

A U T O



T E M P

# **RELOCATION PLAN**

FOR THE

**BEECHCREST MOBILE HOME PARK  
LAUREL, MD.**

PREPARED FOR

**HOWARD COUNTY HOUSING COMMISSION  
COLUMBIA, MD**

By

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# **TABLE OF CONTENTS**

INTRODUCTION .....	3
<b>THE PROJECT</b>	
A. GENERAL DEMOGRAPHICS AND HOUSING CHARACTERISTICS.....	9
B. REPLACEMENT HOUSING RESOURCES.....	11
C. CONCURRENT RESIDENTIAL DISPLACEMENT .....	12
D. TEMPORARY HOUSING.....	13
E. PROGRAM ASSURANCES AND STANDARDS.....	13
F. STATE MOBILEHOME PARK CLOSURE LAWS .....	14
G. RELOCATION ASSISTANCE PROGRAM.....	14
H. CITIZEN PARTICIPATION/PLAN REVIEW.....	16
I. RELOCATION BENEFIT CATEGORIES .....	17
J. PAYMENT OF RELOCATION BENEFITS .....	30
K. RELOCATION TAX CONSEQUENCES .....	31
L. APPEALS POLICY .....	31
M. EVICTION POLICY.....	32
N. PROJECTED DATES OF DISPLACEMENT .....	33
O. ESTIMATED RELOCATION COSTS .....	33

## **TABLE OF ATTACHMENTS**

## **INTRODUCTION**

Affordable housing in Howard County is addressed by two governmental entities - the Department of Housing and Community Development (the “Department”) and the Howard County Housing Commission (the “Commission”). “Howard County Housing” consists of both the Commission and the Department. Howard County Housing’s mission is to provide safe, quality, affordable, and sustainable housing opportunities for low- and moderate-income families who live or work in Howard County and to assist them in moving toward economic independence. Howard County Housing will pursue this mission through open, efficient, innovative, and accountable processes.

The Howard County Housing Commission, a public body corporate and politic and public housing authority of the State of Maryland was organized in 1990. The Board of Commissioners consists of seven members who are appointed by the County Executive and approved by the County Council. The Commission develops and manages housing resources for low and moderate income residents of Howard County. The Commission also owns property which is managed by third party property management firms; acquires land for future development; develops affordable housing opportunities for the citizens of Howard County utilizing partnerships with developers and operates the Housing Choice Voucher Program.

The Department began in 1990 but was previously organized as the Office of Housing and operated out of the County Executive’s office. The Department of Housing and Community Development works to provide affordable housing opportunities for low and moderate income residents of Howard County. The Department administers a range of Federal, State, and County funded programs providing opportunities for affordable home ownership, loans and grants for special needs housing programs, rental assistance, community facilities, and programs

The Commission has purchased the “Beechcrest Mobile Home Park” property, located at 9750 Washington Boulevard, more specifically at Ruth and Alma Avenues in North Laurel, MD 20723; an unincorporated community located in Howard County, with the intention of future redevelopment. As a result, the future redevelopment project, in conjunction with the current poor and blighted condition of the mobile homes within the park, will cause the near-term displacement of persons and personal property.

The 5.5 acre site is located north of Whiskey Bottom Road along Route 1. The site is presently developed with a mobile home park with forty “pads”, of which nine are currently vacant pads.

### **Municipal Location – North Laurel, MD**

Though the incorporated portion of Laurel is bounded entirely within the northern tip of Prince George's County, the larger area generally known by locals as Laurel spreads eastward into Anne Arundel County, northward into Howard County, and west toward (though not into) Montgomery County. The Beechcrest Mobile Home Park falls within the unincorporated area within Howard County.

According to the United States Census Bureau, the Census Designated Place (“CDP”) has a total area of 10.5 square miles (27 km<sup>2</sup>), of which, 10.2 square miles (26 km<sup>2</sup>) of it is land and 0.3 square miles (0.78 km<sup>2</sup>) of it (3.04%) is water. The Southern boundary of the area is defined by the Patuxent River.

As of the recent census, there were 20,468 people, 7,235 households, and 5,281 families residing in the CDP. The population density was 2,007.3 people per square mile (774.8/km<sup>2</sup>). There were 7,453 housing units at an average density of 730.9/sq mi (282.1/km<sup>2</sup>). The racial makeup of the CDP was 71.42% White, 17.10% African American, 0.32% Native American, 6.97% Asian, 0.08% Pacific Islander, 1.49% from other races, and 2.62% from two or more races. Hispanic or Latino of any race were 4.00% of the population.

There were 7,235 households, out of which, 43.3% had children under the age of 18 living with them, 57.7% were married couples living together, 10.9% had a female householder with no husband present, and 27.0% were non-families. 19.2% of all households were made up of individuals and 2.6% had someone living alone who was 65 years of age or older. The average household size was 2.82 and the average family size was 3.27.

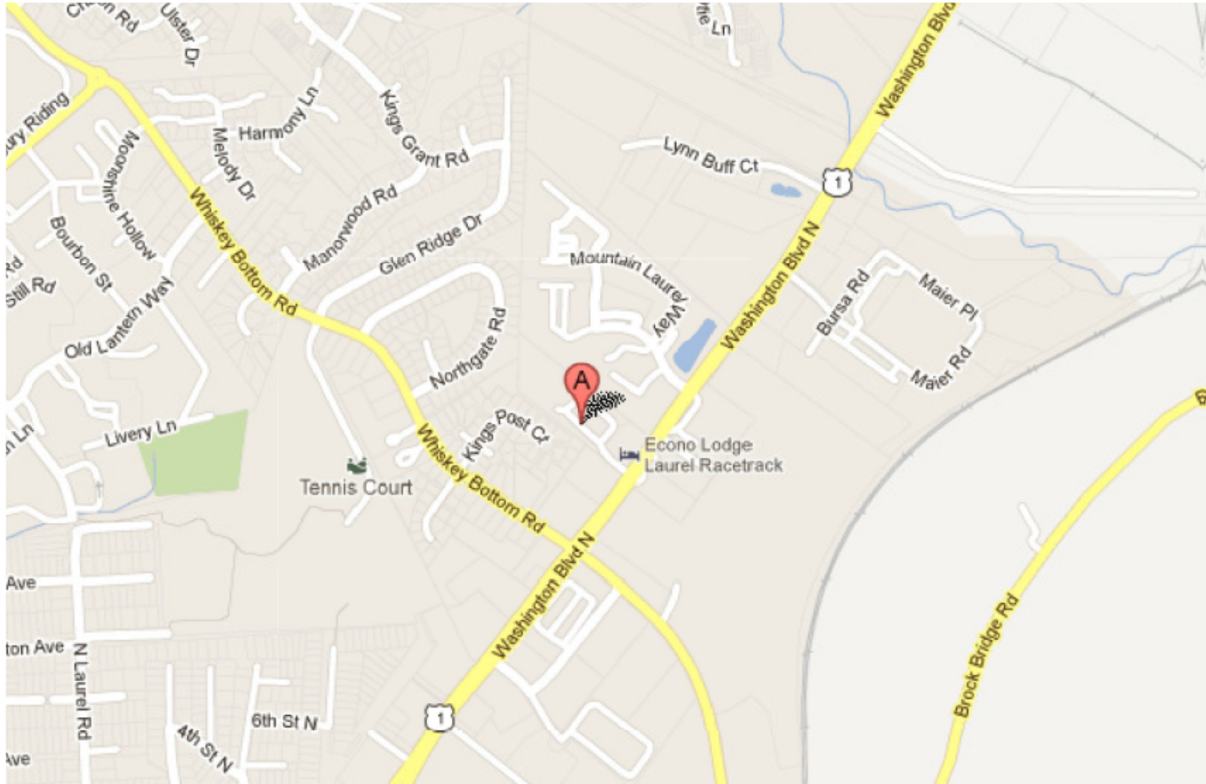
In the CDP proper, the population was spread out with 29.9% under the age of 18, 7.5% from 18 to 24, 37.6% from 25 to 44, 20.3% from 45 to 64, and 4.8% who were 65 years of age or older. The median age was 33 years. For every 100 females there were 98.2 males. For every 100 females age 18 and over, there were 94.5 males.

The median income for a household in the CDP was \$66,836, and the median income for a family was \$75,068. Males had a median income of \$48,043 versus \$35,149 for females. The per capita income for the CDP was \$27,991. About 2.5% of families and 3.4% of the population were below the poverty line, including 3.0% of those under age 18 and 5.2% of the age 65 or over.

The general neighborhood in which the property is located is bounded by Washington Boulevard to the east; and Whiskey Bottom Road to the south; and, Interstate 95 is approximately one and a quarter miles west of the site. Near the site are commercial uses, a public park and residences that include single and multi-family uses. Please see **Figures 1., 2., and 3.** below, of the Regional and Site-specific location of the project site and an aerial view of the same.



**Beechcrest Mobile Home Park, Laurel, MD**



**Figure 2. Site-specific Location (See 'A')**

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**Figure 3. Aerial View**

Autotemp, Inc. (“Autotemp”), an experienced acquisition and relocation firm, has been selected to prepare this ‘Relocation Plan’ (the ‘Plan’), and oversee all subsequently required relocation assistance. In compliance with statutory requirements, the Plan has been prepared to evaluate the present circumstances and replacement housing requirements and needs of the current project-site occupants. Howard County Housing will have direct responsibility for implementation of this Plan.

This Plan provides the results of a needs assessment survey; a housing resource study; and, details of the displacing entity’s (Howard County Housing) proposed relocation program. This Plan sets forth policies and procedures necessary to conform with statutes and regulations established by § 8A-1201 of the Maryland Real Property Article, Annotated Code of Maryland, as amended from time to time, the Uniform Relocation Act (42 U.S.C. § 4600 et seq.), its implementing regulations (49 C.F.R. Part 24) as well as regulations of the applicable funding source of the relocation assistance, the Community Development Block Grant (CDBG).

With certain narrow exceptions, federal funds cannot, and will not be used for any displaced person who is an alien not lawfully present in the United States.

As a result of the proposed redevelopment and, based upon available information, up to thirty households will be permanently displaced for the project to proceed.

No mandatory displacement activities will take place prior to the required reviews and approval of this Plan, along with satisfaction of the MD REAL PROPERTY Code Ann. § 8A-1201 (2012).

