be made only to a displaced owner who purchases a comparable replacement dwelling and who occupies it within one year subsequent to the date on which he moves from the dwelling acquired by the Agency; whichever is the later date. Where for reasons of hardship and beyond the control of such displaced person, such person is unable to occupy the replacement dwelling within the above time limit, the Executive Director may, at his discretion, extend the time.

(S 418) (3) The replacement housing payment, not-to-exceed fifteen thousand (\$15,000.00) dollars shall be based on the following factors:

IV.

(S 418) (3) Continued

- a. The amount, if any, which when added to the acquisition payment equals the reasonable cost of a comparable replacement dwelling provided that such amount shall not exceed the difference between the acquisition price of the acquired dwelling and the actual purchase price of the replacement dwelling.
- b. The amount, if any, which will compensate the displaced owner for any increased costs which he is required to pay for financing the acquisition of a comparable replacement dwelling. The amount shall be paid only if the acquired dwelling was encumbered by a bona fide mortgage which was a valid lien on such a dwelling for not less than 180 days prior to the initiation of negotiations for the acquisition of such dwelling. The amount shall be equal to the excess in the aggregate interest and other debt service costs of that amount of the principal of the mortgage on the replacement dwelling which is equal to the unpaid balance of the mortgage on the acquired dwelling over the remainder term of the mortgage on the acquired dwelling, reduced to discounted present value. The discount rate shall be the prevailing interest rate paid on savings deposits by commercial banks in the general area in which the replacement dwelling is located.
- c. Reasonable expenses incurred by the displaced owner for evidence of title, recording fees, and other closing costs incident to the purchase of the replacement dwelling but not including prepaid expenses. No reimbursement shall be made for any fee, cost, charge, or expense which is determined to be a part of the debt service or

IV.

(S 418) (3) c. Continued

finance charge under Federal Truth in Lending Act.

d. The reasonable cost of a comparable dwelling shall be established as a basis for computing the amount of the replacement housing payment. It shall be established by the Agency under the following methods:

- (1) Schedule Method. In accordance with a schedule to be established by the Agency which sets forth the typical sales prices for comparable replacement housing; or
- (2) Comparative Method. On a case by case basis through the use of the sales price of one or more dwellings determined to be most representative of the acquired dwelling. The cost of the comparable dwelling should be reasonable in light of the range of costs on the Schedule of Average Prices of Comparable Sales Housing in the City of Redlands.

(S 419) (4) If individuals (not a family) who were joint owner-occupants of a dwelling acquired by the Agency should submit more than one claim for a replacement housing payment, an eligible claimant for such payment under this section may be paid only his reasonable pro-rated share, (as determined by the Agency), of the total payment applicable to a single individual, and the total replacement housing payment made to all such claimants shall not exceed the total payment applicable to a single individual.

E.

Replacement Housing Payments for Tenants and Certain Others

IV. E.

Replacement Housing Payments for Tenants and Certain

Others (Continued)

(S 420) (1) General. The Agency shall make to a displaced person who satisfies the eligibility requirements of Section 421 a payment not-to-exceed four thousand (\$4,000.00) dollars for either:

a. An amount, computed in accordance with Section 422, necessary to enable such displaced person to lease or rent a comparable replacement dwelling for a period not-to-exceed four years; or

b. An amount, computed in accordance with Section 422 b, necessary to enable such displaced person to make a down payment (including incidental expenses described in Section 418 c) on the purchase of a comparable dwelling: PROVIDED, that if such amount exceeds two thousand (\$2,000.00) dollars, such displaced person shall equally match any such amount in excess of two thousand (\$2,000.00) dollars in making the down payment.

(S 421) (2) Eligibility Conditions. A displaced person is eligible for the payments specified in Section 420 if such displaced person:

a. Has actually and lawfully occupied the dwelling from which he is displaced for a period of not less than ninety (90) days prior to the initiation of negotiations for acquisition of such dwelling; and

b. Is not eligible to receive (or if an owner otherwise eligible elects to rent) a replacement housing payment for homeowners under Section 416 through 419.

(S 422) (3) Computation of Payments

a. Rentals. The amount of payment necessary to lease or rent a comparable replacement dwelling shall be computed by subtracting

IV.

(S 422) (3) a. Rentals. Continued

forty eight times the base monthly rental of the displaced person
forty eight times the comparable monthly rental for a replacement
dwelling.

