

# Residential Displacee – Owner Occupant



## Acquisition

Your property will be appraised by a qualified and licensed appraiser to establish an opinion of market value for your property. The appraisal will undergo a formal review and approval by a qualified and licensed review appraiser. The approved appraisal is the basis for the Agency to make an offer of just compensation. As part of the acquisition process, an owner may engage a licensed appraiser to prepare a market valuation. The cost of the appraisal will be reimbursed to the owner upon presentation of a paid invoice up to \$5,000.00.

## Relocation Assistance

A relocation counselor from the Agency will contact and interview you to find out your needs. Relocation services and payments will be explained in accordance with your eligibility. During the initial interview your housing needs and desires will be determined as well as your need for assistance. You cannot be required to move unless at least one comparable decent, safe, and sanitary (DSS) replacement dwelling is made available to you.

## Eligibility for Benefits

An owner must be in occupancy for at least 90 days prior to receiving the offer to purchase the property from the Agency.

## Benefits as a Displaced Owner Occupant

### Actual, Reasonable Moving Costs

- Packing and unpacking personal property
- Disconnecting and reconnecting household appliances
- Transfer of telephone service and other similar utility reconnections

### Replacement Housing – Purchase Supplement

In addition to the fair market value of your property you may be eligible for a supplemental payment for costs necessary to purchase a comparable Decent Safe and Sanitary (DSS) replacement dwelling. The Agency will compute the maximum payment you are eligible to receive. You must purchase and occupy a DSS replacement dwelling within one year. A purchase supplement has three components: a price differential, an amount for increased mortgage interest and incidental expenses. The purchase supplement is in addition to the acquisition price paid for your property.

### Comparable Replacement

A comparable replacement dwelling must be DSS and functionally equivalent to your present dwelling. While not necessarily identical to your present dwelling, a comparable replacement dwelling should provide for the same utility and function as the dwelling from which you are being displaced. In addition, a comparable replacement dwelling should be:

- Adequate in size to accommodate the occupants (e.g., you and your family).
- Located in an area that is not subject to unreasonable adverse environmental conditions.
- Located in an area that is not less desirable than your present location with respect to public utilities and commercial and public facilities.
- Reasonably accessible to your place of employment.

- Located on a site that is typical in size for residential development with normal site improvements.
- Currently available on the private market.
- Within your **financial means**.

### Decent, Safe, and Sanitary

The DSS standard means the replacement dwelling meets the minimum requirements established by Federal regulations and conforms to applicable local housing and occupancy codes.

The dwelling shall

- Be structurally sound, weathertight, and in good repair.
- Contain a safe electrical wiring system adequate for lighting and other devices.
- Contain a heating system capable of sustaining a healthful temperature (approximately 70 degrees Fahrenheit) except in those areas where local climatic conditions do not require such a system.
- Be adequate in size with respect to the number of rooms and area of living space to accommodate the displaced person.
- Contain a well-lighted and ventilated bathroom providing privacy to the user and containing a sink, bathtub or shower stall, and a toilet, all in good working order and properly connected to appropriate sources of water and sewage drainage system.
- Contain a kitchen area with a fully usable sink, properly connected to potable hot and cold water and to a sewage drainage system, with adequate space and utility connections for a stove and refrigerator.
- Have unobstructed egress to safe, open space at ground level.
- Be free of any barriers which prevent reasonable ingress, egress or, in the case of a handicapped displaced person, use of the dwelling.

Number of Potential RESIDENTIAL Units Affected by Right of Way Acquisiton

	For Roadway Improvements			For Potential Mixed-Use Developments (Sites 1, 2 & 3)			Notes:
	Units =	Single Family +	Mult-Family	Units =	Single Family +	Mult-Family	
<b>Alt B</b>	76	12	64	12	0	12	> Mixed-Use numbers are total if all 3 potential sites constructed. > Number of parcels affected much less due to multi-family units on single parcels. > Mixed-Use includes replacement housing.
<b>Alt C</b>	71	12	59	12	0	12	
<b>Alt D</b>	68	9	59	10	2	8	



Tahoe Transportation DISTRICT

Connecting Our Communities

Disclaimer: The information enclosed is a summary and subject to change. The complete uniform relocation act and acquisition information can be found at [www.fhwa.dot.gov/real\\_estate/uniform\\_act](http://www.fhwa.dot.gov/real_estate/uniform_act)

# Residential Displacee – Tenant Occupant



## Relocation Assistance

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safe, and sanitary (DSS) replacement dwelling is made available to you.

## Eligibility for Benefits

A tenant must be in occupancy for at least 90 days prior to the owner receiving the offer to purchase the property from the Agency.

## Benefits as a Displaced Tenant Occupant

### Actual, Reasonable Moving Costs

- Packing and unpacking personal property
- Disconnecting and reconnecting household appliances
- Transfer of telephone service and other similar utility reconnections

### Replacement Housing – Rental Assistance

This payment is designed to enable you to rent a comparable decent, safe, and sanitary (DSS) replacement dwelling for a 42-month period. If you choose to rent a replacement dwelling and the cost of rent and utilities are higher than you were paying, you may be eligible for a rental assistance payment. The Agency will determine the maximum payment you may be eligible to receive in accordance with established procedures.

### Replacement Housing – Down-payment

Tenants of 90 days or more may be eligible for a down-payment and incidental expenses. The Agency will determine the maximum down-payment you may be eligible to receive based on its computation for a rental assistance payment. To be eligible for the full amount of the down-payment assistance payment, the entire payment must be used to purchase a DSS replacement dwelling. The payment may be utilized for a down-payment toward the purchase price and/or eligible incidental expenses.

### Comparable Replacement

A comparable replacement must be DSS and functionally equivalent to your present dwelling. While not necessarily identical to your present dwelling, a comparable replacement dwelling should provide for the same utility and function as the dwelling from which you are being displaced. In addition, a comparable replacement dwelling should be:

- Adequate in size to accommodate the occupants (e.g., you and your family).
- Located in an area that is not subject to unreasonable adverse environmental conditions.

- Located in an area that is not less desirable than your present location with respect to public utilities and commercial and public facilities.
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