## **A. GENERAL DEMOGRAPHIC AND HOUSING CHARACTERISTICS**

### **BEECHCREST MOBILE HOME PARK**

#### **Population**

For the purposes of this Plan, on-site, direct interviews with residents were conducted in late 2012.

Inquiries made of those occupants included household size, composition and income; ages of all household members, disabilities and health problems, if any; and, preferences related to replacement housing location (See copy of residential interview form at **ATTACHMENT 1.**, p. 38).

All information of a statistical nature supplied by households for this Plan is considered anecdotal in nature and has not been validated by documentary evidence such that would otherwise be required to comply with relocation qualifying criteria at the actual time of displacement. One of the households was non-responsive to the interview requests.

Based upon HCH's interviews, of the total 40 pads on site, nine are vacant pads and, of the remaining thirty-one, twenty-five of the households *own* their own mobile homes and are required to pay a "pad" rent for the space which they occupy. Of the remaining six units, five households are tenant occupied as they indicated that they rent their mobile home from a third party and one additional unit is owned by a third party but remains vacant.

Of the thirty-one occupied spaces, four residents are deemed “elderly” by the standard that the head of the household is sixty two (62) years of age, or older. There are a total of twenty-five children less than 18 years of age living amongst ten of the households. There is reportedly no household in which a member is generally wheel-chair bound for whom an ADA accessibility will be a requirement in finding acceptable, alternate accommodation. Two other households are considered disabled; however, they are not in need of an ADA accessible unit.

Relocation Assistance information and assistance will be provided in both English and Spanish to the displaced occupants, in order to assure that all displaced occupants obtain a complete understanding of the relocation plan and eligible benefits.

**Income**

Attached are the most current income limits for the ‘Extremely Low-‘; ‘Very Low-‘; ‘Low-‘; and, ‘Moderate-Income’ categories as established by the U.S. Department of Housing and Urban Development (HUD) for Howard County, 2013. (See **ATTACHMENT 2.**, at p. 39)

The following Table illustrates the resident household income distribution relative to the HUD Income Category Limits for Howard County, (at **ATTACHMENT 2.**, p. 39), of those twenty-five households which responded in the category of income.

<b>Extremely Low</b>	<b>Very Low</b>	<b>Lower</b>	<b>Moderate and Above</b>
<b>13</b>	<b>7</b>	<b>3</b>	<b>2</b>

**Other**

Of the occupied units that responded to the survey inquiry with respect to the size of their unit, one has a 1 bedroom unit; twenty-five have a 2 bedroom unit and four have a 3 bedroom unit.

HCH has adopted for the purposes of relocation the following occupancy standards. The standard housing density utilized provides for two (2) persons per bedroom and one person in a common living area for tenant occupied units although, this can be adjusted to include two persons in the common living area. If a family's size exceeds these standards, then those families would be referred to the appropriate larger sized housing. Based on the occupancy standards, there is currently overcrowding at this time.

### **LOCATIONAL NEEDS AND PREFERENCES**

Residents were interviewed and queried regarding household size and composition, income and ownership/rental information, length and type of occupancy, and disabilities/health problems, if any. In addition, residents were queried in regard to any preferences related to replacement housing and the location of such housing. During the interview process, the sixteen respondent households expressed an interest in moving, variously, either within Laurel, Elkridge, Jessup, Odenton and Savage.

A complete list of park residents, including household sizes, addresses, and contact information for residents is included as **ATTACHMENT 3**.

### **B. REPLACEMENT HOUSING RESOURCES**

A resource survey was conducted during early July, to identify available comparable, decent, safe and sanitary units in proximity to the Project site and in several communities referenced by the prospective displacees as preferred areas to which they may wish to relocate. Although the initial resource survey focused on mobile homes, the residents have the ability to use their relocation assistance in moving to more conventional forms of housing. The availability of these types of housing has been included in Attachment 6.

#### **Vacant Pads**

Due to the age and condition of the existing mobile homes, they are not deemed moveable to another site. However, vacant sites are available for placement of new "park model" homes.

### **Mobile Homes for Sale**

The Housing Resource Survey has identified both two- and three-bedroom Mobile Home units, both single and double wide, for *sale*.

Asking prices range from \$45,000 for two-bedroom “single-wide”; to \$147,900 for a three (3) bedroom “double-wide” mobile home.

The survey identified a total of fifteen Mobile Home units for sale at this time, which will require a staggered implementation phasing of this Plan.

### **Apartments for Rent**

As referenced above, the same Housing Resource Survey has identified both one-, two- and three-bedroom apartments for rent within nearby communities. One-bedroom apartments were found, with monthly rents ranging from \$875.00 to \$1,475.00; Two-bedroom apartments had monthly rents ranging from \$1,100.00 to \$1,595.00 and; three-bedroom apartments had monthly rents from a low of \$1,595.00 to \$2,050.00.

In addition, there were several four (4)-bedroom homes available for rent beginning at \$1,895 up to \$2,350.00.

Please see Attachment 6 for the Housing Resource Survey.

### **C. CONCURRENT RESIDENTIAL DISPLACEMENT**

HCHC is not aware of any projects now, or planned in the immediate future, which will impact negatively upon the efforts and ability of HCHC to relocate the displacee households from the Project site.

#### **D. TEMPORARY HOUSING**

There is no anticipated need for temporary housing to give effect to the development of the project. Should such a need arise, temporary housing will conform to all applicable laws and requirements.

#### **E. PROGRAM ASSURANCES AND STANDARDS**

There will be adequate funds to relocate all the households. Services will be provided to ensure that displacement does not result in different, or separate treatment of households based on race, nationality, color, religion, national origin, sex, marital status, familial status, disability or any other basis protected by the federal Fair Housing Amendments Act, the Americans with Disabilities Act, Title VI of the Civil Rights Act of 1964, Title VII of the Civil Rights Act of 1964, Title VIII of the Civil Rights Act of 1968, as well as any otherwise arbitrary or unlawful discrimination.

No one will be displaced without ninety (90)-days written notice and unless “comparable” replacement housing is identified. “Comparable” housing includes housing that is: decent, safe, and sanitary; comparable as to the number of bedrooms, living space, and type and quality of construction of the acquired unit but not lesser in rooms or living space than necessary to accommodate the displaced household; in an area not generally less desirable than the acquired unit with respect to location to schools, employment, health and medical facilities, and other public and commercial facilities and services; and within the financial means of the displaced household (See Last Resort Housing, page 22).

The relocation program to be implemented by HCHC conforms to the standards and provisions set forth in the URA and all other applicable regulations and requirements. In addition, those requirements set forth by State law for mobile home park closures will be followed.

## **F. STATE MOBILE HOME PARK CLOSURE LAWS**

This section outlines the requirements that must be met under state law to legally close a mobile home park in Maryland.

This Plan must be submitted to the Howard County Housing Commission (HCHC) for approval - and a copy of the Plan shall be provided to each resident of the Beechcrest Mobile Home Park, which is the subject of closure. The HCHC will implement this Plan in such a manner that existing households may fully understand the benefits to which they may be entitled. Eligible households will be entitled to benefits as set forth in this Plan.

### **Notice requirements**

On November 12, 2012, households were provided a one year notice of park closure by Howard County Housing. Although no formal application will be required to approve closure, the HCHC will ensure that all households have at least fourteen (14) days notice of the public hearing at which this Plan may be approved.

Further, the HCHC will schedule a resident meeting to be held as soon as reasonably possible to provide residents a review of the benefits to which they may be entitled prior to the Plan's approval.

## **G. RELOCATION ASSISTANCE PROGRAM**

HCHC has contracted with ***Humphrey Management, who will provide relocation services. Humphrey Management will provide a relocation representative*** to assist any displaced households that may have questions in regard to relocation and/or assistance in relocating. Staff may be contacted by calling, **443.832.8575**, during the hours of 9:00 a.m. to 5:00 p.m., Monday through Friday. In-person appointments can be arranged on-site or at the relocation offices. The relocation offices are located at:

**North Laurel Multi-Service Center  
9900 Washington Boulevard North,  
Laurel, MD 20723**

A comprehensive relocation assistance program, with technical and advisory assistance, will be provided to the households proposed to be displaced. This assistance will satisfy both Relocation Law and State Mobile Home Park Closure Law. Close contact will be maintained with each household.

In addition to distribution of an “Informational Brochure” (See **ATTACHMENT 5.**, at p. 44), advisory assistance will be directed to include procedures:

1. To fully inform eligible project occupants of the nature of, and procedures for obtaining relocation assistance and benefits;
2. To determine the needs of each residential displacee eligible for assistance;
3. To provide an adequate number of appropriate housing referrals. The Regulations require a minimum of one, but preferably three referrals to comparable, decent, safe and sanitary housing units within a reasonable time prior to displacement, and assure that no residential occupant is required to move without a minimum of Ninety (90) days written notice to vacate;
4. To provide current, and continuously updated information concerning replacement housing opportunities;
5. To connect with special assistance in the form of referrals to governmental and social service agencies will be made, if needed. Referral agencies may include, but not necessarily be limited to, the Department of Social Services (DSS) for income maintenance or food stamps, Health Department, Workforce Development Center, Department of Citizen Services, Office on Aging, Office of Children’s Services, Coordinated System of Homeless Services and Howard County Housing;
6. To provide assistance that does not result in different, or separate treatment due to race, color, religion, national origin, sex, sexual orientation, marital status or other arbitrary circumstances;

7. To supply information concerning federal and state housing programs and other governmental programs providing assistance to displaced persons;
8. To assist each eligible person to complete applications for benefits;
9. To make relocation benefit payments in accordance with Relocation Law, including the provisions of the Last Resort Housing sections, where applicable;
10. To inform all persons subject to displacement of HCHC's policies with regard to eviction and property management; and,
11. To establish and maintain a formal grievance procedure for use by displaced persons seeking administrative review of HCHC's decisions with respect to relocation assistance.

#### **H. CITIZEN PARTICIPATION/PLAN REVIEW**

To promote this process, HCHC shall ensure this Plan will be provided to each household and will be made available to the public prior to its adoption. Comments received to this Plan will be included as a Plan 'Addendum' prior to submission for approval. This will be accomplished by hand delivering a copy of the Plan to each resident as evidenced by a resident signature log.

