

LISTING OF PARCELS COVERED BY PROCLAIMER CERTIFICATES - A

CONFIDENTIAL

Dates of appraisals of parcels listed below: First 10/67 - 03/68
Second 09/69 - 02/70

Parcel Number	Owner	Area Sq.Ft.	Appraised Values			LPA Approved Value	Date of Third Appraisal
			First	Second	Third		
A-4-5	Fitzgerald	3,016	\$ 2,500	\$ 2,400		\$ 2,450	
A-4-6	*Burnett	3,016	15,000	15,500		15,500	
A-4-10	Boldridge	2,808	4,000	4,100		4,000	
A-4-11	Hall	1,482	2,500	2,400		2,500	
A-4-12	Mitchell	1,404	2,400	2,450		2,450	
A-4-15	Britt	2,600	2,600	2,080		2,600	
A-4-19	Burns	2,862	2,800	2,290		2,575	
A-4-20	Brickman	2,862	2,575	2,290		2,575	
A-4-21	Dawson St. Bap.	2,581	5,500	6,375		6,000	
B-80-2	*Hicks	7,920	5,500	5,650		5,650	
B-80-3	*Guess	8,800	9,000	9,000		9,000	
B-80-4	Shepard	15,920	9,000	10,175		9,600	
B-80-5	Auman	5,197	4,250	4,500		4,250	
B-80-6	*Hester	1,917	3,800	3,750		3,800	
B-80-10	Crain	2,650	4,600	5,500		5,150	
B-80-13	*Martin	3,900	2,900	3,375		3,375	
B-80-15	Hinton	3,315	7,250	7,300		7,250	
B-80-16	Joyner	7,850	12,000	11,200		12,000	
B-80-20	Humble Oil	9,030	50,000	50,000		50,000	
B-80-24	*Williams	9,900	9,850	9,750		9,800	
B-80-27	Henry	2,475	3,000	3,375		3,375	
B-81-1	Lloyd	5,550	1,665	1,650		1,665	
B-81-2	Neal	12,045	6,261	7,000		6,300	
B-81-3	Lloyd	10,316	3,095	3,200		3,100	
B-81-9	*Laws	7,350	4,750	4,700		4,750	
B-81-10	Hall	9,000	4,300	4,100		4,100	
B-81-11	*Hodge	10,755	7,564	7,500		7,550	
B-81-13	*McFayden	7,490	7,798	7,500		7,750	
B-81-15	Hawkins	1,521	1,356	1,550		1,400	
B-81-17	*Davis	3,308	7,750	7,300		7,525	
B-81-18	Crowder	9,095	18,000	16,800		17,500	
B-86-18	*Clay	21,345	8,875	8,500		8,700	
B-86-19	Hay	3,675	3,200	2,900		3,000	
B-86-21	*Raines	7,620	3,503	3,700		3,600	
B-86-22	Taylor	6,000	3,400	3,700		3,400	
B-86-23	*Griffin	6,000	4,750	4,000		4,375	
B-87-4	*Brown	5,750	4,250	3,800		4,050	
B-87-5	Stewart	2,875	2,900	2,100		2,900	
B-87-7	Beckwith	2,875	3,000	3,200		3,200	
B-87-8	*Strickland	2,875	3,300	3,600		3,450	
B-87-9	Murphy	5,750	4,212	3,600		3,900	

