



**Sacramento
Housing &
Redevelopment
Agency**

**REPORT TO COUNCIL AND
REDEVELOPMENT AGENCY**
City of Sacramento
915 I Street, Sacramento, CA 95814-2671
www.CityofSacramento.org

Consent
May 6, 2008

**Honorable Mayor and Members of the City Council
Honorable Chair and Members of the Redevelopment Agency**

Title: Acquisition of 3004 Redding Avenue

Location/Council District: Near the intersection of 65th Street and Broadway; 65th Street Redevelopment Project Area; Council District 6

Recommendation: 1) Adopt a **Redevelopment Agency Resolution** a) authorizing the purchase for just compensation, which is fair market value as defined by an independent appraisal, for 3004 Redding Avenue; b) amending the 2008 Sacramento Housing and Redevelopment Agency (SHRA) budget to transfer \$633,000 of 2006 65th Street Taxable Bond funds to purchase the property which will fund all actions necessary to purchase the property and transfer it to the City of Sacramento; c) approving the Relocation Plan for the property; d) approving the Replacement Housing Plan for the property; e) authorizing transfer of the property located at 3004 Redding Avenue to the City; f) making related findings; 2) Adopt a **City Resolution** a) authorizing the City Manager to accept the transfer of property located at 3004 Redding Avenue from the Redevelopment Agency and to carry out all activities reasonably necessary to accomplish this transfer of property including a certificate of acceptance; b) approving the Relocation Plan for the eligible tenant of the property (California Health and Safety Code Section 33410 et seq.); c) making related findings.

Contact: Lisa Bates, Deputy Executive Director, 440-1316; Chris Pahule, Assistant Director, Community Development, 440-1350; J.P. Tindell, Parks Planning & Development Manager, 808-8234

Presenters: None

Department: Sacramento Housing and Redevelopment Agency; City of Sacramento Parks and Recreation Department

Description/Analysis

Issue: The subject property, located at 3004 Redding Avenue, is surrounded by land acquired by the City of Sacramento and Redevelopment Agency for the planned 65th Street Detention Basin/Park project. In December 2005, the City Council approved the Detention Basin/Park project to create future drainage capacity and future recreational opportunities for the 65th Street area.

Property Acquisition of 3004 Redding Avenue

The subject site, if acquired, will be added to the planned Detention Basin/Park and will be developed as a park site for current and future residents. The approved 2005 Detention Basin/Park configuration had limited street access and street frontage. There were four parcels with homes on Redding Avenue that limited the visibility and site access. In July 2007, the Redevelopment Agency approved the acquisition of 3012, 3020 and 3030 Redding Avenue to allow for increased street frontage and visibility into the Detention Basin/Park. At that time, the owners of 3004 Redding Avenue indicated an interest to sell their property (see map, Attachment 1). The owners occupying the home are entitled to relocation assistance. If the home is demolished it must be replaced as required by California code.

Committee/Commission Action: The 65th Street Redevelopment Advisory Committee (RAC): At the meeting on March 26th, 2008 the RAC adopted a motion recommending approval of the attached resolutions. The votes were as followed:

AYES: Billingsley, Clady, Garcia, Jones, O'Toole, Sikich, Wilson

NOES: None

ABSENT: Arnold, Little, Lopez, Maleske, O'Mara, Stevens

Sacramento Housing and Redevelopment Commission Action: At its meeting on April 16, 2008, the Sacramento Housing and Redevelopment Commission considered the staff recommendation for this item. The votes were as follows:

AYES: Chan, Coriano, Dean, Gore, Morgan, Stivers

NOES: None

NOT PRESENT TO VOTE: Otto, Shah

ABSENT: Burruss, Fowler

Policy Considerations: The actions contained in this report are consistent with the adopted 2004 – 2008 65th Street Redevelopment Area Implementation Plan, the South 65th Street Area Plan, the 65th Street/University Transit Village Plan, and the Parks and Recreation Programming Guide. The acquisition of 3004 Redding Avenue will establish park land and is consistent with the City's strategic plan to enhance livability in Sacramento's neighborhoods by expanding park, recreation, and trail facilities throughout the City.

Environmental Considerations: The proposed action is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15301(I)(1), which exempts the demolition and removal of a single family residence. The National Environmental Policy Act (NEPA) does not apply. A

Phase 1 Environmental Site Assessment was completed with the acquisition of 3012, 3020, 3030 Redding Avenue. Staff determined that a Phase 1 assessment was not required for the purchase of 3004 Redding Avenue.