HCHC will ensure the following:

1. Full, and timely access to documents relevant to the relocation program;
2. Provision of technical assistance necessary to interpret elements of the relocation plan and other pertinent materials;
3. Copies of this Plan shall be available for review within thirty (30) days

prior to final approval. HCHC will receive comments from displacees, and other interested persons regarding this Plan;

4. A general notice of this Plan shall be provided to *all* prospective displacees of the proposed project. This Plan shall be made available for circulation for information and review by interested citizen groups, state and county agencies, and all persons affected by the project;
5. The right to submit written, or oral comments and objections, including the right to submit written comments regarding the Relocation Plan and to have these comments attached to the Plan when it is forwarded for final approval;
6. Upon receipt of public comments, the Plan will be reviewed to ensure that it is feasible; complies with applicable environmental standards; and locally-adopted rules and regulations governing relocation; and,
7. Upon completion of all reviews, the Plan will be presented for approval to the HCHC.

## **I. RELOCATION BENEFIT CATEGORIES**

Relocation benefits will be provided in accordance with the provisions of the CDBG program, benefits also need to be in conformity with the Uniform Relocation Act (46 U.S.C., Section 4600 et. seq.), its implementing regulations (49 C.F.R., Part 24); and, other requirements and regulations of applicable funding sources.

Again, it is to be noted that federal funds cannot be used for the displacement of any person who is not lawfully present in the United States; benefits to which households or businesses may be eligible will be pro-rated to provide for any such anomaly.

Benefits will be paid to eligible displaced persons upon submission of required claim forms and documentation in accordance with approved procedures.

Specific eligibility requirements and benefit plans will be detailed on an individual basis with all displacee households. 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.

The Uniform Act (i.e., 49 CFR, Part 24) at Section 24.502 provides that a mobile home owner is entitled to a replacement housing payment for a mobile home that ‘. . . (iii) *Cannot be relocated because there is no available comparable replacement site; or, (iv) Cannot be relocated because it does not meet mobile home park entrance requirements.*’ Part-time residents are *not*, however, entitled to replacement housing payments.

In order to alleviate hardships for tenants who must pay additional move-in costs (such as first and last month’s rent, credit check costs and other security deposits), the HCHC will provide advance benefit payments, when such requests are accompanied by supporting documentation, to assist displacees in securing replacement housing units.

When feasible, requests for advance payments will be expeditiously processed to help avoid the loss of desirable and appropriate replacement housing.

### **Minimum State Benefits**

Pursuant to State law, any household residing within the Beechcrest Mobile Home Park will receive, ***at a minimum***, relocation assistance equal to the amount of rent paid for the premises, excluding taxes and utilities, equal to the amount paid in the 10 months immediately preceding the date the household vacates the premises. This payment will off-set any additional benefits that the household may be eligible for as listed below under the federal **URA**.

The minimum State relocation assistance shall be paid in the following manner:

One half of the relocation assistance shall be paid to a resident within 30 days after the mobile home park owner receives written notice of the resident's intention to vacate the park which stipulates the date on which the resident will return possession of the premises to the owner; **and**

One half of the relocation assistance shall be paid to a resident within 30 days after the resident returns possession of the premises to the owner.

If a resident fails to return possession of the premises by removing the mobile home from the premises on or before the date specified in the resident's notice of intention to vacate, the resident shall forfeit the balance of any relocation assistance due unless the mobile home park owner agrees in advance in writing to a different date.

### **Federal URA Benefits**

Again, it is to be noted that federal funds cannot be used for the displacement of any person who is not lawfully present in the United States; benefits to which households may be eligible will be pro-rated to provide for any such anomaly.

Households will be required to complete a certification of legal presence to qualify for benefits provided under the Uniform Relocation Act. The following benefits will be provided to eligible households and will be off-set by any amount paid under Minimum State Benefits outlined above.

### **Residential Moving Expense Payments**

All subject households will be eligible to receive a payment for moving expenses for personal property. Payments will be made based upon *either*: **1.** a fixed room count schedule; or, **2.** an invoice for actual reasonable moving expenses from a licensed professional mover.

- 1) 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 schedules maintained by the Department of Transportation (See: **ATTACHMENT 4. – Fixed Payment Moving Schedule**, at p. 61).

- Or -

- 2) Actual Reasonable Moving Expense Payments** - The displaced

households may elect to have a licensed, professional mover perform the move but must provide two estimates for those services; if so, HCHC will pay for the actual cost of the move up to fifty (50) miles, and all reasonable charges for packing, unpacking, insurance, utility connection charges and the cost directly related to displacement of modifying personal property to adapt it to the replacement location. The payment will be made directly to the mover or as a reimbursement to the displaced household upon presentation of a paid invoice.

**Rental Assistance/Down Payment Assistance/Space Rent Differential**

Under the URA, displaced households that are residential tenants or owners and have established residency (*primary* residence) within the Project site for a minimum of *ninety (90)* days prior to the Initiation of Negotiations pursuant to 49 C.F.R., Part 24, Section 24.503, are ordinarily entitled to an amount not to exceed five thousand two hundred fifty dollars (\$5,250.) as a Rental Assistance Payment (RAP); *and* a moving expense payment. However, Howard County Housing anticipates that, because replacement housing in the area may be unaffordable to many residents, payments may be made beyond this limit under the “Last Resort Housing” provisions (see page 22).

The calculation of rental assistance payments or space rent differential will be based upon the *monthly* housing need (space/rent differential) over a forty-two (42) month period, consistent with the Regulations. In addition, households may opt to apply the amount to which they are entitled toward the purchase of a replacement unit.

Based upon the monthly housing need over a *forty-two (42)* month period **Table 3**, following, shows how monthly need is determined.

<b>Table 3: Example Computation of Monthly Housing Need and Rental Assistance</b>		
<b>1. Old Rent</b>	\$500	Old Rent plus Utility Allowance
Or		

<b>2. Ability to Pay</b>	\$445	30% of the Gross Household Income
3. Lesser of lines 1 or 2	<b>\$445</b>	
<b>Subtracted From:</b>		
<b>4. Actual New Rent</b>	\$550	Actual New Rent including Utility Allowance
Or		
<b>5. Comparable Rent</b>	\$575	Determined by Agency; <u>includes</u> Utility Allowance
6. <b>Lesser</b> of lines 4 or 5	<b>\$550</b>	
<b>7. Yields Monthly Need:</b>	<b>\$105</b>	Subtract line 3 from line 6
<b>Rental Assistance</b>	<b>\$ 4,410</b>	<b>Multiply line 7 by 42 months</b>

If a household chooses to purchase a replacement home rather than rent, the household will have the right to request a lump sum payment of the entire balance to which they are entitled.

**Mobile-Home Owner Replacement Housing Payments-  
Purchase Price Differential**

Under the URA, Owner-Occupants of mobile homes who established residency at Beechcrest Mobile Home Park for a period of *one hundred eighty (180) days* prior to the Initiation of Negotiations by HCHC will be entitled to a ‘Replacement Housing Payment’ (RHP) pursuant to 49 C.F.R., Part 24, Section 24.502, not to exceed twenty two thousand five hundred dollars (\$22,500.) *and* Rental Assistance to cover any “pad rent” differential, in addition to their Moving Expenses. However, Howard County Housing anticipates that, because replacement housing in the area may be unaffordable to many residents, payments may be made beyond this limit under the “Last Resort Housing” provisions (see page 22).

The Regulations describe the payments to which the residents are entitled, based upon the status of the resident's acquired dwelling and the resident's replacement dwelling.

The Regulations outline the benefits payable to a displaced owner who: (1) owned and resided in a mobile home for at least 180 days prior to the initiation of

negotiations; and, (2) purchased and occupied a replacement dwelling within one (1) year *subsequent to* the date on which the individual received final payment for the mobile home.

Only primary, owner-residents are eligible for benefits. Nonresident, “second home” owners, who have a *different primary* residence, are *not* eligible for these benefits, but may be eligible for business relocation benefits.

A household that owns a mobile home and rents the site – or, “pad” – upon which the Mobile Home is located must receive the following payment:

The amount necessary to purchase a replacement manufactured home (up to \$22,500) *and* the amount necessary to lease, rent, or make a down payment on a replacement site (up to \$5,250.) unless qualified as Last Resort Housing. (The above amount shall not exceed the difference between the mobile home’s acquisition price paid to the owner, and the actual price of the replacement housing); **or**,

If the household elects to *rent* a replacement mobile home and site or “conventional” housing, the amount required to do so – up to \$5,250. – with the site rent included in the calculation, unless qualified as Last Resort Housing.

If a mobile home owner-occupant purchases a replacement mobile home *or* conventional home, the benefits described above are established in order to compensate for the following costs:

- (1) Increased interest costs for the replacement dwelling financing;
- (2) Reasonable expenses incident to the purchase of the replacement dwelling; or,
- (3) The cost of re-habilitating an otherwise unsafe dwelling.

Owner-Occupants of mobile homes will be eligible for Rental Assistance to cover a “pad rent” differential, as calculated above, pursuant to the rental assistance

payment formula. The calculation will be based upon the monthly space/rent differential over a forty-two (42) month period, consistent with the Regulations. In addition, households may opt to apply the amount to which they are entitled toward the purchase of a replacement unit.

Mobile home owner-occupants who wish to *rent* a replacement dwelling, instead of purchasing, will be entitled to Rental Assistance Payments using “economic rent” in the calculations, in an amount not to exceed their Purchase Price Differential (PPD) payment.

### **Last Resort Housing Payments- Owner or Tenant Occupants**

According to the housing survey, there appears to be a sufficient amount of “comparable replacement housing” for a phased implementation. However, it appears that most may well exceed the statutory limit of twenty two thousand five hundred dollars (\$22,500.) for a Replacement Housing Payment. Therefore, in some cases, Last Resort Housing Payments may need to be provided.

The Regulations provide that if comparable replacement housing is not available to a relocatee (whether because of physical availability, condition, or affordability), HCHC must provide comparable replacement housing through ‘Last Resort Housing’.

Last Resort Housing payments are authorized by statute if affordable “comparable replacement housing” cannot be found for the displaced tenant households (i.e., housing at a cost not greater than thirty percent [ $>30\%$ ] of the household’s average monthly income). This situation is likely to develop among low-income households and/or in environments where Project area rents are particularly low versus rents elsewhere within the community. A combination of factors - which would include, the income levels of project site tenants; project site rents; and, a potentially high cost of replacement rent - will create the need for last resort housing payments.