*Owner-occupants of single-family or duplex dwellings

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 Second 09/69 - 02/70

<u>Parcel Number</u>	<u>Owner</u>	<u>Area Sq.Ft.</u>	<u>Appraised Values</u>			<u>LPA Approved Value</u>	<u>Date of Third Appraisal</u>
			<u>First</u>	<u>Second</u>	<u>Third</u>		
B-87-14	*Crump	3,675	4,600	4,100		4,500	
B-87-16	Holeman	10,900	2,943	3,270		3,270	
B-87-19	Hill	18,888	7,919	8,603		8,400	
B-87-20	Williams	9,056	7,250	6,300		6,300	
B-87-22	Steptoe	5,750	5,100	4,200		4,650	
B-87-24	Rogers	5,750	4,750	4,800		4,750	
B-88-6	*Smith	4,625	3,600	3,100		3,450	
B-88-12	Thorne	10,000	11,700	12,600		11,700	
B-88-17	Louis	4,500	5,800	6,400		6,250	
B-88-18	*Crews	12,100	13,000	12,180		12,500	
B-89-1	Yost	1,625	4,000	3,403		3,750	
B-89-5	Farthing	2,030	2,500	2,050		2,500	
B-89-10	*Marable Heirs	4,370	6,800	6,100		6,375	
B-89-11	Carnage	6,400	3,850	3,600		3,700	
B-89-15	Mitchell	11,454	15,600	15,763		15,750	
B-110-1	Plummer	9,018	19,500	21,900		20,500	
B-110-2	Byrd	2,112	3,150	3,000		3,100	
B-110-3	Adams	1,872	3,150	3,150		3,150	
B-110-5	Paschall	1,440	1,296	1,152		1,175	
B-111-4	Farthing	1,320	3,000	2,500		3,000	
B-111-6	Brown et al	11,042	7,850	8,500		8,500	
B-113-6	Stover	3,200	3,600	3,500		3,600	
B-115-1	White	6,140	13,000	12,000		12,000	
B-115-2	Simkins	1,264	4,550	3,680		3,700	
B-115-3	Crain	3,440	4,500	5,000		5,000	
B-115-7	*Singletary	3,325	4,000	4,200		4,200	
B-115-8	Brickman Estate	3,990	4,750	3,900		4,000	
B-115-9	Burt	3,990	4,750	4,650		4,700	
B-115-10	Washington	3,990	4,000	3,500		3,750	
B-115-14	*Phillips	3,780	5,100	6,000		5,550	
B-115-15	Jones	3,822	5,150	5,500		5,400	
B-115-16	Unknown	1,008	101	100		100	
B-115-17	Unknown	1,008	101	100		100	
B-117-1	Norris	2,947	4,200	5,000		4,700	
B-117-2	*Bryant	4,950	5,900	6,950		6,950	
B-117-3	*Marks	5,000	8,100	8,320		8,320	
B-117-5	*Williams	11,410	23,200	22,600		22,900	
B-117-7	Dunston	4,256	6,500	7,620		6,500	
B-117-8	Adams-Terry	3,360	1,000	3,280		3,400	
B-117-10	Raines	2,910	3,650	4,050		3,650	
B-117-14	Unknown	200	20	20		20	

*Owner-occupants of single-family
or duplex dwellings

LISTING OF PARCELS COVERED BY PROCLAIMER CERTIFICATES - A

CONFIDENTIAL

Dates of appraisals of parcels listed below: First 10/67 - 03/68
Second 09/69 - 02/70

Parcel Number	Owner	Area Sq.Ft.	Appraised Values			LPA Approved Value	Date of Third Appraisal
			First	Second	Third		
B-121-2	*Shire	2,725	\$ 4,350	\$ 4,400		\$ 4,400	
B-121-4	McCullers	4,469	7,400	6,380		6,400	
B-121-5	*Jones	5,341	9,200	10,200		9,700	
B-121-14	*White	6,400	11,150	9,800		11,150	
B-121-16	Harris	2,296	4,000	3,640		3,750	

PROCLAIMER CERTIFICATE B
RELATIVE TO ESTABLISHMENT OF FAIR MARKET VALUE FOR PROPERTY TO BE ACQUIRED

I, H. P. Edwards, the duly-appointed, qualified, and acting Executive Director of the Raleigh Redevelopment Commission, herein called the "Local Public Agency" hereby certify that I have been authorized by Resolution No. 200, duly adopted by the Board of Commissioners of the Local Public Agency at a regular meeting on November 11, 1970, as set forth in the minute book on file at Raleigh, North Carolina, to make the following certification and that the statements contained herein are true and correct to the best of my knowledge and belief:

