

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.

The maximum rental supplement for this category may not exceed \$5,250 unless Last Resort Housing provisions apply. The methods for this category are the same as conventional dwellings.

For displacements in a mobile home park, the relocation advisor may be able to locate comparable replacement housing within the same or another similar park. If not, it is logical to base the comparable housing study on a conventional dwelling.

OCCUPANTS OF 90 DAYS OR LESS

A person is considered to be in this category if the person has actually rented the mobile home and 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 rented the home and site between the initiation of negotiations date and the date the mobile home and site are acquired by the Iowa Department of Transportation.

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 or conventional dwelling available within the displacee's financial means, the displacee is not eligible for a supplemental rental payment.

PARTIAL ACQUISITION OF A MOBILE HOME PARK

If the partial acquisition of a mobile home park leaves a remainder that is not adequate to continue the operation of the park and the Iowa Department of Transportation determines that one or more mobile homes located on the remainder must be moved as a result of the project, the owners or tenants of those homes are considered to be displaced and eligible for payments and assistance. These determinations are usually made during the appraisal process, but may also occur during acquisition activities.

The Chief Appraiser or Chief Acquisition Agent will inform the Relocation Supervisor if such a determination has been made.

DIRECT PAYMENTS

In order to minimize or eliminate a hardship, the displacee may request that the vendor be paid directly. The relocation advisor can arrange for such payments. The displacee may assign payments to movers and other vendors providing services required by the move. The Assignment of Interest form should be used.

If the vendor has an outstanding lien with the State of Iowa, the Iowa Department of Revenue may attach any payments to satisfy said lien. When this occurs it is important that the relocation advisor notify both the displacee and vendor that this has happened. Neither the displacee nor the Iowa Department of Transportation will be required to make additional payments to the vendor.