In such cases, payments may be made beyond the \$5,250 statutory maximum for “Ninety (90)-Day Owners” and, tenants), up to forty two (42) months worth of rental assistance. The supplemental increment beyond \$5,250 may be paid in

installments or in a lump sum at the discretion of HCHC.

Mobile Home owner-occupants may also be eligible for “Last Resort Housing” payments, if comparable housing cannot be found within the \$22,500 statutory maximum, as a Purchase Price Differential (PPD) payment.

It will be the policy of HCHC to make “lump sum” payments, as required, for down payment assistance. Rental Assistance Payments will be provided in two installments.

### **Commercial Moving Expense Payments**

Relocation benefits will be provided to the commercial occupants pursuant to State, and Federal law. Benefits will be paid upon submission of required claim forms and documentation.

Pursuant to Relocation Law, eligible businesses may receive a relocation payment to cover the reasonable cost of moving their personal property from the Project site, to the selected replacement site, a **Payment for Actual Reasonable and Necessary Moving and Related Expenses**. A sample of the Informational Brochure which will be supplied to the owner’s/non-occupants is included in **Attachment 5**.

### **Payment for Actual Reasonable and Necessary Moving and Related Expenses:**

This payment may include the following:

- a)** Transportation of personal property. Transportation costs to the replacement location (transportation costs are limited to a distance of fifty [50] miles, unless otherwise agreed to by the Agency);
- b)** Packing, crating, uncrating and unpacking personal property;
- c)** Disconnecting, dismantling, removing, reassembling and

installing relocated and substitute machinery, equipment and other personal property.

This includes connection to utilities available nearby and modifications necessary to adapt such property to the replacement structure(s)/site or, to the utilities or, to adapt the utilities to the personal property;

- d)** Storage of personal property not to exceed twelve (12) months, unless the Agency determines that a longer period is necessary;
- e)** Insurance at the replacement value of the personal property in connection with the move, and necessary storage;
- f)** The replacement value of property lost, stolen or damaged in the process of moving (though, not through the fault or negligence of the displaced person, his or her agents or employees), *if* insurance covering such loss, theft or damage is not reasonably available;
- g)** Any license, permit or certification required for the business at the replacement location. However, the payment may be based on the remaining useful life of the existing license, permit or certification;
- h)** Professional services as the Agency determines to be actual, reasonable and necessary for: i) planning the move of the personal property; ii) moving the personal property; and, iii) installing the relocated personal property at the replacement location;
- i)** Re-lettering signs, and replacing stationary on-hand at the time of displacement, that is made obsolete as a result of the move;
- j)** Actual direct loss of tangible personal property incurred as a result of moving or, discontinuing the business. The payment

will consist of the lesser of:

- i) The fair market value of the item, **as-is**, for continued use at the displacement site, *less* the proceeds from its sale. (To be eligible for payment, the business owner must make a “good-faith” effort to sell the personal property, unless the Agency determines that such effort is not necessary.

When payment for property loss is claimed for goods held for sale, the fair market value will be based on the cost of the goods to the business, *not* the *potential* selling price); or,

- ii) The estimated cost of moving the item, **as-is**, but with no allowance for storage, or for reconnecting a piece of equipment if the equipment is in storage or not being used at the acquired site. (If one elects to discontinue the business, the estimated cost will be based on a moving distance of fifty [50] miles).
- k) The reasonable cost incurred in attempting to sell an item that is not to be relocated;

At the Commission’s discretion, the estimated cost for a low-cost or uncomplicated move may be based on a single bid, or estimate.

Searching for a replacement location. One’s business is entitled to reimbursement for actual expenses, *not-to-exceed* two thousand five hundred dollars (\$2,500.), as the Agency determines to be reasonable, which are incurred in searching for a replacement location, including:

- i) Transportation;
- ii) Meals and lodging away from the primary place of residence;
- iii) Time spent searching, based on reasonable salary or earnings;



## Summary

The following Table outlines the benefits for which the mobile home occupants may be eligible:

<b>Prescribed Benefit</b>	<b>Mobile Home Owner/Occupant (“One Hundred Eighty [180] Days”)</b>	<b>Mobile Home “Ninety (90)-Day” Owners and, Tenants</b>	<b>Owner/Non-Occupant</b>
<b>Minimum Benefits</b>	10 Months of rent reimbursement	10 Months of rent reimbursement	No
<b>Fair Market Value in Place</b>	No	No	No
<b>Must remove mobile home from park</b>	Yes	Yes	Yes

### URA Benefits

The below benefits will be provided to eligible households and will be off-set by any amount paid under Minimum Benefits outlined above. Households and businesses will be required to complete a certification of legal presence to qualify for benefits provided under the Uniform Relocation Act.

<b>Fair Market Value in Place</b>	Yes	No	Lesser of the FMVIP or the cost to move
<b>Fixed Moving Payment</b>	\$500.00 to \$2,150.00 Per Schedule at ATTACHMENT 4.	\$500.00 to \$2,150.00 Per Schedule at ATTACHMENT 4.	No
<b>Actual Moving Payment</b>	The lesser of two (2) approved bids	The lesser of two (2) approved bids	The lesser of two (2) approved bids
<b>Purchase Price Differential</b>	Yes	No	No
<b>One-time Incidental Closing Costs</b>	Yes	No	No

<b>Space/Pad Rent Differential</b>	Yes – for 42 months	No	No
<b>Rental Assistance Payment for a conventional or Mobile Home</b>	Yes – in lieu of Purchase Price Differential (PPD)	Yes – 42 months	No
<b>Down Payment Assistance</b>	Yes-from the Purchase Price Differential (PPD) and acquisition of the existing mobile-home	Yes- the entire rental assistance benefit can be applied to the purchase of a home	No
<b>Manner of Distribution of Payments</b>	Lump-sum upon purchase; <i>or,</i> Three payments for rental assistance	Lump sum upon purchase; <i>or,</i> XXXX payments for monthly for rental assistance.	Upon submission of claim, supporting documentation and approval.
<b>Commercial Relocation Benefits, including moving assistance, searching and reestablishment</b>	No	No	Yes Upon submission of claim, supporting documentation and approval.
<b>Must remove mobile home from park</b>	No	No	No

(Remainder of page intentionally left blank)

## **J. PAYMENT OF RELOCATION BENEFITS**

No household will be displaced until “comparable” housing is located as defined above and in the Regulations. Relocation staff will inspect any replacement units to which referrals are made to verify that they meet all the standards of decent, safe, and sanitary as defined in the Regulations.

Claims and supporting documentation for relocation benefits must be filed with HCHC within eighteen (18) months from:

1. The date the claimant moves from the acquired property; *or*,
2. The date on which final payment for the acquisition of real property is made, whichever is later.

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. Assistance amounts will be determined in accordance with the provisions of Federal Relocation Law.
3. Required claim forms will be prepared by relocation personnel in conjunction with claimant(s). Signed claims and supporting documentation will be submitted by relocation personnel to HCHC.
4. HCHC will review, and approve claims, submitted by Humphrey on behalf of the claimant for payment and or request additional information from resident if required.
5. Upon HCHC approval, Humphrey will issue benefit checks which will be available by delivery on site, unless circumstances dictate otherwise.
6. Final payments will be issued after confirmation that the Project area

premises have been completely vacated, and actual residency at the replacement unit is verified.

7. Receipts of payment will be obtained and maintained in the relocation case file.

## **K. RELOCATION TAX CONSEQUENCES**

In general, relocation payments are *not* considered income for the purpose of the Internal Revenue Code of 1986, or the Personal Income Tax Law, Part 10 of the Revenue and Taxation Code. The above statement on tax consequences *is not* intended to be provision of tax advice by HCHC or their Agents, Consultants, Employees or Assigns.

Displacees are encouraged to consult with their own tax advisors concerning the tax consequences of relocation payments. According to the Social Security Administration, relocation benefits do not impact SSI payments; however lump sum payments *may* trigger reviews during asset searches. Further information regarding relocation benefits and their impact upon Social Security benefits is available from HCHC.

## **L. APPEALS POLICY**

The appeal, and grievance process is available, upon request, from HCHC.

Briefly stated, displacees will have the right to ask for administrative review when there is a complaint regarding rights to relocation and relocation assistance, as to:

1. Eligibility;
2. The amount of payment;
3. The failure to provide comparable replacement housing referrals; or,
4. HCHC's and its third party's property management practices.

## M. EVICTION POLICY

Eviction by HCHC is permissible only as a last alternative. With the exception of persons considered to be in unlawful occupancy, a displaced person's eviction does not affect eligibility for relocation assistance and benefits **once the Notice of Eligibility is issued**. Relocation records must be documented to reflect the specific circumstances surrounding the eviction.

Eviction by HCHC may be undertaken only for one or more of the following reasons:

1. Failure to pay rent, except in those cases where the failure to pay is due to the lessor's failure to keep the park's infrastructure in habitable condition; is the result of harassment or retaliatory action; or, is the result of a discontinuation or substantial interruption of services which cannot be reasonably mitigated by lessor. ***Note: all mobile home units are owned by residents and/or their landlords. HCHC does not own any of the mobile home units on site. As such, HCHC is not responsible for the condition of the mobile home units.***
2. Performance of a dangerous or illegal act in the unit by lessee, their guests or invitees or, any combination thereof;
3. A Material breach of the rental agreement and failure to correct said breach within 30 days of notice;
4. Maintenance of a nuisance, and failure to abate within a reasonable time following notice;
5. Refusal to accept an offer of replacement dwellings;
6. A requirement under State or local law or emergency circumstances that cannot be prevented by reasonable efforts on the part of the HCHC.

**N. PROJECTED DATES OF DISPLACEMENT**

Households have received a one year notice of park closure as of November 12, 2012. Notices of Eligibility will be issued in phases, pursuant to the following vacate schedule:

<u>ADDRESS</u>	<u>VACATE DATE</u>
29-30 Ruth 35, 38 & 39 Alma	December 31, 2013
21-26 Ruth 41 & 43 Alma	June 30, 2014
2-11 & 15 - 18 Ruth	December 31, 2014
44-45 Alma 47-53 Alma	June 30, 2015

Notices of Eligibility will be issued prior to the issuance of a Ninety-Day Notice to Vacate, followed by a Thirty Day Notice. Relocation is expected to commence upon approval of the Plan and, be completed for all households on, or about June 30, 2015.

