

DATE
Last Resort Housing

Re: Project No.:
Tract No.:
Control No.:
Owner Name:
Tenant Name:

Dear NAME:

We have completed a Relocation Study and have determined that you, as a tenant-occupant for at least 90 consecutive days prior to the initiation of negotiations on this tract, are eligible for relocation assistance payments provided that you rent or purchase; and occupy a decent, safe, and sanitary dwelling within one year.

These relocation assistance payments, made after your move, include:

- A. You are eligible for reimbursement of your moving costs and certain related moving expenses. You may choose to be paid by:
1. Commercial Move – performed by a professional mover; **or**
 2. Self Move – a move that may be performed by you in one or a combination of the following methods:
 - a. Fixed Residential Moving Cost Schedule – the schedule used in Nebraska has been approved by the Federal Highway Administration and the amount is \$; **or**
 - b. Actual Cost Move – supported by receipted bills for labor and equipment. Hourly labor rates should not exceed the cost paid by a commercial mover. Equipment rental fees should be based on the actual cost of renting the equipment but not exceed the cost paid by a commercial mover.
- B. A maximum rental replacement housing payment of \$, provided that you rent and occupy a dwelling with a monthly rent and utility cost (rental cost) of \$. A rental replacement housing payment is the difference between the rental cost our study indicated a decent, safe and sanitary comparable replacement dwelling will cost and the rental cost you incurred at your subject dwelling; times 42 months. You may rent a dwelling with a rental cost in excess of \$, a month, however, the maximum rental replacement housing payment will remain at \$; Should you elect to rent a dwelling with a rental cost of less than \$ a month, the payment will be the difference between the amount you will pay for rent and utilities

at your replacement dwelling and the amount you were paying for rent and utilities at the subject; times 42 months; OR

(use/delete) Use when 30% of the displacee's income is less than the comparable monthly rent amount shown in variable above.

This payment will be disbursed in monthly installments directly to you upon qualifying because the monthly rent and the estimated average monthly utility costs for the comparable replacement dwelling exceeds 30 percent of your gross monthly income. The full amount will vest immediately upon qualifying.

You may elect to rent a decent, safe, and sanitary replacement dwelling which may or may not be comparable to the present unit. If a difference between these two rental amounts does not exceed \$5,250.00 over the 42-month period (\$125.00 monthly increase), you will be paid a lump sum replacement housing payment equal to that difference.

(use/delete) Use when downpayment RHP is less than Rent Supplement in "B" above, delete second "C" below.

C. A replacement housing downpayment, which shall be the lesser of:

- a) The amount that would be required as a downpayment for financing a conventional loan in the purchase of a comparable replacement dwelling plus your eligible incidental closing costs, except that the amount of the closing costs shall not cause the total of the downpayment and closing costs to exceed \$.
- b) The amount required as a downpayment for financing a conventional loan on the replacement dwelling you actually purchase plus eligible incidental closing costs; or
- c) The amount you actually pay down in the purchase of your replacement dwelling plus your eligible incidental closing costs.

(use/delete) Use when Rental RHP "B" above is less than the downpayment RHP, delete first "C" above.

C. A replacement housing downpayment, which shall be the lesser of:

- a) The amount that would be required as a downpayment for financing a conventional loan on a replacement dwelling of your choice, limited to \$.
- b) The amount actually incurred in the purchase of your replacement dwelling.

The full amount of the downpayment will be applied to the purchase price of the replacement.

The housing payment, which was described earlier, was based on a property for located at which was available on .

Included with this letter is our "Your Rights Under Title VI" brochure, which you should review at your convenience and a "Civil Rights Survey" that if you wish we would like you to complete and

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return in the enclosed postage paid envelope. Your completion of this survey is completely voluntary.

The Relocation Agent presenting this letter will explain the options to you and answer any questions you may have. In addition to the above described benefits, the Relocation Agent presenting this letter to you is offering his/her service to assist you in locating or obtaining replacement housing. If you wish to accept his/her assistance, please contact the Relocation Agent.

Sincerely,

Roger Ripley
Chief Negotiator/Relocation Supervisor
Right of Way Division

RR/

xc: File