

Dear

Clare View Seniors Apartments is participating in the U.S. Department of Housing and Urban Development's (HUD) Rental Assistance Demonstration (RAD) program and is likely to receive federal rental assistance for this property as a result. While we do not believe you will be displaced in connection with our participation in the proposed program, and we **do not** expect that the project will require you to be relocated from your unit, because federal funds may be used on this apartment community HUD requires us to inform you of your rights. We will provide further details about the program as our plans progress. **This notice does not mean that you need to leave the property at this time. This is not a notice of eligibility for relocation assistance.** The remainder of this letter only applies to situations where you will need to be relocated from your unit.

This notice serves to inform you of your potential rights under the RAD program and a federal law known as the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA). If the proposed RAD project receives HUD approval **and** if you are displaced permanently as a result, you may become eligible for relocation assistance and payments under the URA, including:

- 1) Relocation advisory services that include referrals to replacement properties, help in filing payment claims and other necessary assistance to help you successfully relocate;
- 2) At least 90 days' advance written notice of the date you will be required to move;
- 3) Payment for moving expenses; and
- 4) Payments to enable you to rent a similar replacement home.

NOTE: Aliens not lawfully present in the United States are not eligible for URA relocation assistance, unless such ineligibility would result in exceptional and extremely unusual hardship to a qualifying spouse, parent, or child as defined at 49 CFR 24.208(h). All persons seeking relocation assistance will be required to certify that they are a United States citizen or national, or an immigrant lawfully present in the United States.

If you are permanently displaced from your home, you will not be required to move until you are given at least 90-day advance written notice of any required move and at least one comparable replacement dwelling has been made available to you. If you are temporarily relocated and your temporary relocation lasts more than one year, you will be contacted and offered permanent relocation assistance as a displaced person under the URA. This assistance would be in addition to any assistance you may receive in connection with temporary relocation and will not be reduced by the amount of any temporary relocation assistance you have already received.

If you are required to relocate from the property in the future, you will be informed in writing. The Spokane Housing Authority (SHA) will inform you of what assistance and payments you are eligible for if you will be relocated because of RAD and how you will receive these payments. If you become a displaced person, you will be provided reasonable assistance necessary to complete and file any required claim to receive a relocation payment. If you feel that your eligibility for assistance is not properly considered, you will also have the right to appeal a determination on your eligibility for relocation assistance.

You should continue to pay your rent and meet any other requirements specified in your lease. If you fail to do so, SHA may have cause for your eviction. **If you choose to move, or if you are evicted, prior to receiving a formal notice of relocation eligibility, you may become ineligible to receive relocation assistance. It is very important for you to contact us before making any moving plans.**

We will continue to communicate with you regarding the RAD project as we make progress. We have created a website to provide background on the project and answers to questions raised. Please visit www.spokanehousing.org/rad. If the project is approved, we will make every effort to accommodate your needs. In the meantime, if you have any questions about our plans, please contact:

Brian Jennings
Housing Development Director
Spokane Housing Authority
55 W. Mission Avenue
Spokane, WA. 99201
509-252-7105
rad@spokanehousing.org

This letter is important to you and should be retained.

Sincerely,

A handwritten signature in blue ink, appearing to read 'B. Jennings', is written over a light blue circular stamp.

Brian Jennings
Housing Development Director