

Appeal Process:

Any person aggrieved by a determination as to eligibility for, or the amount of, a payment authorized by the Developer's relocation assistance program may have the appeal application reviewed by the Developer in accordance with its appeals procedure. Complete details on appeal procedures are available upon request from the Developer. For an explanation of this assistance and other helpful information, please visit the leasing office to obtain a copy of the HUD brochure, "Relocation Assistance to Tenants Displaced From Their Homes".

Temporary Relocation:

During the redevelopment of project, you may be required to move temporarily so that construction can be completed provided that you qualify to remain in an affordable unit. If you must move temporarily, suitable housing will be made available to you and you will be reimbursed for all reasonable out of pocket expense, including moving costs and any increase in housing costs.

Choice Neighborhoods Phasing Plan:

The following represents anticipated phases for the different sites and buildings. Since this will be a multi-year project, once your phase approaches, you will be assisted further with comprehensive instructions, payments, referrals to other units, and payment for moving expenses. In some cases, you may be entitled to a small replacement housing payment for any eligible increase in housing costs, if applicable

Phase 1: Clement Kern Gardens East

- Street Addresses: 1511-1527 & 1531-1567 Bagley
- Demolition of these two buildings is anticipated to begin in the last four months of 2023. Relocation from these addresses will take place prior to demolition.

Phase 2: Clement Kern Gardens Central

- Street Addresses: 1571-1589, 1611-1619, 1645-1659, 1611-1, 1655-1679, & 1681-1695 Bagley
- Demolition of these six buildings is anticipated to begin in the last four months of 2025. Relocation from These addresses will take place prior to demolition.

Phase 3: Clement Kern Gardens West

- Street Addresses: 1701-1727, 1731-1767, 1771-1781, & 1783-1795 Bagley
- Demolition of these four buildings is anticipated to begin by the end of 2027. these addresses will take place prior to demolition.

Please note: These phases and timing are subject to change. Residents will be informed of any changes to the demolition and relocation schedule above.

Choice Neighborhood and the Right to Return

Property management is required to indicate the manner in which this notice was delivered and its date of delivery to each household. As a result, you are being asked to sign indicating your receipt of this General Information Notice.

Residents must be given a preference to occupy a unit at the Replacement Housing before the unit is made available to any other eligible households. Based on resident input, we will develop a re-occupancy strategy and process for moving residents back to the Replacement Housing that includes:

- Informing residents of their Choice Neighborhoods Right to Return to the redeveloped project or to remain in relocation housing;
- Explaining re-occupancy phasing and schedule;
- How people will be notified when their options for re-occupancy come up; and
- Specifying the process for prioritizing how Original Residents will return and be assigned Replacement Housing units.

Since residents must be lease compliant to receive these benefits, assistance will be provided to help residents to become lease compliant prior to relocation and to remain lease compliant during relocation so that they do not lose their Right to Return. Residents who are over income (and thus no longer eligible to return to the Replacement Housing) will receive assistance to find other housing in the neighborhood if they desire to return.

Even though you will be provided all the assistance the URA requires for a permanent move, every resident displaced from the site will have the right to reapply for occupancy once this project is complete under the Choice Neighborhoods "Right to Return" policy. For this reason, every resident who receives assistance as a "displaced person" will be contacted and offered an opportunity to reapply for occupancy in the newly revitalized, larger community but not necessarily the same building or site. This preference remains available until the initial lease-up of the Replacement Housing is complete. This preference applies to residents that were relocated due to the redevelopment activity. However, residents that voluntarily move prior to relocation do not have this Right to Return preference. Note that relocated residents must be given the right to return, but they are not required to return. Residents may choose to retain tenant-based voucher assistance provided by HUD to relocate from the Target Housing.

If a household is split at the time of relocation and occupants move to separate replacement dwellings, both occupants are entitled to URA relocation assistance, per 49 CFR 24.403(a)(5). However, regarding the Choice Neighborhoods Right to Return preference, only the original head of household will initially have the Right to Return preference. Once all Original Residents have been housed, the second household will be offered an available unit at the newly revitalized, larger community. If no units are available, then the second household will be moved to the top of the waiting list for the Replacement Housing. Both the original household and the second household are required to be lease-compliant at the time of relocation and throughout relocation.