**O. ESTIMATED RELOCATION COSTS**

Howard County Housing ('HCHC') anticipates utilizing financial assistance from the Community Development Block Grant (CDBG) program to fund relocation activities.

In accordance with regulations associated with the federal funding for the Project, HCHC is responsible for ensuring compliance with the relocation requirements associated with the Project. Any and all required financial assistance will be provided.

Because of the long period of implementation, changes in circumstances and incomplete information on some of the households, HCHC has also budgeted a reserve for unanticipated contingencies.

**(Remainder of page intentionally left blank)**

## **TABLE OF ATTACHMENTS**

- Attachment 1:** Residential Interview Form
- Attachment 2:** HUD Income Category Limits for Howard County
- Attachment 3:** Resident Listing
- Attachment 4:** Informational Brochure for Displaced Mobile Home Households
- Attachment 5:** Informational Brochure for Businesses in Federally-assisted Projects
- Attachment 6:** Resource Study



ATTACHMENT 1.

RESIDENTIAL INTERVIEW FORM

<b>Site Occupant Record - Residential</b>		Project Name: Beechcrest Redevelopment
LOCALITY/AGENCY: Howard County, Maryland / Howard County Housing Commission c/o Humphrey Management		Project #: _____
Date of Initial Interview: _____ Interviewer: _____		Relocation Case #: _____
NAME OF OCCUPANT _____		CHECK: <input type="checkbox"/> FAMILY <input type="checkbox"/> INDIVIDUAL
ADDRESS _____		<input type="checkbox"/> OWNER <input type="checkbox"/> TENANT <input checked="" type="checkbox"/> TENANT/SUBLEASE
TELEPHONE NUMBER _____ CENSUS TRACT _____		DATE OF GENERAL INFORMATION NOTICE _____
Mobile Home VIN # _____		EFFECTIVE DATE OF NOTICE OF ELIGIBILITY FOR RELOCATION ASSISTANCE _____
IS THIS ADDRESS LOCATED IN A HUD DESIGNATED RENEWAL COMMUNITY OR EMPOWERMENT ZONE? <input type="checkbox"/> YES <input type="checkbox"/> NO		DATE PRIVACY ACT STATEMENT EXECUTED _____
DATE OCCUPANT FIRST OCCUPIED THIS DWELLING _____		(INCLUDE COPY OF NOTICES AND SIGNED PRIVACY ACT STATEMENT IN CASE FILE)
<b>RACIAL/ETHNIC CLASSIFICATION</b>	<b>HOUSING COSTS AND CHARACTERISTICS OF DISPLACEMENT DWELLING</b>	
(CHECK ALL THAT APPLY) <input type="checkbox"/> AMERICAN INDIAN OR ALASKAN NATIVE <input type="checkbox"/> ASIAN <input type="checkbox"/> BLACK OR AFRICAN AMERICAN <input type="checkbox"/> HISPANIC OR LATINO <input type="checkbox"/> NATIVE HAWAIIAN OR OTHER PACIFIC ISLANDER <input type="checkbox"/> WHITE <input type="checkbox"/> AMERICAN INDIAN OR ALASKAN NATIVE AND WHITE <input type="checkbox"/> ASIAN AND WHITE <input type="checkbox"/> BLACK OR AFRICAN AMERICAN AND WHITE <input type="checkbox"/> AMERICAN INDIAN OR ALASKAN NATIVE AND BLACK OR AFRICAN AMERICAN <input type="checkbox"/> OTHER MULTI-RACIAL	<b>TENANT:</b> MONTHLY CONTRACT RENT \$ _____ AVERAGE MONTHLY UTILITY COSTS \$ _____ MONTHLY HOUSING COSTS \$ _____	<b>OWNER:</b> MONTHLY MORTGAGE PAYMENT (P&I) \$ _____ AVERAGE MONTHLY UTILITY COSTS \$ _____ REAL PROPERTY TAXES \$ _____ MONTHLY HOUSING COSTS \$ _____
	NO. OF ROOMS _____ NO. OF BEDROOMS _____	
	UNIT IS: <input type="checkbox"/> HOUSEKEEPING <input type="checkbox"/> NONHOUSEKEEPING	



## ATTACHMENT 2.

### HUD ANNUAL INCOME LIMITS HOWARD COUNTY (2013)

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

<b>Household Size</b>	<b>Extremely Low Income</b>	<b>Very Low Income</b>	<b>Lower Income</b>
<b>1 Person</b>	\$18,000	\$30,000	\$45,100
<b>2 Person</b>	\$20,600	\$34,250	\$51,550
<b>3 Person</b>	\$23,150	\$38,550	\$58,000
<b>4 Person</b>	<b>\$25,700</b>	<b>\$42,800</b>	<b>\$64,400</b>
<b>5 Person</b>	\$27,800	\$46,250	\$69,600
<b>6 Person</b>	\$29,850	\$49,650	\$74,750
<b>7 Person</b>	\$31,900	\$53,100	\$79,900
<b>8 Person</b>	\$33,950	\$56,500	\$85,050

**Attachment 3  
Resident Listing**

Name (s)	Address	<u>Household Size Reported</u>
Cristina Rosas	2 Ruth Avenue, Laurel, Md 20723	6
Gabriela Brava Hernandez	3 Ruth Avenue, Laurel, Md 20723	5
Maria Geogina Villantro Aguilar	5 Ruth Avenue, Laurel, Md 20723	3
Patricia Hernandex Parra	6 Ruth Avenue, Laurel, Md 20723	6
John Cumberland (Owner)/ Non-Occupant;	7 Ruth Avenue, Laurel, Md 20723	Unknown
Francis M. Kent	8 Ruth Avenue, Laurel, Md 20723	1
Jose Ernesto Murillo- occupant; Vilma L Rivera- Owner/Lives elsewhere	9 Ruth Avenue, Laurel, Md 20723/ Vilma Riveria's current address is: 8121 Hogneck Road., Pasadena, Md 21122	1
Belinda Marie Bowen, Dylan Scott Carter, Austin Scott Carter	11 Ruth Avenue, Laurel, Md 20723	Unresponsive
Mauricio Lopez, Sonia Castellanos, Liliana Castellanos, Salomon Castellanos	15 Ruth Avenue, Laurel, Md 20723	4
Jonathan Badillo; Yemina Batista	16 Ruth Avenue, Laurel, Md 20723	4
Sabrina Louise Mejia, Alex E Mejia Benitez	18 Ruth Avenue, Laurel, Md 20723	4
Oscar Molina	21 Ruth Avenue, Laurel, Md 20723	4 according to Property Mgmt
Myra Abila; Ervin Velasquez	22 Ruth Avenue, Laurel, Md 20723	2
Linder Villatoro Aguilar	23 Ruth Avenue, Laurel, Md 20723	3

Jose Abelino; Candelaria Hernandez; Lucely Abelino; Laydemiv Hernandez; Dalia Hernandez	25 Ruth Avenue, Laurel, Md 20723	4
Steve Coffman	26 Ruth	Unresponsive
John Cumberland - Owner/Non-Occupant;	29 Ruth Avenue, Laurel, Md 20723	Unknown
Jeffery A. Souder	30 Ruth Avenue, Laurel, Md 20723	1
Tommy Lee King, Eric Glascoe	35 Alma Avenue, Laurel, Md 20723	2
Keomany Vongsa, Dokkeo Homhovane.	38 Alma Avenue, Laurel, Md 20723	2
Leopoldo Ceballos	39 Alma Avenue, Laurel, Md 20723	1
Jose Luis Ochoa	41 Alma Avenue, Laurel, Md 20723	
David Lee Musgrove and Patricia Ann Miles	43 Alma Avenue, Laurel, Md 20723	2
Amerlia Sanchez Arregin; Ruben Sanchez; Carmela Hernandez; Stefani Hernandez Sanchez; Celso Hernandez Campos	44 Alma Avenue, Laurel, Md 20723	8
Mary Star Souder	45 Alma Avenue, Laurel, Md 20723	1
Janice Brown; Julio Deleon; Anthony Deleon	47 Alma Avenue, Laurel, Md 20723	3
Starlette Hargrove; Paul Hargrove; Paul Hargrove; Pauleisha Hargrove	48 Alma Avenue, Laurel, Md 20723	2
Samuel Harry Wilkinson	49 Alma Avenue, Laurel, Md 20723	1
Daniel Yarbrough	50 Alma Avenue, Laurel, Md 20723	
Robert Burton; Cheryl Merson; Richard Eaton; Brady Burton	52 Alma Avenue, Laurel, Md 20723	4

Ana Ingri Urias, Julio Huesca Maldonado, Adriana Urias, Henry A Huesca, Kealy A Huesca	53 Alma Avenue, Laurel, Md 20723	6
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## **ATTACHMENT 4.**

### **INFORMATIONAL STATEMENT FOR FAMILIES AND INDIVIDUALS**

#### **Mobile Home Owner-Occupants and Tenants**

- I. GENERAL INFORMATION**
- II. ASSISTANCE IN LOCATING A REPLACEMENT DWELLING**
- III. MOVING BENEFITS**
- IV. REPLACEMENT HOUSING PAYMENT - TENANTS AND CERTAIN OTHERS**
- V. REPLACEMENT HOUSING PAYMENT - HOMEOWNERS**
- VI. QUALIFICATION FOR AND FILING OF RELOCATION CLAIMS**
- VII. LAST RESORT HOUSING ASSISTANCE**
- VIII. RENTAL AGREEMENT**
- IX. APPEAL PROCEDURES - GRIEVANCE**
- X. TAX STATUS OF RELOCATION BENEFITS**
- XI. ADDITIONAL INFORMATION AND ASSISTANCE AVAILABLE**

#### **I. GENERAL INFORMATION**

The mobile home in which you now live is in an area – Beechcrest Mobile Home Park – to be improved by Howard County Housing ('HCHC'). As the project schedule proceeds in the future, it will be necessary for you to move from your dwelling. 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 your relocation benefits under federal and/or state law. We suggest you save this informational statement for reference.

