



MOBILE HOME RESIDENTIAL OWNER OCCUPANT

Summary of Relocation Benefits

(Uniform Relocation Assistance and Real Property Acquisition Regulations)

A displaced owner occupant of a mobile home who relocates and reoccupies the mobile home on a replacement site is eligible for a payment for actual moving and related expenses such as:

- Moving the mobile home (including packing, securing and unpacking any items of personal property;
- Disassembling, moving and reassembling any attached appurtenances, such as porches, decks, skirting, and awnings, which were not acquired, anchoring of the unit and utility hook up charges;
- Repairs and/or modifications necessary so that the mobile home can be moved and/or made decent, safe and sanitary, if OCTA determines that it would be economically feasible to do so;
- Modifications to the replacement site, such as construction of a pad and/or other necessary improvements necessary for the mobile home;
- A nonreturnable mobile home park entrance fee, to the extent that it does not exceed the fee at a comparable mobile home park or OCTA determines that payment of the fee is necessary to the relocation.

A displaced owner occupant or tenant occupant of a mobile home that is not relocated and reoccupied on a replacement site, is eligible to choose either:

1. **Actual Reasonable Moving Expense** – You may be paid for the actual reasonable costs by a professional mover plus related expenses to move your personal belongings up to 50 miles. The actual move includes the following:
 - Packing and unpacking of personal property
 - Disconnecting and reconnecting household appliances
 - Temporary storage of personal property (if applicable and at OCTA's discretion)
 - Insurance of personal property (in storage or in transit)
 - Transfer of telephone service and other similar utility reconnections
 - Other expenses considered eligible by OCTA

OR,

2. **Fixed Moving Payment** – You may choose to move yourself and receive a fixed moving payment. Payment is based on a schedule for Residential Moving Cost published by the Federal Highway Administration. The amount of payment is based on the number of rooms in your dwelling.



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A displaced 180 Day Owner Occupant of a mobile home is entitled to a replacement housing payment if the person both owned the displacement mobile home and occupied it on the displacement site for at least 180 days immediately prior to the initiation of negotiations. A Replacement Housing Payment is described as:

- **Purchase Price Differential** – The price differential payment is the amount by which the cost of a replacement dwelling exceeds the acquisition cost of the displacement dwelling. The price differential payment and the following payments are in addition to the acquisition price paid for your property.
- **Increased Mortgage Interest** – You may be reimbursed for increased mortgage interest costs if the interest rate on your new mortgage exceeds that of your present mortgage. To be eligible your acquired dwelling must have been encumbered by a bona fide mortgage which was a valid lien for at least 180 days prior to the initiation of negotiations.
- **Incidental Expenses** – You may be reimbursed for other expenses, such as reasonable costs incurred for title search, recording fees and certain other closing costs, but **do not** include prepaid taxes and property insurance.

**For more information, please contact Tresa Oliveri, Public Communications,
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