

APPENDIX D

Construction Schedule and Cost Estimate

(Appears on next page)

Projected Construction Schedule

L DFA PROJECT PRIORITIES	No.	Total Cost	Project Beginning	Project Ending
(1) Adams Relocation	C	\$21,036,252	NA	Completed 2007
(6) Austin Dr. Extension/Devondale Rd.	C	\$2,200,000		Completed 2009
(4) Technology Dr. Extension	1	\$305,300	5/1/2010	7/1/2010
(9) Research Dr. Reconstruction	2	\$710,000	5/1/2013	8/1/2013
(10) Master Infrastructure Plan Update	3	\$50,000	1/1/2010	12/31/2010
(8) Annual Road Maintenance	4	\$200,000		Annual
(5) Interchange Technology Park	5	\$751,000	5/1/2012	11/30/2012
(7) Intelligent Infrastructure Upgrade	6	NA		As Needed
(3) Extend Utilities to Industrial Dr.	7	\$589,000	5/1/2014	11/30/2014
(2) Upgrade Industrial Dr.	8	\$1,492,000	5/1/2015	11/30/2015
(11) Leach Road Paving	9	\$1,925,000	5/1/2016	11/30/2016
(12) Entranceway Beautification Program	10	\$10,000		Annual

Appendix E

2008 MILLAGE RATES

Jurisdiction	Mills	Captureable ²	%
School Districts ¹	18.0000	0.0000	0.00%
State Education	6.0000	0.0000	0.00%
Intermed. Schools	3.3690	0.0000	0.00%
RH City	9.7060	9.1255	59.5%
County	4.6461	4.6461	30.2%
Oakland Comm Coll	1.5844	1.5844	10.3%
Total:	43.3055	15.3560	100%

¹ Operating millage for Rochester Community Schools and Avondale School District, exclusive of debt or supplemental mills

² Exclusive of debt mills

In addition, the City of Rochester Hills will annually compute the increases in assessment based on non-eligible properties in the LDFA district and multiply it by the City's millage only. The City will donate those funds to the LDFA for the purposes of financing its projects through the end of 2006, but not beyond.

CITY MILLAGE RATES APPLIED TO NON-ELIGIBLE PROPERTY

	2006
City of Rochester Hills	9.1255

APPENDIX F

Relocation Plan

GENERAL PROCEDURES:

It is not anticipated that the relocation of residents or businesses will be necessary to fulfill the Development Plan; however, should it become necessary, parcels to be acquired under this plan will be processed in accordance with the procedures of Act 197 of the Michigan Public Acts of 1975, as amended; Act 87 of the Michigan Public Acts of 1980, as amended, and the Uniform Relocation Assistance and Real Property Acquisition Policy Act of 1970 (Uniform Act), as amended. In order to implement the intent of the above regulations, the following subparts from the Michigan Department of Transportation Relocation Manual are adopted by reference as part of the relocation plan:

- Subpart D. Moving and Related Expenses-Actual Costs
- Subpart E. Moving and Related Expenses-Fixed Payments
- Subpart F. Replacement Housing Payments for the 180-Day Homeowner/Occupants Subpart
- Subpart G. Replacement Housing Payments for Tenants and Certain Others

1. Administrative Organization

- a. The City of Rochester Hills Engineering Department is the agency responsible for administering relocation operations, for families, individuals and business concerns.
- b. A relocation specialist under the supervision of the Director will constitute the relocation staff. These persons will have full support from other staff members at times when the relocation workload requires such. This same staff will handle business as well as family and individual relocation.

2. Relocation Standards

- a. Physical and Occupancy Standards: The City will insure that all relocation housing is decent, safe, and sanitary. The following requirements have been determined to meet at least minimum standards for replacement housing.

Relocation housing will conform with all applicable provisions toward existing structures that have been established under State or local building, plumbing, fire prevention, mechanical, electrical, housing and occupancy codes. The Housing Code for the City shall set all requirements not specifically stated in this section.