HCHC will provide advisory assistance, to assist you in a move. The firm below is available to explain the program and benefits. Their address and telephone number is:

**North Laurel Multi-Service Center  
9900 Washington Boulevard North,  
Laurel, MD 20723  
443.832.8575**

Spanish speaking representatives are available. **Si necesita esta información en español, por favor llame a su representante.**

**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 representative with HCHC, so you will not jeopardize any benefits to which you might otherwise be eligible.

This is a general informational brochure only, and is not intended to give a detailed description of either the law or regulations pertaining to HCHC's relocation assistance program.

## **II. ASSISTANCE IN LOCATING A REPLACEMENT DWELLING**

HCHC, 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 consultant 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.

## **III. MOVING BENEFITS**

If you must move as a result of displacement by HCHC, you will receive a payment to assist in moving your personal property; including the mobile home which you own. There are two types of moving payments. You have the option of selecting either one of the following types of moving payments:

### **A. Fixed Moving Payment**

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 HCHC and ranges, for example, from five hundred dollars (\$500.00) for one (1) furnished room to two thousand one hundred fifty dollars (\$2,150.00) for eight rooms in an unfurnished dwelling (For details see the Table following).

Your relocation representative will inform you of the amount you are eligible to receive if you choose this type of payment. Bathrooms, hallways and closets are not considered rooms in this calculation.

**(Remainder of page intentionally left blank)**

<b>FIXED MOVING SCHEDULE - Maryland (effective 2012)</b>			
<b>Occupant Owns Furniture</b>		<b>Occupant Does NOT Own Furniture</b>	
<b>1 room</b>	\$650.00	<b>1 room</b>	\$500.00
<b>2 rooms</b>	\$850.00	<b>Each Additional Room</b>	\$100.00
<b>3 rooms</b>	\$1,050.00		
<b>4 rooms</b>	\$1,250.00		
<b>5 rooms</b>	\$1,450.00		
<b>6 rooms</b>	\$1,650.00		
<b>7 rooms</b>	\$1,850.00		
<b>8 rooms</b>	\$2,150.00		
<b>Each Additional Room</b>	\$200.00		

If you select a fixed payment, you will be responsible for arranging for your own move and HCHC will assume no liability whatsoever for any loss or damage to your personal property.

**B. Actual Moving Expense (Professional Move)**

If you wish to engage the services of a licensed commercial mover and have HCHC pay the cost directly, you may claim the ACTUAL cost of moving your personal property up to fifty (50) miles. Your relocation representative will inform you of the number of competitive moving bids (if any) which may be required, and assist you in developing a scope of services for HCHC approval. You will also be reimbursed for utility connection charges for those utilities that you currently subscribe to.

**IV. REPLACEMENT HOUSING PAYMENT - TENANTS AND CERTAIN OTHERS**

You may be eligible for a payment of up to five thousand two hundred fifty dollars (\$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 your present dwelling for at least Ninety (90) days prior to HCHC's Initiation of Negotiation of the property; or, an owner who has occupied your dwelling for between Ninety (90) and one hundred eighty (180) days prior to HCHC's Initiation of Negotiations of the property.

**A. Rental Assistance.** If you qualify, and **wish to rent** your replacement dwelling, your rental assistance benefits will be based upon the difference, over no less than a forty-two (42) month period, between the rent you must pay for a

comparable replacement dwelling; and, the *lesser of* your current rent *or* thirty percent (30%) of your gross monthly household income. You will be required to provide your relocation representative 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 representative will clarify procedures necessary to apply for this payment.

## V. REPLACEMENT HOUSING PAYMENT - HOMEOWNERS

**A.** If you owned, and occupied a dwelling for **at least 180 days** prior to HCHC's Initiation of Negotiations of the Beechcrest Mobile Home Park, you *may* be eligible to receive a payment of up to twenty two thousand five hundred dollars (\$22,500.00) to assist you in purchasing a comparable replacement unit in the event you are *unable* to relocate your coach to another park.

- 1. Purchase Price Differential** – An amount which, when added to the amount for which HCHC purchases your property, equals the lesser of the actual cost of your replacement dwelling; **or**, the amount determined by HCHC as necessary to purchase a comparable replacement dwelling. Your relocation representative 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 representative will explain limiting conditions.
- 3. Incidental Expenses** – Those one-time costs incidental 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 \$5,250.00. The payment will be based on the difference between the fair market 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.

## **VI. 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 later of** the following:

1. For a *tenant*, the date you move from the displacement dwelling;
2. For an *owner-occupant*, 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
3. The date HCHC fulfills its obligation to make available comparable replacement dwellings.

All claims for relocation benefits must be filed with Humphrey Management **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.

## **VII. 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, HCHC 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 representative 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 of the home you intend to purchase.

## **VIII. RENTAL AGREEMENT**

As a result of HCHC's acquisition of the property where you live, you may 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.

Except for the causes of eviction set forth below, no person lawfully occupying property purchased by HCHC will be required to move without having been provided with at least Ninety (90) days written notice from HCHC. Eviction will be undertaken only in the event of one or more of the following infractions:

- A.** 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 within the reasonable control of lessor;
- B.** Performance of dangerous or illegal act in the unit by lessee, its guests or invitee's or, any combination thereof;
- C.** A Material breach of the rental agreement and failure to correct breach within thirty (30) days of written notice;
- D.** Maintenance of a nuisance and failure to abate within a reasonable time following notice to do so;
- E.** Refusal to accept one of a reasonable number of offers of replacement dwellings; or
- F.** The eviction is required by State or local law and cannot be prevented by reasonable efforts on the part of the public entity.

## **IX. APPEAL PROCEDURES - GRIEVANCE**

Any person aggrieved by a determination as to eligibility for a relocation payment, or the amount of a payment, may have her/his claim reviewed or reconsidered in accordance with HCHC's appeals procedure. Complete details on appeal procedures are available upon request from HCHC.

## **X. TAX STATUS OF RELOCATION BENEFITS**

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.

**NOTE:** The preceding statement is not tendered as legal advice by either HCHC or Autotemp, in regard to tax consequences, and displacees should consult with an independent tax advisor or legal counsel to determine the current status of such payments.

## **XI. ADDITIONAL INFORMATION AND ASSISTANCE AVAILABLE**

Those responsible for providing you with relocation assistance hope to assist you in every way possible to minimize 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 representative.

*Autotemp  
April 2013*

**(Remainder of page intentionally left blank)**



## ATTACHMENT 5

# INFORMATIONAL STATEMENT FOR BUSINESSES, NON-PROFIT ORGANIZATIONS AND FARMS

### Introduction

The property on which you now conduct your business is in an area to be improved with the assistance of Howard County Housing (“HCHC”). HCHC’s plans require the relocation of existing commercial and residential uses at the Beechcrest Mobile Home Park. 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 your relocation benefits under the federal and/or state law. We suggest you save this informational statement for reference.

This is not a notice to move. It is important that you do not move before you learn what you must do to receive relocation payments and other assistance to which you may be entitled. HCHC will provide advisory assistance, to assist you in your move. We are available to explain the program and benefits. Our address and telephone number is:

**North Laurel Multi-Service Center  
9900 Washington Boulevard North,  
Laurel, MD 20723  
443.832.8575**

Spanish speaking representatives are available. **Si necesita esta información en Español, por favor llame a su representante.**

### Summary of Relocation Assistance

As an eligible displaced person, you will be offered appropriate financial and advisory assistance to help you relocate, including:

- A. Payment for your moving expenses, which include a Payment for Actual Reasonable Moving and Related Expenses
- B. Advisory assistance to explain the relocation process, the related eligibility requirements and the procedures for obtaining reimbursement for moving expenses.
- C. Other help as needed to reestablish your business to minimize the impact of the move.

If you disagree with HCHC’s decision as to your right to a relocation payment, or the amount of the payment, you may appeal that decision.

## **SOME GENERAL QUESTIONS**

### **How will I know I am eligible for relocation assistance?**

Ordinarily, eligibility begins on the date the owner of the property receives HCHC's initial written offer to purchase it. Therefore, you should not move before that date. If you do, you may not be eligible for relocation assistance.

### **How Will HCHC Know How Much Help I Need?**

You will be contacted at an early date and personally interviewed by a representative of HCHC. The interviewer will want to get information about your current operation, as well as identify movable personal property and non-movable improvements, determine your needs and preferences for a replacement location, estimate the time required to vacate the premises and your need for advance payments. During the interview, you may want to discuss other issues relative to your move. It is to your advantage to provide as much information as possible so that HCHC, through its relocation representative, can assist you in moving with a minimum of hardship. The information you give will be kept in confidence.

### **How Soon will I Have to Move?**

Every reasonable effort will be made to provide you with sufficient time to find and reestablish your business in a suitable replacement location. If possible, a mutually agreeable date for the move will be worked out. Unless there is an urgent need for the property (e.g., your occupancy would present a health or safety emergency), you will not be required to move without at least 90 days advance written notice. It is important, however, that you keep in close contact with HCHC so that you are aware of the time schedule for carrying out the project and the approximate date by which you will have to move.

### **I Own the Property, will I be Paid For it Before I Have to Move?**

If you reach a voluntary agreement to sell your property to HCHC, you will not be required to move before you receive the agreed purchase price.

### **Will I Have to Pay Rent to HCHC Before I Move?**

You may be required to pay a fair rent to HCHC for the period between the acquisition of your property and the date that you move. Your rent and the terms of your tenancy will be generally the same as in the prior arrangement.

### **How will I Find a Replacement Location?**

Your relocation representative will provide you with current and continuing information on available replacement locations that meet your needs. You will also be provided with the names of local real estate agents and brokers who can assist you in finding the type of replacement location you require, however you are urged to take an active role in finding and relocating to a location of your choice. No one knows your needs better than you do. You will want a facility that provides sufficient space for your planned activities. You will

also want to ensure that there are no zoning or other requirements which will unduly restrict your planned operations. Your relocation representative will explain which kind of moving costs are eligible for reimbursement and which are not eligible. That will enable you to carry out your move in the most advantageous manner.

### **What Other Assistance will be Available to Help Me?**

In addition to help in finding a suitable replacement location, your relocation representative will help you secure the services of outside specialists, as necessary, to plan the move, as well as provide assistance during the actual move and in the reinstallation of machinery and/or other personal property. The range of services depends on the needs of the business being displaced. You should ask HCHC's relocation representative to tell you about the specific services that will be available to you.