(S 422) (3) a. (1) Base Monthly Rental. The base monthly rental
shall be the average monthly rental paid by the displaced person for
the three-month period prior to initiation of negotiations provided
that the base monthly rental shall be the average monthly rental during
such three-month period for similar dwellings in an area not generally
less desirable than that of the dwelling from which such person was
displaced (hereinafter referred to as the economic rent) where (a) the
average monthly rental paid by the displaced person is found by the
Executive Director of the Agency to be substantially higher or lower
than the economic rent; or (b) the displaced person was the owner of
the dwelling from which he was displaced.

(2) Comparable Monthly Rental. The comparable
monthly rental shall be the amount of rental determined by the Agency
under the following methods:

(a) Schedule Method. In accordance with a schedule
to be established by the Agency which sets forth the typical monthly
rentals for comparable replacement housing; or:

(b) Comparative Method. On a case by case basis by
determining the average month's rent for one or more dwellings which
have been selected by the Agency or by the displaced person with the
approval of the Agency, and which are most representative of the acquired
dwellings and meet the definition of "comparable replacement housing."

IV.

(S 422) (3) Continued

(3) Limitation. The amount of the rental assistance payment shall in no event exceed the difference between the base rental and the actual monthly rental paid by the displaced person for a replacement dwelling.

b. Down Payment. The down payment for which a payment specified under Section 420 b, may be made together with any matching share which may be required shall not exceed (1) the amount required as a down payment for the purchase of a comparable replacement dwelling if such purchase was financed by a conventional loan, and (2) expenses incident to the purchase of a comparable replacement dwelling as set forth in Section 418 c. The full amount of a down payment under this section shall be applied to the purchase price of the replacement dwelling.

c. Limitations and Disbursement of Payments.

(1) Joint Occupants. The total amount of payment under this section to individuals (not a family) who were joint occupants of a dwelling acquired by the Agency shall be subject to the limitation of Section 419.

(2) Rental Replacement Housing. Where a displaced person is not eligible for replacement housing payment under Section 416 because he elects to rent rather than purchase a replacement dwelling, the amount of payment under Section 420 a, shall not exceed the amount of payment for which such displaced person would have been eligible under Section 416 if he had purchased a comparable replacement dwelling.

(3) Disbursement. When the total rental assistance payment for the four year period is less than \$500, the payment is made at the time of displacement. When the total rental assistance payment

IV.

(S 422) c. (3) Disbursement. Continued

is in excess of \$500 for the four year period, payments shall be made in four equal annual installments and prior to paying each such installment the Agency shall verify that the displaced person (so long as he remains in the general locality) is occupying a decent, safe and sanitary dwelling.

V.

(S 500) REQUIREMENTS PRIOR TO DISPLACEMENT

A. Availability of Comparable Replacement Dwelling

(S 501) (1) No person shall be required to move from his dwelling because of its acquisition by the Agency unless there is a comparable replacement dwelling as defined in Section 210 available to that person.

(S 502) (2) The requirement of Section 501 shall be deemed to have been satisfied if the person is offered and refuses without reasonable justification reasonable choices of specifically identified comparable replacement dwellings which meet the criteria of Section 210.

(S 503) (3) Use of Temporary Housing. Subject to the prior approval of the Executive Director, a person to be displaced from a dwelling by the Agency may be provided temporary housing which is not comparable replacement housing as defined in Section 210 under the following condition

a. In cases of emergency or where such person is subject to economic hardship or conditions hazardous to his health or safety; or

b. In extraordinary situations where in the absence of such temporary move, the progress of the project would be substantially delayed, if the following conditions are satisfied:

V. A. (S 503) (3) b. Continued

(1) Such temporary housing is decent, safe, and sanitary and within the financial means of such person.

(2) The Executive Director has determined that within twelve months of the date of the temporary move or such longer period as deemed reasonable by him, comparable replacement housing meeting the criteria specified in Section 210 will be available for occupancy by such person.

(3) Prior to the temporary move such person will be given a written assurance that comparable replacement housing meeting the criteria specified in Section 210 will be available at the earliest possible time but not later than the date provided under (2) of this section.

The Agency shall continue to furnish to all persons provided temporary housing under this section all relocation assistance required under Section 300.

The eligibility of any person for a payment under Sections 401, 411, 416, or 420 shall not be affected by a move to temporary housing. Any person provided temporary housing under this section shall be entitled to actual reasonable moving expenses into both temporary and permanent housing and such person may elect to receive an alternate payment under Section 411 in lieu of actual reasonable moving expenses with respect to one of either such moves. Displaced persons moving to temporary housing will not be eligible for payments under Sections 416 or 420 while occupying such temporary housing.