- b. Standards for Displaced Individual's Ability to Pay: When a person or family is directly displaced by an activity under the Development Plans, assistance in

determining the ability of a displaced individual to pay shall be worked out as follows:

- 1) When the displaced individual desires to purchase a home, the gross mortgage or contract payment, or total housing cost which include utilities, shall be no more than thirty (30) percent of the total income of the displaced individuals.
- 2) When the displaced individual goes into rental quarters, the ability to pay shall be determined by applying a gross rent figure, which includes utilities, as a percentage of income. The gross rent shall not exceed thirty (30) percent of the total income of the displaced individual.

c. Locations Standards:

Relocation housing will be reasonably accessible to places of employment of displaced individuals and in areas not less desirable in regard to public utilities and commercial facilities than areas in which they currently reside.

d. Temporary Relocation:

No temporary relocations are anticipated at this time. In the event that temporary relocation becomes necessary, the guidelines for safe, sanitary and decent housing will be followed. Any temporary relocation housing which is necessary for displaced families will be worked out on an individual basis.

In any event, temporary housing shall not be less desirable in character than the dwelling vacated by the displaced families or individuals and shall be in a safe and habitable condition. Also, it will not diminish the obligations of the City with respect to permanent relocation.

3. Obtaining Relocation Housing

a. Sources of Existing Private and Public Housing

The City has no public housing.

- 1) Notification of Vacancies – Arrangements for housing in the private market will rely upon information obtained from such sources as current sales and rental listings as obtained from local newspaper ads, telephone calls and personal contacts with owners who have property to sell or rent, and real estate brokers who have property listings which meet the criteria for relocation housing. In addition, property management firms, builders, utility companies, moving companies, welfare agencies, church organizations, and civic groups having knowledge of available vacancies will be regularly canvassed to obtain needed listings.
- 2) Listing of Vacancies – Listings obtained by the relocation staff will be indexed by location, type, size, location within structures, rent or sales

price, date of availability, utilities and facilities included in rent or sales price. Listings will include the names and addresses of real estate

personnel which deal in property that may be appropriate as a relocation resource and which is available on a non-discriminatory basis. Listings will not be maintained for, nor referrals made to, housing which is scheduled for clearance by any public auction. Dwellings will be inspected prior to referral by the City Building Department.

No effective means for providing preferential treatment in the private housing market can be anticipated. However, through the cooperation of public and private social agencies, the City inspection department, local property owners and realtors, the City may provide a clearing service which will favor referred families and individuals.

b. Existing Housing Supply

Previous discussions with local realtors, agencies and brokers, reviews of local newspapers have indicated a constant supply of rentals is available in the City and surrounding localities.

The City Relocation staff will provide information regarding all of applicable housing financing programs, and a referral service to those agencies most qualified to handle the particular problems of each displaced family (e.g., FHA, VA, MSHDA and Local Banks or Savings and Loan Associations).

c. Subsidies, Rent Supplements and Special Problems

The City does not propose to subsidize or supplement the family income for rental purposes, since it appears that there will be sufficient standard housing available for families and individuals.

Also, special housing problems of large families, individuals or handicapped or elderly displaced individuals will be addressed as they become apparent.

4. Relation with Site Occupants

a. Informational Programs:

The City recognizes its obligation toward all families displaced. The objective of the Relocation Program is to offer the opportunity of moving to housing that is decent, safe, and sanitary; within the financial means of the family; in a reasonably convenient location; and carried out with a minimum of hardship. Basically, most information regarding relocation will be given in a personal interview with the relocated individual(s). Informational materials will be given to the relocated individual and a record will be taken to determine particular needs. Pamphlets and newsletters will, from time to time, be distributed to occupants within the area.

b. Interview with Site Occupants:

In addition to the personal interview anticipated to obtain a "Site Occupant Record," additional interviews will be scheduled in order to ascertain the specific and peculiar requirements for each family, or person, to be displaced. The Relocation Officer will provide time to confer with relocated individuals and prepare an adequate record of their relocation requirements.

c. Location and Business Hours of Relocation Office:

The Relocation Office will be a part of the Engineering Department with offices located in the City Hall, convenient to the project residents. Regular office hours will be used. When necessary, the office may remain open to accommodate those who cannot appear during regular working hours.

d. Referrals:

Those families seeking relocation in the private housing market will be referred to local realtors or to developers of appropriate new housing, if they later express a desire for new housing.

Referrals will also be made to appropriate lending agencies, together with information regarding the types of financing arrangements which may be available.

Those persons seeking rental accommodations on the private market will be referred to landlords with appropriate units, meeting the Relocation Standards set forth herein.

e. Inspection of Relocation Housing:

Before a property is referred to any person or family under this Relocation Program, it will be inspected to ascertain that all criteria of standard housing is met. The Certificate of Inspection will be signed by the Relocation Officer. If established housing standards are not met, the dwelling will be classified as unsuitable for relocation and any arrangements for its use with realtors or landlords will be cancelled.