### **I Have a Replacement Location and Want to Move. What Should I Do?**

Before you make any arrangements to move, notify HCHC's relocation representative, in writing, of your intention to move. This should be done at least 30 days before the date you begin your move. HCHC will discuss the move with you and advise you of the relocation payment(s) for which you may be eligible, the requirements to be met, and how to obtain a payment.

### **I Plan to Discontinue My Business Rather than Move. What Should I Do?**

If you have decided to discontinue your business rather than reestablish, you may still be eligible to receive a payment. Contact HCHC's relocation representative and discuss your decision to discontinue your business. You will be informed of the payment, if any, for which you may be eligible, the requirements to be met, and how to obtain your payment.

### **What Kinds of Payments for Moving Expenses will I Receive?**

Every eligible business, non-profit organization and farm is entitled to a relocation payment to cover the reasonable cost of moving, a **Payment For Actual Reasonable Moving and Related Expenses**.

### **What is Payment for Actual Reasonable Moving and Related Expenses?**

If you choose a Payment for Actual Reasonable Moving and Related Expenses, you may claim the cost of:

1. Transportation of personal property. Transportation costs for a distance beyond 50 miles are not eligible, unless HCHC determines that relocation beyond 50 miles is justified.
2. Packing, crating, unpacking, and uncrating of the personal property.
3. Disconnecting, dismantling, removing, reassembling, and reinstalling relocated machinery, equipment, and other personal property, and certain substitute personal property. This includes connection to utilities available within the building. It also

- includes modifications to the personal property, including those mandated by Federal, State or local law, code or ordinance, necessary to adapt it to the replacement structure, the replacement site, or the utilities at the replacement site, and modifications necessary to adapt the utilities at the replacement site to the personal property.
4. Storage of the personal property not to exceed 12 months, unless HCHC determines that a longer period is necessary.
  5. Insurance for the replacement value of the personal property in connection with the move and necessary storage.
  6. The replacement value of property lost, stolen or damaged in the process of moving (not through fault or negligence of the displaced person, his or her agent or employee), where insurance covering such loss, theft or damage is not reasonably available.
  7. Any license, permit or certification required of your business at the replacement location. However, the payment may be based on the remaining useful life of the existing license, permit, or certification.
  8. Professional services as HCHC determines to be actual, reasonable and necessary for (1) planning the move of the personal property, (ii) moving the personal property, and (iii) installing the relocated personal property at the replacement location.
  9. Relettering signs and replacing stationary on hand at the time of displacement that is made obsolete as a result of the move.
  10. Actual direct loss of tangible personal property incurred as a result of moving or discontinuing your business. The payment will consist of the lesser of:
    - (i) The fair market value of the item, **as is** for continued use at the displacement site, less the proceeds from its sale. (To be eligible for payment, you must make a good faith effort to sell the personal property, unless HCHC determines that such effort is not necessary. When payment for property loss is claimed for goods held for sale, the fair market value will be based on the cost of the goods to the business, not the potential selling price.); **or**
    - (ii) The estimated cost of moving the item **as is**, but with no allowance for storage; or for reconnecting a piece of equipment if the equipment is in storage or not being used at the acquired site. (If you elect to discontinue your business, the estimated cost will be based on a moving distance of 50 miles.)
  11. The reasonable cost incurred in attempting to sell an item that is not to be relocated.
  12. Searching for a replacement location. Your business is entitled to reimbursement for actual expenses, not to exceed \$ 2,500 as HCHC determines to be reasonable, which are incurred in searching for a replacement location including:

- i) Transportation
  - ii) Meals and lodging away from home.
  - iii) Time spent searching, based on reasonable salary or earnings.
  - iv) Fees paid to a real estate agent or broker to locate a replacement site, exclusive of any fees or commissions related to the purchase of such site.
  - v) Time spent in obtaining permits and attending zoning hearings; and
  - vi) Time spent negotiating the purchase of a replacement site based on a reasonable salary or earnings.
14. Other related moving expenses as HCHC determines to be reasonable and necessary, including:
- i) Connection to available nearby utilities from the right-of-way to improvements at the replacement site;
  - ii) Professional services performed prior to the purchase or lease of a replacement site to determine its suitability for your business operation, including but not limited to soil testing, feasibility and marketing studies (excluding any fees or commissions directly related to the purchase or lease of such site). At HCHC's discretion, a reasonable pre-approved hourly rate may be established
  - iii) Impact fees or one-time assessments for anticipated heavy utility usage, as determined by HCHC.

HCHC's relocation representative will explain all eligible moving costs, as well as, those which are not eligible. You must be able to account for all costs that you incur; so keep all your receipts. HCHC will inform you of the documentation needed to support your claim.

You may minimize the amount of documentation needed to support your claim, if you elect to "self-move" your property. Payment for self-move is based on the amount of an acceptable low bid or estimate obtained by HCHC. If you self-move, you may move your personal property using your own employees and equipment or a commercial mover. If you and HCHC cannot agree on an acceptable amount to cover the cost of the "self-move," you will have to submit full documentation in support of your claim.

You may elect to pay your moving costs yourself and be reimbursed by HCHC or, if you prefer, you may have HCHC pay the mover directly. In either case, let HCHC's relocation representative know before you move. HCHC representative can help you select a reliable and reputable mover.

When a payment for "actual direct loss of personal property" or "substitute personal property" is made for an item, the estimated cost of moving the item may be based on the lowest acceptable bid or estimate obtained by HCHC. If not sold or traded-in, the item must remain at the old location and ownership of the item must be transferred to HCHC before you may receive the payment.

## **What are Reestablishment Expenses?**

In addition to actual, reasonable moving and related expenses, a small business, non-profit organization or farm may be eligible to receive a payment of up to \$10,000 for expenses actually incurred in relocating and reestablishing its operation at a replacement site.

Eligible expenses must be reasonable and necessary, as determined by HCHC. They may include but are not limited to the following:

- A. Repairs or improvements to the replacement real property as required by federal, state or local law, code or ordinance.
- B. Modifications to the replacement property to accommodate the business operation or make replacement structures suitable for conducting the business.
- C. Construction and Installation costs for exterior signage to advertise the business.
- E. Redecoration or replacement of soiled or worn surfaces at the replacement site, such as paint, paneling or carpeting.
- F. Advertising of replacement location.
- H. Estimated increased costs of operation during the first 2 years at the replacement site, for such items as:
  - 1. Lease or rental charges
  - 2. Personal or real property taxes
  - 3. Insurance premiums, and
  - 4. Utility charges (excluding Impact fees)
- I. Other items that HCHC considers essential to the reestablishment of the business.

## **What Expenses are Not Eligible for a Reestablishment Payment?**

The following is a non-exclusive listing of reestablishment expenditures not considered to be reasonable, necessary or otherwise eligible:

- A. Purchase of capital assets, such as, office furniture, filing cabinets, and machinery or trade fixtures.
- B. Purchase of manufacturing materials, production supplies, product inventory, or other items used in the normal course of the business operation.
- D. Interest costs associated with any relocation expense or the purchase of replacement property.

- E. Payment to a part-time business in the home which does not contribute materially to the household income.

### **How do I Receive a Relocation Payment?**

You must file a claim for a relocation payment. HCHC's relocation representative will provide you with the required claim forms, assist you in completing them, and explain the type of documentation that you must submit in order to receive your relocation payments. If you must pay any relocation expenses before you move (e.g., because you must provide a security deposit if you lease your new location), discuss your financial needs with HCHC. You may be able to obtain an advance payment. An advance payment may be placed in "escrow" to ensure that the move will be completed on a timely basis.

If you are a tenant, you must file your claim within 18 months after the date you move. If you own the property, you must file within 18 months after the date you move, or the date you receive the final acquisition payment, whichever is later. However, it is to your advantage to file as soon as possible after you move. The sooner you submit your claim, the sooner it can be processed and paid. If you are unable to file your claim within 18 months, HCHC may extend this period.

You will be paid promptly after you file an acceptable claim. If there is any question regarding your right to a relocation payment or the amount of the payment, you will be notified, in writing, of the problem and the action you may take to resolve the matter.

### **Appeals**

If you disagree with HCHC's decision as to your right to a relocation payment or the amount of payment, you may appeal the decision to HCHC. HCHC's relocation representative will inform you of its appeal procedures. At a minimum, you will have 18 months from the date you move to file your appeal with HCHC. Your appeal must be in writing. However, if you need help, HCHC's relocation representative will assist you in preparing your appeal. If you are not satisfied with the final appeal decision, you may seek review of the matter by the courts.

### **Tax Status of Relocation Benefits**

Relocation benefit payments are not considered as income for the purpose of the Internal Revenue Code of 1986 or the Personal Income Tax Law, Part 10 (commencing with Section 17001) 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. The preceding statement is not tendered as legal advice in regard to tax consequences, and you should consult with your own tax advisor or legal counsel to determine the current status of such payments.

### **Lawful Presence Requirement**

Pursuant to the Public Law 105-117 of 11-21-97, in order to be eligible to receive non-residential relocation benefits in federally-funded relocation projects, the owner of a sole proprietorship and all owners of a partnership must provide information regarding their lawful presence in the United States. Sole proprietors or partnerships with owners who are not lawfully present in the United States, or who decline to provide this information, may be denied relocation benefits. Relocation benefits will be prorated to reflect the number of owners with certified lawful presence in the United States.


**Additional Information**

If you have further questions after reading this brochure, please contact HCHC's relocation representative.

