



## EAST PATROL DIVISION/CRIME LAB

# Acquisition/Relocation Procedures with Federal Benefits

### Acquisition Process

- The City will have three (3) appraisals performed (the notice to proceed was mailed on October 4, 2011) on the properties to be acquired. The three commercial appraisal companies will have forty-five (45) days to complete these appraisals. We will then select the highest of these appraisals and adjust them for homestead value: an additional 25% for owner/occupants.

**Example: Mr. & Mrs. Smith own and occupy their home. The highest appraisal is \$100,000.00. The offer would be \$125,000.00. Highest appraisal plus 25%.**

and heritage value when the property has been in the family for 50 years, an additional 50%.

**Example: Mr. & Mrs. Smith have lived in their house for thirty years and it has been in their family for sixty years. The highest appraisal is \$100,000.00. The offer will be \$150,000.00 Highest appraisal plus 50%.**

*A Homeowner can receive the Homestead (25%) or the Heritage (50%) The maximum amount is 50%.*

These offers will be mailed to property owners, who will then have thirty (30) days to respond. The offer can either be accepted at that time or a counter offer can be proposed.

- Once there is an agreed-upon price, the City will schedule a closing date. All closing costs will be paid by the City. After the City takes possession, the property owner will have ninety (90) days to vacate. The City will not vacate anyone who does not have a comparable house into which to move.

### Relocation Process

- Homeowners/Renters will be contacted at an early date and personally interviewed by a member of my staff to determine their relocation needs and preferences for replacement housing and other services. The information will be kept in strict confidence.
- Homeowners/Renters will be provided with referrals to housing that has been inspected to ensure that it meets established standards and if possible, to at least three comparable replacement homes.

A comparable replacement home is:

- Decent, safe, and sanitary.
  - Functionally equivalent to their present home, with the same or more number of rooms and square footage.
  - Within the same general neighborhood.
- Every displaced person is entitled to relocation payments to cover reasonable moving cost. They may choose either:
    - Actual Reasonable Moving Expenses Payment, or
    - A Fixed Payment based on the number of rooms of furniture as shown on a schedule.
    - Actual moving expenses may include moving of household goods and personal property and disconnecting and reconnecting household appliances.
  - Every displaced homeowner is entitled to a differential payment (the difference between the amount The City pays for the house and the comparable or actual replacement site cost, whichever is less (maximum \$22,500.00)).

**Example:** Mr. & Mrs. Jones are being paid \$45,000.00 for their 3 bedroom house. A comparable 3 bedroom house has been located close by for \$60,000.00. They do not select the comparable house but rather find their own for \$58,500.00. They would be entitled to a differential payment of \$13,500.00.  
 $\$58,500.00 - \$45,000.00 = \$13,500.00$ . Had they selected a house that cost \$65,000.00 they would have been eligible for a payment of  $\$60,000.00 - \$45,000.00 = \$15,000.00$ .

- Every displaced renter is entitled to a rent differential payment. The difference between what is currently being paid for rent at the acquired site and the rent at a comparable or actual replacement rental site.

**Example:** If the renter is paying \$250.00/month for the apartment in the building being acquired and he/she moves to an apartment that costs \$400.00/month and a comparable apartment is found and it rents for \$415.00, then the rent differential payment would be  $\$400.00 - \$250.00 = \$150.00 \times 48 = \$7,200.00$ . \$150.00 difference because it is the lesser of the two. (Length of time is set by HUD).

- Homeowners/Renters will **not** be required to move without at least 90 days advance written notice. More importantly, Homeowners/Renters will not be required to move before a comparable replacement home is available to them.

- Please refer all inquiries to: **Don Frank, Manager**  
**Right of Way & Relocation Services Division**  
**Capital Projects Department**  
816-513-3424 | [don.frank@kcmo.org](mailto:don.frank@kcmo.org)