B. Ninety Day Notice

(S 504) (1) To the greatest extent practicable, no person lawfully occupying real property shall be required to move from his dwelling,

V. B. Ninety Day Notice (Continued)

assuming a comparable dwelling will be available, or to move his business without at least ninety days written notice from the Agency to vacate. A shorter period of notice may be given where the Agency determines that a ninety day period is impracticable.

(S 505) (2) If the Agency permits such person to occupy the real property acquired by the Agency on a rental basis for a short-term or for a period subject to termination by the Agency on a ninety day notice, or shorter notice period, the amount of rent shall not exceed the fair market value of the property to a short-term occupier.

VI.

(S 600) SET OFF AGAINST PAYMENTS. The Agency may set off against any payment due to a displaced person under these Rules and Regulations any financial claim the Agency may have against said displaced person.

VII.

(S 700) GRIEVANCE PROCEDURES

(S 701) A. Displacees will be informed by Agency staff members of their right to appeal regarding relocation decisions that are made. Any person aggrieved by a determination as to eligibility for, or the amount of a payment, or aggrieved as to relocation assistance offered, may have his claim reviewed in the following manner:

(S 702) 1. Within 60 days after the determination such person shall request in writing to the Executive Director that the Executive Director review the matter with the person making this request. The Executive Director shall notify such person in writing of his decision after reviewing and considering all reasonably available evidence.

VII.

(S 703) 2. After review of the matter by the Executive Director and receipt of his decision, or in the event such person has not received notification of the Executive Director's decision within 30 days after filing the initial request for review, the person may file his complaint in writing with the City's Relocation Appeals Board which complaint shall be filed not later than 30 days after receipt of the Executive Director's decision. The Relocation Appeals Board will promptly hear all such complaints pursuant to the relocation assistance and benefits. The Board shall, after a public hearing on the matter, transmit in writing its decision and the basis of the decision to the grievant within (5) days after making such decision.

(S 704) 3. After a public hearing by the Relocation Appeals Board and receipt of its decision and the basis of its decision, the grievant may appeal the Board's decision to the Redevelopment Agency by filing with the Executive Director within five (5) days after said receipt a written notice of appeal containing the basis for the appeal. The Redevelopment Agency may conduct a hearing on the aggrieved person's complaint and shall give such person at least five (5) days written notice prior to hearing the matter, or the Redevelopment Agency may adopt the decision and basis of the decision of the Relocation Appeals Board. The aggrieved person shall be notified in writing of the decision and the basis for such decision of the Redevelopment Agency within five (5) days after such decision. The decision of the Redevelopment Agency transmitted by the Agency shall represent the final decision of the Agency.

VII.

(S 704) 3. After a public hearing by the Relocation Appeals Board and receipt of its decision and the basis of its decision, the grievant may appeal the Board's decision to the City Council by filing with the City Manager within five (5) days after said receipt a written notice of appeal containing the basis for the appeal. The City Council may conduct a hearing on the aggrieved person's complaint and shall give such person at least five (5) days written notice prior to hearing the matter, or the City Council may adopt the decision and basis of the decision of the Relocation Appeals Board. The aggrieved person shall be notified in writing of the decision and the basis for such decision of the City Council within five (5) days after such decision. The decision of the City Council transmitted by the City shall represent the final decision of the City.

VIII.

(S 800) EFFECTIVE DATE
These rules and regulations shall take effect upon the date of their adoption, provided that all relocation guidelines promulgated by the State of California which are in addition to, or inconsistent with, these rules and regulations shall be incorporated by reference as a part hereof as though set forth herein.

SCHEDULES-MOVING EXPENSE ALLOWANCE

For use as provided in Section 411 of the Redevelopment Agency of
the City of Redlands California Relocation Rules and Regulations

Effective July 1, 1972

A. UNFURNISHED UNITS (Occupant owns furniture):

Rooms:

<u>1st</u>	<u>2nd</u>	<u>3rd</u>	<u>4th</u>	<u>5th</u>	<u>6th</u>	<u>7th</u>	<u>8th</u>
\$50	\$80	\$120	\$160	\$200	\$240	\$280	\$300

B. FURNISHED UNITS INCLUDING SLEEPING ROOMS (Occupant does not own furniture):

Rooms: 1st \$15

Each additional room \$10

C. MOBILE HOME

Square footage:

<u>300</u>	<u>400</u>	<u>500</u>	<u>600</u>	<u>700</u>	<u>over</u>
\$130	\$180	\$210	\$240	\$270	\$300

Personality only: Use A and B.

MAXIMUM: \$300 under each schedule

DISLOCATION ALLOWANCE: An additional \$200 under each schedule.