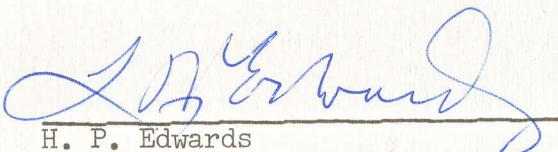
1. Each parcel, Southside Urban Renewal Area, Project No. N. C. R-65, listed in this proclaimer certificate has been appraised by at least two qualified, independent, professional real estate appraisers, and a written and signed copy of each such appraisal is contained in the Local Public Agency files.
2. Each such appraisal has been reviewed by Mr. J. O. Stanton, Jr., a qualified, Local Public Agency real estate advisor on the Local Public Agency staff, and all corrections, revisions, or additions requested by such reviewer have been made by the original appraisers.
3. The reviewer has prepared a written report which indicates that the appraisals are completed and consistent in the factual data contained therein, comply with existing statutory and administrative requirements of the Department of Housing and Urban Development, and are acceptable for the determination of fair-market value.
4. Based upon such appraisals and the review thereof, the Local Public Agency has established the fair-market value of each parcel listed herein and all documentation related to such determination is contained in the Local Public Agency files.
5. The latest budget amount allowable for real estate acquisition, including amounts available in contingencies, as approved by HUD on October 27, 1970, is not exceeded by the sum of the following:
 - a. Cost of property previously acquired.
 - b. Acquisition prices previously approved by HUD for properties not acquired.
 - c. Fair-market value determinations previously made by the LPA for properties not acquired but included in prior proclaimer certificates.
 - d. Fair-market value determinations for properties included in the proclaimer being filed.
 - e. The acquisition prices of the remaining properties to be acquired as those prices were estimated for the purpose of the above-mentioned budget amount allowable for real estate acquisition.

LISTING OF PARCELS TO BE ACQUIRED

<u>Parcel Number</u>	<u>Area in Sq. Ft.</u>	<u>Parcel Number</u>	<u>Area in Sq. Ft.</u>	<u>Parcel Number</u>	<u>Area in Sq. Ft.</u>
A-3-1	9,840	B-93-13	4,800	B-98-8	3,500
A-3-2	5,050	B-94-3	6,605	B-98-9	3,840
B-84-10	3,850	B-94-5	4,560	B-100-1	3,110
B-84-18	3,480	B-94-8	3,180	B-100-2	2,775
B-83-3	5,520	B-94-13	6,360	B-100-5	3,619
B-91-9	5,600	B-95-6	5,760	B-100-7	4,551
B-92-6	5,330	B-95-7	5,520	B-100-10	1,428
B-92-8	8,625	B-95-9	5,200	B-100-11	10,665
B-92-9	2,875	B-95-11	3,720	B-100-12	9,120
B-92-14	4,600	B-95-13	8,000	B-100-13	9,420
B-92-17	5,750	B-95-15	4,000	B-101-1	3,943
B-92-20	2,820	B-95-18	4,000	B-101-6	11,255
B-93-2	7,560	B-95-21	3,630	B-101-7	4,386
B-93-4	5,700	B-96-1	6,930	B-101-8	2,016
B-93-5	3,762	B-96-2	9,165	B-104-3	12,250
B-93-7	3,534	B-96-7	4,500	B-104-6	2,240
B-93-9	6,840	B-97-3	3,417	B-104-8	2,300
B-93-10	3,600	B-97-4	2,860	B-104-11	1,658
B-93-11	3,000	B-97-7	2,400	B-106-12	2,538
B-93-12	4,800	B-98-6	1,250	B-113-8	8,325
				B-184-2	4,000

Any false statement made knowingly herein may subject the signer to civil penalties under Section 231 of Title 31 of the United States Code, and if such statements are made willfully and knowingly, to conviction for a felony under Section 1001 of Title 18 of the United States Code.

February 10, 1971



H. P. Edwards
Executive Director
Raleigh Redevelopment Commission

CONFIDENTIAL

LISTING OF PARCELS COVERED BY PROCLAIMER CERTIFICATES - B

7

Dates of appraisals of parcels listed below: First 10/67 03/68
 Second 09/69 02/70