Rationale for Recommendation: Acquisition of the 3004 Redding Avenue property will improve public access to the planned Detention Basin/Park. The basin will require the majority of the site, the remaining land will be developed as park facilities. The land acquired at 3012, 3020 and 3030 Redding Avenue and the addition of 3004 Redding Avenue will result in approximately 290 feet of street frontage creating improved visibility into the site. Having increased visibility is strongly supported by the Problem Oriented Policing officers assigned to the sector. The acquisition will also provide additional recreation space for current and future residents of the area. Following the acquisition, the Redevelopment Agency will transfer the property to the City of Sacramento at no cost.

Financial Considerations: This report recommends the allocation of \$633,000 of 2006 65th Street Taxable Bond funds for the costs for acquisition, relocation and demolition or relocation of the structure at 3004 Redding Avenue. There are no City of Sacramento funds available to purchase this property.

M/WBE Considerations: The items discussed in this report have no M/WBE impact; therefore; M/WBE considerations do not apply.

Respectfully Submitted by: 
LA SHELLE DOZIER
Interim Executive Director

Recommendation Approved:

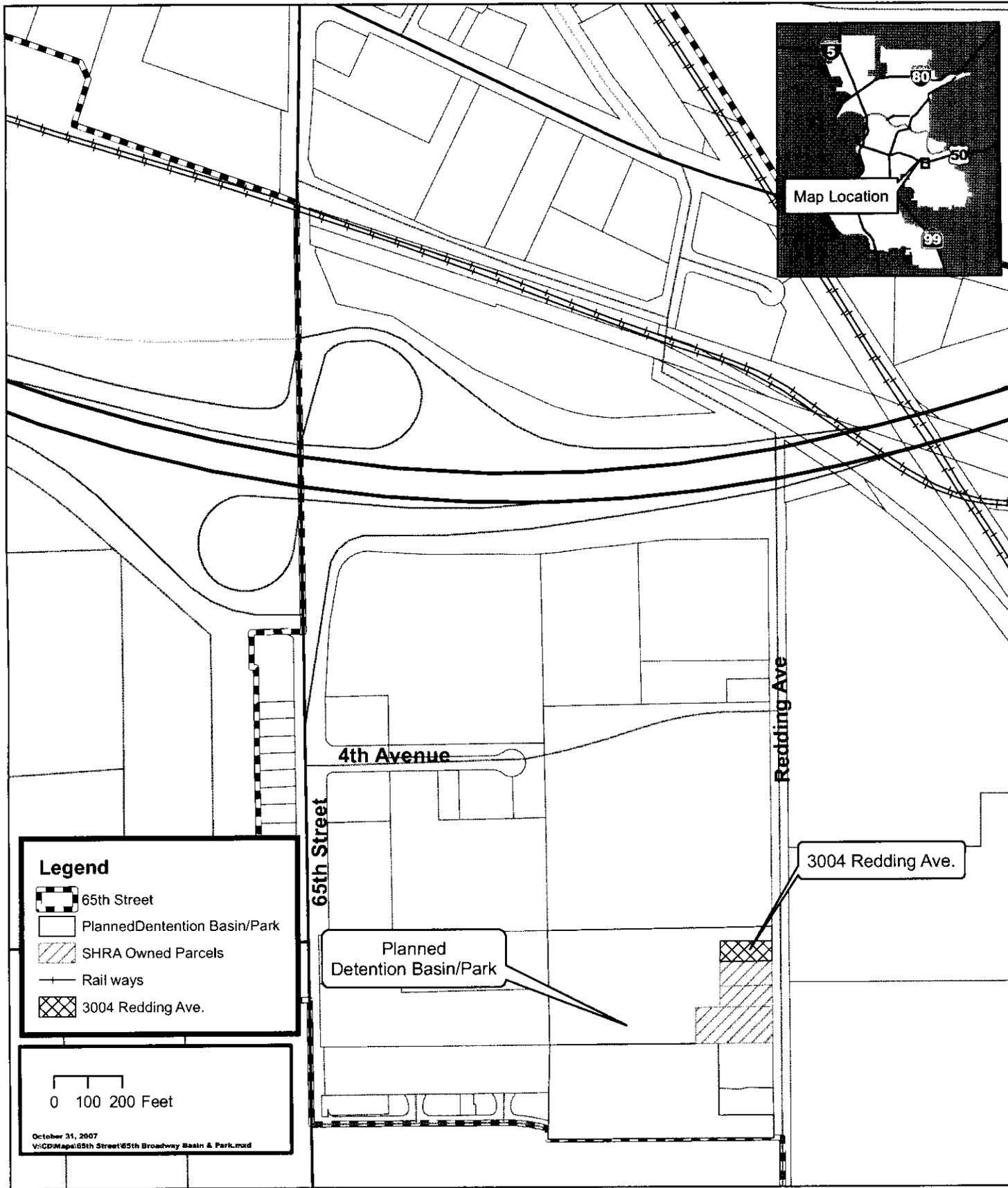
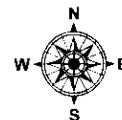

RAY KERRIDGE
City Manager

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65th Street and Broadway Detention Basin and Park



Legend

- 65th Street
- Planned Detention Basin/Park
- SHRA Owned Parcels
- Rail ways
- 3004 Redding Ave.

