

- Occupants of 180 days or more
- Occupants of 90 days or more
- Occupants of less than 90 days

4. Tenant of the mobile home and tenant on the site.

- Occupants of 90 days or more
- Occupants of 90 days or less

3. **Owner Versus Tenant** - As with conventional dwellings, Replacement Housing Payments (RHP) for persons displaced from mobile homes differ based on their status as homeowner or tenant. For RHP purposes, the occupant’s status as an owner or a tenant is determined by his or her ownership or tenancy of the mobile home itself, not the site on which it is located.

Thus, an occupant of a mobile home who owns the mobile home and its site and an occupant who owns the mobile home but not the site, are both homeowners for RHP purposes and are potentially eligible for a supplement payment of \$22,500, unless last resort housing provisions apply. Conversely, an occupant who owns the site but rents the mobile home is a tenant for rental supplement purposes and is eligible for a payment not to exceed \$5,250, unless last resort housing provisions apply.

Eligibility for RHPs is also affected by the length of time the displaced person has occupied the mobile home and displacement site prior to the initiation of negotiations. This parallels the requirements for occupants of conventional dwellings.

If the mobile home is not actually acquired, but the occupant is considered to be displaced, the “initiation of negotiations” is when negotiations began to acquire the land, or if the land is not acquired, the written notification to the occupant that he or she is to be displaced.

MOVING COSTS AND RELATED EXPENSES

Any displaced person who owns and/or occupies a mobile home located within the proposed acquisition area is entitled to reimbursement of moving costs and related expenses for moving the mobile home if it is considered personal property, and/or for moving the contents of the mobile home.

There are many possible variations in payment computations for mobile home owners and occupants. In order to clarify payment computations, some, though not all, of the mobile home situations which may occur are discussed below.

MOVING EXPENSES FOR MOBILE HOMES OCCUPIED BY OWNERS

An owner-occupant of a displaced mobile home classified as personal property and not acquired by the Iowa Department of Transportation may be reimbursed for moving and related expenses on an actual cost basis (See Page 26), provided the Iowa Department of Transportation determines the costs are reasonable and necessary, or a schedule move basis (See Page 28) for the contents of the mobile home. Past experience indicates the necessity to remove the personal property in the mobile home prior to the moving of the home so that the structural integrity of the mobile home is not jeopardized by the move.

If a displaced owner-occupant is reimbursed for the cost of moving the mobile home and any necessary related expenses, that displacee is not eligible to receive a supplemental housing payment for the mobile home itself. However, the displacee may be eligible for a supplemental payment in connection with the rental or purchase of a replacement site, depending upon the length and type of occupancy on the displacement site.

MOVING EXPENSES FOR MOBILE HOMES WITH NON-OCCUPANT OWNERS

A non-occupant owner of a displaced mobile home that is not acquired by the Iowa Department of Transportation may be reimbursed for the actual cost of moving the mobile home from the site based on moving estimates. The use of business move procedures is proper in this case because the mobile home is personal realty and may be used for a business. As a business, the owner also has the option of a self-move. (See Page 81) Since the owner in this case is not an occupant, there is no eligibility for an RHP.

MOVING EXPENSES FOR MOBILE HOMES OCCUPIED BY TENANTS

A tenant of a displaced mobile home may be reimbursed for moving his or her personal property on an actual cost basis (See Page 26) or a schedule move basis (See Page 28).

Note that under this category there may be two moving expense payments, one for the owner to move the mobile home and one for the tenant to move furnishings and other personal property, similar to when a non-occupant owner has personal property to be moved from a conventional dwelling.

ELIBIBLE MOVING EXPENSES

The following are the moving and related expenses eligible for reimbursement on an actual cost basis:

- Moving the mobile home and other personal property. Moving expenses are generally limited to a 50 mile radius, but this may be waived if zoning regulations or mobile home park restrictions do not allow the mobile home due to age, condition, size, etc.
- Packing, crating, moving, unpacking and uncrating personal property. This includes the reasonable cost of disassembling, moving and reassembling any attachments such as porches, decks, skirting which were not acquired. Also,

anchoring and setting up the unit in a new location and utility hookup charges. Many times the porches, decks or skirting are in such a condition that it may be more cost effective to replace rather than move them.

- Repairs and/or modifications required so that the mobile home can be moved and/or made to be DSS. These expenses are only eligible if the Iowa Department of Transportation determines that is economically feasible to pay them. In general, economic feasibility exists if the expenses required do not cause the moving payment to exceed what would be necessary if a replacement housing payment was made.
- A non-refundable entrance fee to a mobile home park to the extent that it does not exceed the fee that would be necessary in a park that is comparable to the displacement mobile home park.
- The cost of insurance for the replacement value of the mobile home and other personal property during the move.
- The replacement value of the mobile home and other personal property lost, stolen or damaged during the moving process, which is not the fault of or due to the negligence of the displaced person, his or her agent, or employees, when insurance covering such loss, theft or damage is not reasonably available.
- Transportation costs of the mobile home occupants to the replacement site.
- Temporary lodging (including meals) for displaced mobile home occupants while the mobile home is being relocated and reestablished at the replacement site. Temporary lodging should be for a short duration, unless there are extenuating circumstances and reimbursement for said lodging and meals will be limited to current allowances for employees of the Iowa Department of Transportation.
- Other related moving expenses that the Iowa Department of Transportation determines to be reasonable and necessary and are not listed as ineligible expenses. (See Page 31)

If the owner of the mobile home is reimbursed for the cost of moving and reestablishing the mobile home, that owner is not eligible to receive a replacement housing payment to assist in purchasing or renting a replacement mobile home. The owner may be eligible to receive a replacement housing payment to assist in purchasing or renting a replacement site.