Budget

<u>Parcel Number</u>	<u>Owner</u>	<u>Area Sq.Ft.</u>	<u>Appraised Values</u>			<u>LPA Approved Value</u>	<u>Date of Third Appraisal</u>
			<u>First</u>	<u>Second</u>	<u>Third</u>		
A-3-1	Garner	9,840	\$54,000	\$57,826		\$57,500	
A-3-2	Stronach	5,050	12,000	12,667		12,500	
B-84-10	Hay	3,850	1,625	2,600	2,450	2,450	1-21-71
B-84-18	Hay	3,480	2,500	3,250	2,850	2,850	1-21-71
B-88-3	Hay	5,520	7,200	4,900	6,050	6,200	1-28-71
B-91-9	Cheek	5,600	8,800	9,950		9,000	
* B-92-6	Reid*	5,330	5,100	5,000		5,100	
B-92-8	Fleming	8,625	6,200	5,600		6,000	
B-92-9	Harris	2,875	2,700	2,450		2,500	
B-92-14	Byrd	4,600	6,000	7,000		6,000	
B-92-17	Ransom	5,750	1,438	1,725		1,725	
B-92-20	Davis*	2,820	3,250	3,850		3,850	
B-93-2	Coble	7,560	4,350	4,200		4,350	
B-93-4	Atkins*	5,700	4,770	3,800		4,500	
B-93-5	Perry*	3,762	4,260	3,900		4,250	
B-93-7	Murphy*	3,534	3,250	3,000		3,250	
B-93-9	Pope	6,840	2,400	2,052		2,400	
B-93-10	Henderson*	3,600	2,550	3,100		3,100	
B-93-11	Horton	3,000	2,750	2,750		2,750	
B-93-12	High	4,800	3,250	3,900		3,500	
B-93-13	Watson	4,800	3,250	3,300		3,300	
B-94-3	Stearns	6,605	10,500	9,123		9,750	

*Owner-occupant of single-family or duplex dwelling

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Second 09-69 x 02/70

<u>Parcel Number</u>	<u>Owner</u>	<u>Area Sq.Ft.</u>	<u>Appraised Values</u>			<u>LPA Approved Value</u>	<u>Date of Third Appraisal</u>
			<u>First</u>	<u>Second</u>	<u>Third</u>		
B-94-5	Stearns	4,560	\$7,000	\$6,825		\$6,825	
B-94-8	Grimes*	3,180	3,600	3,500		3,600	
B-94-13	Sharper*	6,360	8,000	7,000		7,750	
B-95-6	Phillips	5,760	7,250	6,500		7,000	
B-95-7	Leak	5,520	1,932	1,656		1,932	
B-95-9	Green*	5,200	5,100	4,500		5,000	
B-95-11	Smith	3,720	2,900	2,450		2,750	
B-95-13	Jones	8,000	2,000	2,000		2,000	
B-95-15	Burnett	4,000	1,000	1,200		1,200	
B-95-18	Pollard*	4,000	5,500	4,600		5,100	
B-95-21	Womble	3,630	2,400	2,500		2,500	
B-96-1	Lambras	6,930	1,205	1,178		1,200	
B-96-2	Hay	9,165	1,565	1,558		1,558	
B-96-7	Hamans	4,500	3,000	2,900		3,000	
B-97-3	Lambras	3,417	1,251	1,025		1,025	
B-97-4	Farthing	2,860	3,750	3,000		3,600	
B-97-7	McDowell	2,400	876	840		850	
B-98-6	Lewis	1,250	2,750	2,450		2,750	
B-98-8	Whitaker*	3,500	7,600	4,500	7,565	7,600	1-28-71
B-98-9	Rivers	3,840	6,800	5,750		6,800	
B-100-1	Strickland*	3,110	11,000	9,750		11,000	
B-100-2	Reid	2,775	2,500	2,775		2,775	

*Owner-occupant of single-family or duplex dwelling

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			<u>First</u>	<u>Second</u>	<u>Third</u>		
B-94-5	Stearns	4,560	\$7,000	\$6,825		\$6,825	
B-94-8	Grimes*	3,180	3,600	3,500		3,600	
B-94-13	Sharper*	6,360	8,000	7,000		7,750	
B-95-6	Phillips	5,760	7,250	6,500		7,000	
B-95-7	Leak	5,520	1,932	1,656		1,932	
B-95-9	Green*	5,200	5,100	4,500		5,000	
B-95-11	Smith	3,720	2,900	2,450		2,750	
B-95-13	Jones	8,000	2,000	2,000		2,000	
B-95-15	Burnett	4,000	1,000	1,200		1,200	
B-95-18	Pollard*	4,000	5,500	4,600		5,100	
B-95-21	Womble	3,630	2,400	2,500		2,500	
B-96-1	Lambras	6,930	1,205	1,178		1,200	
B-96-2	Hay	9,165	1,565	1,558		1,558	
B-96-7	Hamans	4,500	3,000	2,900		3,000	
B-97-3	Lambras	3,417	1,251	1,025		1,025	
B-97-4	Farthing	2,860	3,750	3,000		3,600	
B-97-7	McDowell	2,400	876	840		850	
B-98-6	Lewis	1,250	2,750	2,450		2,750	
B-98-8	Whitaker*	3,500	7,600	4,500	7,565	7,600	1-28-71
B-98-9	Rivers	3,840	6,800	5,750		6,800	
B-100-1	Strickland*	3,110	11,000	9,750		11,000	
B-100-2	Reid	2,775	2,500	2,775		2,775	