0 100 200 Feet

October 31, 2007
V:\CD\Mapa\65th Street\65th Broadway Basin & Park.mxd

Background

65th Street and Broadway Detention Basin and Park Project

Property Description:

The property at 3004 Redding Avenue was an original homestead in the 65th and Folsom area. The home was built in 1888 and is 1,400 square feet on a 60 x 160 square foot lot. The property is currently zoned R-1. A historic survey was completed for the site, which determined that a California Environmental Quality Act process was not necessary to move or demolish the structure. Sacramento Housing and Redevelopment Agency staff will work with City of Sacramento Preservation staff to determine how to proceed with the structure.

Project Description:

The 2005 approved 65th Street and Broadway Detention Basin and Park Project (Project) included the construction of a 5.44 acre drainage detention basin situated on two parcels totaling 6.95 acres. In 2007, The Redevelopment Agency acquired 3012, 3020 and 3030 Redding Avenue in order to increase the total project size, improve site visibility, and provide more space for park and recreational facilities. The property located at 3004 Redding Avenue was not part of the original acquisition. The Detention Basin portion of the project includes the excavation of a 17 foot deep basin with a capacity to hold 22.3 acre-feet of storm runoff. The Project will contain an overflow weir to prevent small storm run-off from entering the detention basin. The basin will receive gravity-drainage water flow via an existing 66-inch pipe located in 65th Street. It is designed to provide protection from a 100-year storm event. The acquisition of 3012, 3020 and 3030 Redding Avenue and 3004 Redding Avenue will create a joint park/detention basin that will add public recreational amenities. A Park Master Plan will be developed and will specify the type, location, costs and development schedule for the recreational facilities.

Project Schedule:

The Detention Basin/Park Project is to be located on two parcels that are privately-owned adjacent to Redding Avenue. The City made purchase offers to the property owners but were not able initially to agree on a purchase price. Because of this impasse, the City began the eminent domain process by approving a Resolution of Necessity for acquisition of the properties. The parties met in mediation and a tentative agreement was reached for the purchase of the property for \$1,925,000. It is expected that the City of Sacramento will take possession of the detention basin property in April 2008. Once the City takes possession of the property, the Department of Utilities will initiate the construction bidding process in late April 2008. The anticipated construction start date for the detention basin is July 2008. An estimated construction completion date is January 2009.

The City of Sacramento Parks and Recreation Department will develop a master plan for the Park/Detention Basin once the acquisition process is completed. The master plan is currently funded and it is anticipated that the process will begin in late summer 2008.

RESOLUTION NO. 2008 - _____

Adopted by the Redevelopment Agency of the City of Sacramento

on date of

AUTHORIZING ACQUISITION OF PROPERTY AT 3004 REDDING AVENUE FOR JUST COMPENSATION AND TO AMEND 2008 BUDGET AND TRANSFER OF THE PROPERTY TO THE CITY OF SACRAMENTO; APPROVAL OF RELOCATION PLAN AND REPLACEMENT HOUSING PLAN

BACKGROUND

- A. The Infrastructure Improvements component of the 65th Street Five-Year Implementation Plan includes the detention basin and park development which support higher-density development.
- B. 3004 Redding Avenue ("Property") is located immediately to the west of the planned 65th Street and Broadway Detention Basin and Park Project. The site is occupied by one single family home in the 65th Street Redevelopment Project Area.
- C. The addition of the Redding Avenue property to the 65th Street and Broadway Detention Basin and Park Project will significantly improve the facility by increasing the visibility and safety of the park and the amount of usable recreational space.
- D. The Agency considers it desirable to provide \$633,000 in funding for the acquisition of the property for the planned 65th Street and Broadway Detention Basin and Park Project using 2006 65th Street Tax Exempt Bond funds, which will provide funding the City has determined it does not currently have available for the project.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO RESOLVES AS FOLLOWS:

- Section 1. All of the evidence presented having been duly considered, the findings, including the environmental findings, are approved.
- Section 2. In accordance with California Redevelopment Law Section 33445, the Agency further finds and determines that:
 - (a) The Project will benefit the 65th Street Project Area by increasing the size of the 65th Street Detention Basin and Park which will result in more park land available for the future recreational uses in the East Broadway Planning Area which is currently park deficient. This will increase the recreational opportunities for existing and future residents.