## Attachment 6: Housing Resource Study

### For Sale:

	<p><b>8007 BRITT CT, ELK RIDGE, MD 21075</b>                  List Price: \$45,000      Own: Fee Simple, Sale      Total Taxes: \$480      <b>MLS#: HW7760240</b>                  Close Date:      Status: ACTIVE                  Adv. Sub: DEEP RUN MOBILE HOME PARK      Close Price:      ADC Map: 16J11      Gr Rent:                  Type: Mobile      Style: Rancher      Area:      HOA: \$0      C/C:                  Model: CUSTOM REMOD      #Lvls: 1      #Fpls: 0      Acres: 0.00      Yr Blt: 1984      Tax Living Area:                  BR: 2      FB: 2      HB: 0      Basement: No                  Heat/Cool/Wtr/Swr: Central, Forced Air, Heat Pump(s)/Electric/Ceiling Fan(s), Central A/C, Heat Pump                  Park: Drwy/Off Str, Street, Asphalt Driveway      # Gar/Cpt/Assgn: //      List Date: 23-Jan-2012      Upd Date: 20-Jun-2013                  Const: Vinyl Siding      Showing Information: Call 1st-Showing Service, Lockbox-SentriLock, No Sgn on Prop, All Days, -                  Showing Contact: Centralized Showing Services      H:      DOMMI/DOMP: 533/533                  Company: Long &amp; Foster Real Estate, Inc., LNG102      O: (410) 721-1500      F: (410) 721-1863                  List Agent: Val Alexander      H: (888) 386-3233      O: (410) 721-1500      C: (443) 994-8938</p>	
<p>Dock Conveys:      Vacation: No                  Water Front/View/Access: //                  Remarks: Price reduced &amp; owner will consider owners!!CALL VAL. Custom remodeled in &amp; out - builders grade materials - Pella Triple pane windows/built-in blinds, custom oak cabinets + recessed lighting, jetted soaking tub/shower/ceramic tile MBath, pocket drs.14x64 deck overlooking picturesque woods &amp; stream. 10x9 shed/electric/water. Rm for hot tub. Buyers must be approved to live in Park. NEED 1 HR NOTICE                  Directions: Rt 175 (W), right Rt 108 to right at light Old Waterloo Rd, left into Deep Run Park, stay on Deep Run Pkwy to 2nd stop sign make RIGHT - still on Deep Run Pkwy - Britt Ct is a right - outer edge of park - # 8007 is in cul-de-sac.</p>		

	<p><b>7 MIDWAY AVE, LAUREL, MD 20723</b>                  List Price: \$55,000      Own: Ground Rent, Sale      Total Taxes:      <b>MLS#: HW7987524</b>                  Close Date:      Status: ACTIVE                  Adv. Sub: MIDWAY MOBILE HOME PARK      Close Price:      ADC Map: 0      Gr Rent: 7,584.00                  Type: Mobile      Style: Rambler      Area:      HOA:      C/C:                  Model:      #Lvls: 1      #Fpls: 1      Acres:      Yr Blt: 2005      Tax Living Area:                  BR: 3      FB: 2      HB: 0      Basement: No                  Heat/Cool/Wtr/Swr: Forced Air/Bottled Gas/Prop/Central A/C/Electric/Public/Public Sewer                  Park: Drwy/Off Str      # Gar/Cpt/Assgn: //      List Date: 08-Jan-2013      Upd Date: 14-Jun-2013                  Const: Vinyl Siding      Showing Information: Call 1st-Showing Contact, , -                  Showing Contact: CSS CSS      H: (866) 891-7469      DOMMI/DOMP: 170/170                  Company: EXIT Right Realty, EXRT1      O: (301) 362-4500      F: (301) 362-4551                  List Agent: Akin Falodun      H: (202) 409-2884      O: (301) 362-4500      C: (202) 409-2884</p>	
<p>Dock Conveys:      Vacation: No                  Water Front/View/Access: //                  Remarks: ****Short Sale**** THIS IS A DOUBLE WIDE MOBILE HOME LOCATED IN MIDWAY PARK Howard County part of Laurel. This is one of the largest unit in the community.Features 3 bedrooms, 2 full bath, laundry area with washer and dryer. Buyer is required to qualify with the PARK before purchase can be completed. Send offers to Afalodun@exitrightrealty.com or fax to 240-5544160                  Directions: Go North on RT1, once you cross county border look for Midway Plaza on right, turn right along strip of shops. Make right on cross St, left on Midway</p>		

MOBILE PARK NAME	ADDRESS	PHONE #	SIZE	SALE PRICE	LOT RENT
BRENTWOOD MANOR	8305 GATEWOOD DR JESSUP, MD 20794	301-498-0440			
1.	8345 GATEWOOD DR	301-704-0175 301-725-6305	3 BED 2 BATH 28 X 70	\$ 62,800.00	599-620
2	8368 ASHWOOD DR	301-490-5400 BONNIE (REMAX)	3BED 2 BATH	\$ 89,900.00	599-620
3	8362 GATEWOOD DR	410-792-8033 301-953-0000 EASTERN HOUSING	3 BED 2 BATH 24X20	\$ 69,500.00	599-620
4	8406 HAZELWOOD	410-792-8033 301-953-0000 EASTERN HOUSING	3 BED 2 BATH 24 X 52	\$ 49,900.00	599-620
5	8405 HAZELWOOD	410-792-8033 301-953-0000 EASTERN HOUSING	3 BED 2 BATH 24X64	\$ 89,900.00	599-620
6	8373 GATEWOOD DR	443-769-5631	3 BED 2 BATH 19X 80	\$ 75,000.00	\$ 596.80
7	8411 SANDALWOOD	301-490-5400 BONNIE (REMAX)	2100 SQ.FT, 4 BED 2 1,	\$ 157,000.00	\$ 600.00
8	8422 SANDALWOOD	410-792-8033 301-953-1000 EASTERN HOUSING		SOLD	
9	8426 SANDALWOOD	410-792-8033 301-953-1000 EASTERN HOUSING	3 BED 2 BTH 28X60	\$ 139,000.00	599-620
10	8434 SANDALWOOD	410-792-8033 301-953-1000 EASTERN HOUSING	3 BED 2 BATH 28 X 60	\$ 139,900.00	599-620
11	8437 SANDALWOOD	410-987-9770 ANNAPOLIS BALTIMOI REALTY	3 BED 2 BATH 28 X 60	\$ 79,000.00	599-620
12	8310 REDWOOD CT	NO PHONE #	2 BED 2 1/2 BATH 28X	\$ 75,000.00	
13	8405 BALSABWOOD	410-792-8033 301-953-1000 EASTERN HOUSING	3 BED 2 BATH 28 X56	\$ 89,900.00	FORECLOSURE 599-620
14	8319 FORESTWOOD LN	410-792-8033 301-953-1000 EASTERN HOUSING	3 BED 2 BATH 42x56	\$ 147,900.00	FORECLOSURE 599-620

**For Rent:**

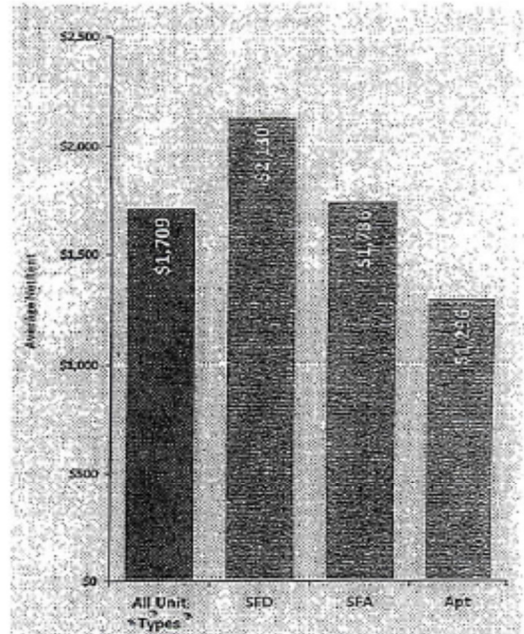
2012 Howard County Rental Survey | Rental Housing Market Analysis

**Table 35 Average Rent by Structure Type, Scattered Site Rental units**

# of Bedrooms	# of Units	% of Units	Average Effect Rent	Average SqFt	Eff Rent/SqFt
<b>Apartments</b>					
Eff	3	0.7%	\$939	--	--
1	76	18.5%	\$982	1,216	\$0.77
2	253	61.6%	\$1,314	1,143	\$1.15
3	75	18.2%	\$1,577	1,347	\$1.17
4+	4	1.0%	\$2,505	2,526	\$0.99
<b>Total</b>	<b>411</b>	<b>100.0%</b>	<b>\$1,296</b>	<b>1,208</b>	<b>\$1.07</b>
<b>Single Family Attached/Townhouse</b>					
Eff	2	0.3%	\$793	--	--
1	14	2.2%	\$1,117	2,157	\$0.52
2	86	13.7%	\$1,452	1,274	\$1.14
3	459	73.3%	\$1,773	1,501	\$1.18
4+	65	10.4%	\$2,055	1,730	\$1.19
<b>Total</b>	<b>626</b>	<b>100.0%</b>	<b>\$1,736</b>	<b>1,501</b>	<b>\$1.16</b>
<b>Single Family Detached</b>					
Eff	--	--	--	--	--
1	6	1.7%	\$969	1,274	\$0.76
2	39	10.9%	\$1,412	1,575	\$0.90
3	129	36.0%	\$1,850	1,511	\$1.22
4+	184	51.4%	\$2,509	2,296	\$1.09
<b>Total</b>	<b>358</b>	<b>100.0%</b>	<b>\$2,130</b>	<b>1,936</b>	<b>\$1.10</b>
<b>All Scattered Units</b>					
Eff	5	0.4%	\$880	--	--
1	96	6.9%	\$962	1,334	\$0.72
2	378	27.1%	\$1,355	1,211	\$1.12
3	665	47.6%	\$1,763	1,485	\$1.19
4+	253	18.1%	\$2,392	2,153	\$1.11
<b>Total*</b>	<b>1,397</b>	<b>100.0%</b>	<b>\$1,709</b>	<b>1,528</b>	<b>\$1.12</b>

\*Includes 2 mobile home units; 24 units with an unknown number of bedrooms are not included in this table

Source: RPRG, Howard County Scattered Site Rental Survey, April 2012



**Table 36 Scattered Site Rentals Rent Trends by Structure Type**

	Jun-05	Nov-06	Feb-08	Mar-09	Sep-10	Apr-12	Annual % Change	
							2009-2010	2010-2012
Apartments	\$900	\$1,006	\$1,181	\$1,236	\$1,267	\$1,296	1.7%	1.4%
SFA/Townhouses	\$1,392	\$1,438	\$1,524	\$1,590	\$1,519	\$1,736	-3.0%	9.0%
Single Family Detached	\$1,563	\$1,710	\$1,798	\$1,810	\$1,815	\$2,130	0.2%	11.0%
<b>Total</b>	<b>\$1,315</b>	<b>\$1,384</b>	<b>\$1,529</b>	<b>\$1,564</b>	<b>\$1,523</b>	<b>\$1,709</b>	<b>-1.8%</b>	<b>7.7%</b>

Source: RPRG, Howard County Scattered Site Rental Survey, April 2012