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			<u>First</u>	<u>Second</u>	<u>Third</u>		
B-100-5	Wilson	3,619	6,000	6,400		6,400	
B-100-7	Coble	4,551	8,350	8,250		8,250	
B-100-10	Branch	1,428	2,750	3,000		2,750	
B-100-11	Wachovia	10,665	2,666	3,200		2,666	
B-100-12	Hinton	9,120	3,850	3,950		3,950	
B-100-13	Mason*	9,420	5,000	6,400	5,600	6,000	1-21-71
B-101-1	Helms	3,943	7,450	7,493		7,450	
B-101-6	Bass	11,255	12,000	12,000		12,000	
B-101-7	Woods*	4,386	4,900	5,865		5,500	
B-101-8	Givens	2,016	3,500	3,000		3,250	
B-104-3	Motley	12,250	39,995	36,800		39,750	
B-104-6	Yancy*	2,240	3,506	3,558		3,550	
B-104-8	Royster	2,300	2,208	2,070		2,200	
B-104-11	Smith	1,658	1,409	1,658		1,650	
B-106-12	Hay	2,538	2,200	2,800	2,800	2,800	1-21-71
B-113-8	Hay	8,325	6,250	3,325	4,975 6,000	5,492	1-21-71 1-21-71 (4th)
B-184-2	Crain	4,000	5,000	5,300		5,000	

*Owner-Occupant of Single-family or Duplex Dwelling

PROPERTY MANAGEMENT PROGRAM

OBJECTIVES AND POLICY

It is the responsibility of the LPA, in the administration of its property management program, to recognize the importance of personal dignity, to protect the right to privacy by avoiding unnecessary disruption and intrusion into the day-to-day affairs of project residents, and to provide maximum security to those residing in project properties. In order to carry out this responsibility, it will be necessary for the LPA to:

- (1) Provide maximum assistance, advice, and counsel to project residents until relocation is completed.
- (2) Provide a high level of security and protection to project residents and private property.
- (3) Maintain occupied property in a safe, habitable condition and cleared land in a neat, orderly manner that will have a positive influence on the project area. Supplementary maintenance services shall be provided to the extent necessary to eliminate health, safety and fire hazards, to promote the dignity of the residents, and to improve the neighborhood environment.
- (4) Make maximum use of project residents and other persons in the locality to perform property management services in order to reduce unemployment and to upgrade the earnings of the underemployed.
- (5) Charge fair and equitable rents, taking into consideration the condition of the property, the condition of the project area, and the terms and conditions of occupancy.
- (6) Coordinate property management services with social service and public assistance programs to the fullest extent practicable.
- (7) Complete property management activities, consistent with the above, at the earliest possible time in order to avoid delays in project completion.

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- (7) Complete property management activities, consistent with the above, at the earliest possible time in order to avoid delays in project completion.

ADMINISTRATION

The Property Management Program will be administered by the LPA. The LPA shall be responsible for the following functions:

- (1) Determine rents to be charged.

- (2) Decide upon matters of tenant eviction.
- (3) Decide upon write-off of delinquent accounts.
- (4) Determine duration of tenant occupancy.
- (5) Determine advisability of renting to off-site tenants.
- (6) Determine need for provision of insurance.
- (7) Deal with public agencies having jurisdiction over property taxes.
- (8) Establish policy regarding maintenance and security of LPA-acquired property.

MAINTENANCE AND SERVICES

From the date of acquisition until a structure is vacated, the LPA shall maintain plumbing, heating and electrical systems in safe operating condition. It shall also make repairs required to keep the premises habitable and provide for the extermination or control of rodents and other vermin to forestall their spread to adjacent areas. Property shall be protected from vandalism, fire and unauthorized occupancy. Expenditures for repairs and replacements shall be kept at a level necessary to protect the health and safety of occupants. Maintenance work performed on structures owned by the LPA shall be limited to repairs considered essential to prevent further deterioration of the structures. Exterior premises, such as yards and parking lots, shall also be maintained. Subsidiary buildings, fences and walls shall be maintained in a safe condition or removed. Unsightly junk and debris shall be removed. Weeds and other growth shall be controlled. In general, acquired property that is still occupied shall be maintained in as attractive a manner as possible to preserve dignity of the occupants as well as to protect their health and safety.