- (b) No other reasonable means of financing the Project are available to the community.
- (c) The funding for the project is consistent with the goals of the 65th Street Five-Year Implementation Plan adopted by the Sacramento City Council, which includes infrastructure improvements to support higher-density development envisioned in the Transit Village Plan and as identified in the Infrastructure Needs Assessment.

Section 3. The Interim Executive Director or designee is authorized to take all actions as may be reasonably necessary to purchase the following parcel (“Property”), for not substantially more than just compensation, as established by appraisal of a duly qualified appraiser:

3004 Redding Avenue (APN: 015-0091-046)

Section 4. The Agency budget is amended to allocate \$633,000 in 2006 65th Street Tax Exempt Bond funds to the 3004 Redding Avenue Project.

Section 5. The Interim Executive Director is authorized to purchase the Property and carry out all activities reasonably necessary to accomplish the purchase of the Property, the demolition or relocation of the structure, and the disposition of the Property to the City of Sacramento.

Section 6. A Relocation Plan for the eligible tenant of 3004 Redding Avenue is hereby approved (California Health and Safety Code 33410 et seq.)

Section 7. The Replacement Housing Plan for the residential unit is approved.

Table of Contents:

Exhibit A – Relocation Plan

Exhibit B – Replacement Housing Plan



RELOCATION PLAN FOR 3004 REDDING AVENUE

Prepared By:

Universal Field Services, Inc.

for the:



**Sacramento
Housing &
Redevelopment
Agency**

January 2008



FIELD SERVICES, INC.

1600 Sacramento Inn Way, Suite 216
Sacramento, California 95815
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INTRODUCTION AND PROJECT DESCRIPTION

The Sacramento Housing and Redevelopment Agency (SHRA), acting as the Redevelopment Agency of the City of Sacramento, is in the process of obtaining City Council approval to purchase one property located at 3004 Redding Avenue in the 65th Redevelopment Project Area. Following acquisition of this parcel SHRA will convey it to the City Parks and Recreation Department for their planned development of a detention basin and park to be located on vacant land to the rear of the subject parcel. In December 2005, the City Council approved the Detention Basin/Park Project. When the Detention Basin/Park project is complete, it will include a detention drainage basin and public recreation uses.

The planned Detention Basin/Park configuration has limited access points and street frontage. Six different shaped parcels block access and visibility of the proposed Detention Basin/Park from Redding Avenue. The acquisition of the parcel that is the subject of this relocation plan will aid in the removal of these access barriers to the Detention Basin/Park. On December 26, 2007, SHRA closed escrow on three adjacent parcels (one tenant occupied that was the subject of a separate relocation plan). All four parcels will be conveyed to the City Parks and Recreation Department. They total approximately 1.2 acres of land and will provide approximately 290 feet of street frontage which will increase visibility into the Detention Basin/Park resulting in increased safety as well as land for active park uses.

The subject property consists of one single family home used as the primary residence of the property owner. The housing unit will be demolished prior to SHRA's conveyance to the City. Funding approved for acquisition, demolition and relocation is Redevelopment Tax Increment. Relocation activities will be carried out pursuant to State of California Relocation Assistance and Real Property Acquisition Guidelines, Title 25, Chapter 6, as amended.

A map depicting the subject parcel and the City's proposed Detention Basin/Park is attached at the end of this relocation plan.

I. SUMMARY AND PROJECT DATA

A. Purpose of Relocation Plan

The purpose of the Relocation Plan is to provide SHRA with information about the impact of the proposed Redding Avenue Relocation on the residential occupants to be displaced.

More specifically, the limits and primary objectives of the Relocation Plan are as follows:

1. To conduct a survey of relocation needs of the household displaced by the proposed Project.
2. To perform an analysis of the relocation needs to determine location factors and characteristics identifying comparable replacement housing sites. The replacement housing sites should exhibit:
 - a. Functional equivalency to the displacement unit.
 - b. Compliance with applicable local housing codes.
 - c. Decent, safe and sanitary housing.
 - d. Affordability to the displaced person.
 - e. Availability in an area, which is compatible with the housing needs and location factors established in the survey above.
 - f. Availability on the market.
 - g. Availability to displacee without regard to age, race, color, religion, sex, marital status or national origin.
3. To conduct a survey and analysis of available relocation resources. This survey will aid in determining whether comparable replacement resources are available to the affected residence unit.
4. To outline SHRA's relocation procedures, funding sources and time frame for relocation activities. This is to assure that uniform, fair and equitable treatment is provided to all displacees of the proposed Project.
5. To determine the needs of displacees as well as the potential costs to effectively relocate all displacees within the Project.
6. To determine any need for a Last Resort Housing Plan for relocation of any household that will require financial assistance beyond the limits set by the State statute.