Housing which is approved by FHA or VA for mortgage insurance will be considered as Standard Relocation Housing, and the inspection in these instances may be waived.

It is the responsibility of the City, through the Relocation staff, to provide safe, sanitary and decent housing for all families relocated from the area. Self-relocation of families entitled to relocation services will not cancel this obligation. Housing obtained by relocated individuals will be inspected for compliance with minimum standards. If knowledge of self-relocation is received after the move has been made, inspection will take place as soon thereafter as is reasonably

feasible. Dwellings found to comply with relocation standards will require no further action.

If the dwelling does not meet the relocation standards, it will be considered as a temporary relocation and the services of the relocation staff to secure standard accommodations for the family will be offered. If a family declines an offer of a

standard dwelling unit, and its present unit does not meet code requirements, the local code enforcement agency or agencies, will be informed, with the objective of bringing the unit to a minimum housing standard through local code enforcement.

Every effort will be made to trace those families who may move without notifying the City.

f. Referrals to Social Agencies:

City staff will be responsible for the coordination of social services available to displaced families, as required.

g. Assistance to Home Buyers:

All possible assistance will be given to prospective buyers to enable them to obtain financing most suitable in each particular case. Information regarding the various FHA and conventional financing programs will be available at the City Office.

5. Eviction Policy

For residents who choose to remain residents after the City has title to real property, eviction will be used only as a last resort and will be undertaken only under one or more of the following circumstances:

- a. Failure to pay rent, if any rent is charged.
- b. Maintenance of a nuisance or use of the premises for illegal purposes.
- c. A material breach of a residency or continued occupancy agreement.
- d. Refusal to consider accommodations meeting relocation standards.
- e. Refusal to admit a relocation interviewer.
- f. Situations requiring eviction under State or local laws.

6. Relocation Payments

Relocation payments will be made in accordance with the relocation payments as prescribed by the Michigan Department of Transportation. Relocation payments will be made to all eligible site occupants within the Development

Area.

Processing:

In order to obtain a relocation payment, a written claim will be required in accordance with Michigan Department of Transportation guidelines.

Claims for relocation payments shall be submitted to the relocation staff for processing.

A statement of the conditions under which various types of relocation payments will be made to displaced families, individuals and business concerns will be posted at the City offices. Each site occupant displaced or anticipated to be displaced as a result of project activities will also be informed in writing of the availability of the various types of relocation payments and the conditions governing eligibility for these relocation payments, including the time limit for submitting claims. Each site occupant will also be provided with the necessary forms for filing claims for relocation payments and, on request, will be assisted by the relocation staff in preparing such claims.

All claims for relocation payments shall be recommended for approval by the Relocation Specialist and signed by the Director before payment is made to or on behalf of the claimant.

7. Development of an Informational Program

The relocation staff will deliver to all business concerns to be displaced informational material which:

- a. Describes the project and indicates the project boundaries;
- b. Describes the relocation services and aids to be made available to business concerns;
- c. Indicates the availability of relocation payments to business concerns, states the type of payments to be made, the eligibility criteria for such payments, the procedures to be followed in filing claims for the various types of payments, and the procedure to be followed in processing claims.

8. Interviews with Business Concerns

A survey of the businesses to be displaced will be conducted to determine the feasibility of relocating each establishment to another location.

- a. Listings of Commercial Space:

Listings of vacant commercial facilities and anticipated vacancies will be maintained by the relocation staff and will include information on the size,

location and accessibility of the site, most suitable commercial uses for the building, amount of rent, lease or sale, terms regarding length of occupancy, date the site will be available, special equipment or facilities to be provided and other pertinent characteristics necessary to determine the suitability of the site to the needs of businesses to be displaced.

The relocation staff will relate the needs of businesses to be displaced to existing vacant commercial space and space to become available in the future, through close contact with local real estate agencies and brokers dealing in commercial space, interested business associations, development corporations and similar organizations. Listings will also include the names and addresses of real estate agencies, brokers and boards in the City, to which business concerns may be referred for assistance in obtaining commercial space.

b. Services to Individuals and Business Concerns:

Information regarding the technical and financial services of the Small Business Administration will be made available to businesses.

Business relocations may be handled under contract with a qualified firm, if deemed necessary or advisable by the City.

In addition to advisory services, business concerns will be entitled to Relocation Payments as prescribed in the Michigan Department of Transportation guidelines.