Cleared project land shall be maintained in a neat and attractive manner.

EMPLOYMENT OF UNEMPLOYED AND UNDEREMPLOYED PERSONS

Whenever possible preference will be given to employment of unemployed and underemployed persons in the performance of property management services. To the maximum extent possible, property management services shall be coordinated

- (6) Determine need for provision of insurance.
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TEMPORARY ON-SITE MOVES AND LEASING

Temporary on-site moves or temporary leasing will be allowed only if it will further objectives of the project, benefit project residents or minimize hardships, and will not delay or adversely affect project completion. Discretion will be used in allowing any on-site move or leasing of structures or land.

STRUCTURE CONTROL CARD

Address: _____ | Occupied | Residential | Structure No. _____

Owner: _____ Vacant Non-Residential Parcel No. _____

Occupant: _____ Date Property Acquired: _____

Type Use: _____ OL&T Insurance Classification: Code: _____

If use is residential: No. DU's; Frame; Masonry; Steel & Concrete; Mixed

Area in square feet of Land ; Building(s) ; ; ; ; .

STRUCTURE CONTROL:

Date structure vacated

Date NO TRESPASS signs posted

Utility Companies Notified:

Water; Electricity; Gas; Telephone

Structure ready for demolition

Demolition Contract to:

Demolition Completed; lot cleared & found satisfactory Other:

Remarks:

EQUIPMENT IN STRUCTURE AT

TIME OF ACQUISITION OF PROPERTY

Refrigerator

Range or Stove

Hot Water Heater

Space Heater

Air Conditioner

STRUCTURE CONTROL CARD

Address:	<input type="checkbox"/> Occupied	<input type="checkbox"/> Residential	Structure No. _____														
Owner:	<input type="checkbox"/> Vacant	<input type="checkbox"/> Non-Residential	Parcel No. _____														
Occupant:	Date Property Acquired: _____																
Type Use:	OL&T Insurance Classification: Code: _____																
If use is residential:	<input type="checkbox"/>	No. DU's;	<input type="checkbox"/> Frame; <input type="checkbox"/> Masonry; <input type="checkbox"/> Steel & Concrete; <input type="checkbox"/> Mixed														
Area in square feet of Land	_____	; Building(s)	_____ ; _____ ; _____ ; _____														
<u>STRUCTURE CONTROL:</u>																	
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Exhibit A

IN FIVE OR MORE INSTANCES IN SOUTHSIDE, OWNER-OCCUPANTS RENT ONE OR MORE ROOMS IN THEIR HOMES TO SUPPLEMENT FAMILY INCOME. IN CERTAIN INSTANCES, HOMES ARE THOUGHT OF AS "ROOMING HOUSES" (FOR COLLEGE STUDENTS, OR OTHERWISE) AND A JUDGMENT MUST BE EXERCISED IN QUALIFYING THE OWNER-OCCUPANT FOR A REPLACEMENT HOUSING PAYMENT.

The following Percentage Formula is suggested as a possible solution to the determination of Replacement Housing Payments for Rooming Houses:

PERCENTAGE FORMULA OF COMPUTING REPLACEMENT HOUSING PAYMENTS

1. Total area of owner-occupant home, in square feet (exclusive of porches, unfinished basements, attic space, etc.)..... 2,136
2. Area used by owner-occupant as personal dwelling unit 712
3. Percentage of owner-occupant area to total (2 divided by 1)..... 33%
4. Total Approved Valuation of residential parcel..... 15,000.
5. Value attributable to personal living area (33% of 4)..... 5,000.
6. Average sales price of 2-bedroom replacement house..... 13,900.
7. Less value of area used as personal dwelling unit..... 5,000.
8. Amount of Replacement Housing Payment (Not to exceed \$5,000 in accordance with provisions of HUD Circular 1370.12, but subject to change under provisions of Uniform Relocation Assistance Act)..... 5,000.