

OCCUPANTS OF LESS THAN 90 DAYS

A person is considered to be in this category if the person has actually owned and occupied the mobile home and/or occupied the site for less than 90 days prior to, or after, the initiation of negotiations (See Page 16) for its purchase by the Iowa Department of Transportation.

Persons in this category are eligible for reimbursement of the costs associated with moving the mobile home to another location and a possible rental supplement for the site. This rental supplement is the same for occupants of more than 90 days except that if there is a replacement site available within the displacee’s financial means, the displacee is not eligible for a rental supplemental payment. (See Financial Means on Page 19)

All moving and RHP payments to displacees in this category will be paid under Last Resort Housing provisions. (See Page 24)

TENANT IN THE MOBILE HOME AND OWNER OF THE SITE

This is the least common of the four categories of mobile home displacements. The mobile home is considered as personal property and the cost to move it to another location will be paid to the owner of the mobile home. The non-occupant owner of the mobile home is not eligible to receive an RHP, but may be eligible for reestablishment expenses as a landlord. (See Pages 83 - 85)

OCCUPANT OF 180 DAYS OR MORE

A person is considered to be in this category if the person has actually rented the mobile home for at least 90 days and owned and occupied the site for at least 180 days prior to the initiation of negotiations (See Page 16) for its purchase by the Iowa Department of Transportation.

As a tenant in the mobile home, the displacee is eligible for a rental supplement based on a comparable replacement mobile home and the maximum rental supplement is limited to \$5,250 unless Last Resort Housing provisions apply. (See Page 24)

As the owner of the site, the displacee also may be eligible for a supplemental payment based on a comparable replacement site. The maximum supplemental payment for this portion is \$22,500 unless Last Resort Housing provisions apply.

Example:

| | |
|---|--------------|
| Monthly rent for comparable mobile home: | \$ 500 |
| Monthly rent for displacement mobile home: | <u>- 400</u> |
| Monthly difference: | \$ 100 |
| | |
| Difference times 42 months: | \$ 4,200 |
| | |
| Sale price for comparable replacement site: | \$35,000 |

| | |
|--|-----------------|
| Acquisition price of displacement site: | - 20,000 |
| Difference: | <u>\$15,000</u> |
| Increased interest costs: | \$ 3,500 |
| Incidental expenses: | \$ 1,500 |
| Maximum Replacement Housing Payment (RHP): | \$24,200 |

Although the total RHP exceeds \$22,500, Last Resort Housing provisions do not apply. This is because neither the tenant portion (\$4200) nor the owner portion (\$20,000) exceeds the individual thresholds of \$5,250 and \$22,500 respectively.

In addition, the tenant could opt to acquire a replacement dwelling and then be eligible for \$5,250 downpayment assistance rather than the \$4,200 indicated in the rental study. Thus the total RHP would increase to \$25,250.

OCCUPANTS OF 90 DAYS OR MORE

A person is considered to be in this category if the person has actually rented the mobile home for at least 90 days and owned and occupied the site for at least 90 days but less than 180 days prior to the initiation of negotiations for its purchase by the Iowa Department of Transportation.

As a tenant in the mobile home, the displacee is eligible for a rental supplement based on a comparable replacement mobile home and the maximum rental supplement is limited to \$5,250 unless Last Resort housing provisions apply.

As the owner of the site, the displacee is eligible for a rental supplement based on a comparable site and the maximum rental supplement is \$5,250. Payment in this category would be computed based on the market rent of the site.

Payment in this category cannot exceed the payment the displacee would have received as an owner-occupant of the site for 180 days or more. See previous discussion on Page 61.

Example:

| | |
|--|--------------|
| Monthly rent for comparable mobile home: | \$ 500 |
| Monthly rent for displacement mobile home: | <u>- 400</u> |
| Monthly difference: | \$ 100 |
| Difference times 42 months: | \$ 4,200 |

| | |
|---|--------------|
| Monthly rent for comparable replacement site: | \$ 300 |
| Monthly market rent for displacement site: | <u>- 150</u> |

Difference times 42 months: \$ 6,300 : \$ 6,300

Maximum Replacement Housing Payment (RHP): \$10,500

If, as the tenant-occupant, the displacee opted to acquire a replacement dwelling, the RHP would be \$10,500, assuming all other requirements were met.

OCCUPANTS OF LESS THAN 90 DAYS

A person is considered to be in this category if the person has actually rented the mobile home for less than 90 days and/or owned and occupied the site for less than 90 days prior to the initiation of negotiations for its purchase by the Iowa Department of Transportation. This category also applies to subsequent occupants who moved into the mobile home after the initiation of negotiations, but before its purchase by the Department.

Persons in this category are eligible for a possible rental supplement the same as occupants of more than 90 days except that if there is a replacement mobile home available within the displacee’s financial means, the displacee is not eligible for a supplemental rental payment.

As the owner of the site, in this category, the displacee is not eligible for a supplemental payment to assist in purchasing a comparable replacement site. Unless the market is volatile, it is assumed that the owner in this category can purchase a replacement site for the same price paid for the displacement.

TENANT IN THE MOBILE HOME AND TENANT ON THE SITE

If the displaced person is both a tenant in the mobile home and the site, he or she will be eligible for a rental supplement. The non-occupant owner of the mobile home and site is not eligible to receive an RHP, but is eligible to receive reimbursement for the costs of moving and reestablishing the mobile home at another location.

OCCUPANTS OF 90 DAYS OR MORE

A person is considered to be in this category and may be eligible for a rental supplement if the person has actually rented and occupied the displacement property for at least 90 days prior to the initiation of negotiations for its purchase by the Iowa Department of Transportation.

In order to be eligible for a rental supplement, the person must rent or purchase and occupy a DSS replacement property within one year after the date he or she moves from the displacement dwelling.