

# — Real Estate —

- How many properties will be acquired?

Construction of the flood protection system will require the acquisition of 18 residential properties and three commercial properties in Bloomsburg and, possibly, three permanent residences, four individual mobile homes, and a 29-unit mobile home park, all in Montour Township.

Real estate acquisition will be worked out between property owners and a real estate counselor, to be appointed by the Town of Bloomsburg. Basic guidelines for acquisition will be established by the Town. The following guidelines are based on the U.S. Army Corps of Engineers' procedures for property acquisition and residential or business relocation.

- How much money will people get—how will the price be determined?

An initial appraisal of the property will be completed to determine fair market value. That appraisal will then be carefully examined by the Town's review appraiser. A written offer will be presented to the property owner and they will be given a reasonable time to consider it, ask questions, and request clarification of related issues. There are also limited additional funds available to purchase a comparable property.

The final figure will be worked out through negotiations between the property owner and the real estate counselor. If an agreement cannot be reached, the matter will be resolved in the appropriate state or federal court.

- Options

***Negotiate a better price***

Once a written offer is made, the property owner may request modifications to the proposed terms and conditions of the purchase. Any reasonable requests that are made during negotiations will be considered.

***Partial acquisition***

In carrying out the project, the Town may not need all of a particular property, and may purchase only a portion of it. If it is determined that the remaining property will have little or no value to the owner, the Town will offer to purchase the entire property. The owner will then have the option of selling the entire property, or just the initially designated portion.

***Temporary easement***

Your property may be needed temporarily for storage or access to a construction site. If that is the case, you will be compensated. The specific amount of compensation will be worked out between you and the Town of Bloomsburg.



- How much time will I have to move if my property must be acquired?

Once negotiations are complete and you have been paid the agreed purchase price, the Town will take possession of your property. Persons occupying the property will receive a written notice to move at least 90 days before the required move.

- Moving costs

Those whose properties are acquired are entitled to reimbursement of moving costs and certain related expenses incurred in moving. The specific reimbursement amount depends on several factors including length of occupancy and the property owner's choice of actual moving costs or the fixed moving cost schedule that will be established for this project. All of the options and choices will be explained by the Town's real estate counselor well in advance of the actual move.

- Special provisions for renters

Tenants may be eligible for one or more of the following: relocation assistance advisory services, rental assistance payments, moving payments. Deciding factors include length of occupancy, income, and replacement housing costs. All of the options and choices will be explained by the real estate counselor well in advance of the actual move.

- Special provisions for small businesses, farms, or nonprofit organizations

Such enterprises are entitled to reimbursement of up to \$1,000 for expenses incurred in searching for a replacement property. They may also be eligible for a payment of up to \$10,000 for expenses related to relocating and re-establishing the enterprise.

- Issues related to flood insurance

As a part of the project, the Federal Emergency Management Agency will modify local flood plain maps, indicating properties within the directly protected area. Many such properties will no longer be in the flood plain, as they will be protected. Other properties, even directly within the flood protection system, may still be threatened in high water situations if they are in areas where ponding will occur. Those property owners may want flood insurance and, if they have a mortgage, their bank may require it. The question of flood insurance also depends on how the mortgage is written. In general, however, if you are directly protected and if your bank agrees, you will have the option to drop your flood insurance.