B. Limits and Purpose of Project

SHRA's project calls for acquisition and demolition of the subject property and conveyance, along with the three previously acquired parcels, to the City Parks and Recreation Department for development of their planned Detention Basin/Park.

1. The Project, as applied to this relocation plan, consists of one residential property located at 3004 Redding Avenue in the City of Sacramento. This property is owner occupied.

C. Basis of Findings

Data collected for analysis and preparation of this plan was obtained from:

1. Personal interviews with the displacees and relocation surveys: Agents made telephone contact with the displacees and followed up with in-person visits to the site and interviewed the owners. The purpose of the interview was to determine the size of the family, the unit size, monthly income, and other salient facts.
2. The Sacramento Bee Newspaper: The classified ads were reviewed to establish availability and location of for sale and for rental properties.
4. Broker listings on the Internet.
5. Local Real Estate agents.
6. Visual survey of the displacement and replacement resource areas.
7. The City was consulted to determine the number and size of other projects in the general area.

D. Summary of Findings and Recommendations

We were able to determine by visiting the owners that they will have no problem in relocating in the same area due to the fact that availability for comparable replacement resources are available to the affected residential unit.

Displacement Units

Residential:

Owner Occupied Residential: One (1)

Project Relocation Recommendations

1. No re-rent policy Yes X No
2. Adequate relocation resources exist for:



- Owner-Occupants Yes No
3. The Displacement and Replacement neighborhood relocation areas are generally comparable in terms of amenities, public utilities, and accessibility to public services, transportation and shopping.
4. Payments:
- | | |
|------------------------------|---|
| Replacement Housing Payment | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Rental Supplement | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Last Resort Housing Payments | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
5. Provide three (3) comparable housing referrals; serve 90-Day Notice to Vacate to all displacees. Yes No
6. Demolition of structures should proceed as soon as possible after they are vacated to reduce possibility of vandalism, criminal activity. Yes No
7. The Sacramento Housing and Redevelopment Agency Relocation Program is adequate to successfully relocate all displacees for this Project alone. Yes
 No
8. Estimated relocation project period: Three to Four Months
9. Low and moderate income housing stock is significantly affected by this Project. Yes No
10. The Last Resort Housing Program will be required to relocate some of the households being displaced. Yes No
11. The Last Resort Housing Program will require:
- | | |
|--------------------------------|---|
| Payments in Excess of \$22,520 | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| New Construction | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |

Additional Findings:

1. The Project addresses the residential owners concerns regarding displacement.
2. There are no agricultural or non-profit displacements.
3. There are adequate relocation resources for displaced residents of this Project.

4. Displacement and Replacement Areas are, for the residential occupant, generally comparable in terms of amenities, public utilities, accessibility to public services, transportation and shopping facilities.
5. The Last Resort Housing Program requires payments in excess of the statutory maximum of \$22,520 per owner-occupant household to relocate to a comparable replacement dwelling.
6. The identified replacement housing is comparable to or better than the existing housing and affords the same level of amenities as displacees have in their current location.
7. There are no special relocation problems associated with this Project.
8. It is recommended that the residential displacee be permanently relocated and offered relocation assistance in accordance with State Relocation Guidelines, and SHRA relocation procedures.

E. Special Circumstances

There are no known special circumstances related to relocation for this Project:

F. Project Assurances

SHRA, through its consultant, Universal Field Services, Inc., shall:

1. Fully inform all eligible residential occupants of the assistance available to them through the Relocation Assistance Program.
2. Determine the needs of each residential displacee eligible for assistance.
3. Make good faith efforts to offer comparable replacement sites to all eligible displacees.
4. Provide the following notices: After presentation of a relocation entitlement statement reflecting the replacement housing and moving benefits and a minimum of three (3) housing referrals, issue a 90-Day Informational Notice to Vacate to each displacee.

At the expiration of 60 days from issuance of the 90 Day Notice, issue a 30-Day Notice to Vacate to each eligible displacee.

5. Make Relocation Payments in the amount required by law for completed relocations in a timely manner. Assure that replacement-housing payments reflect a comparable or better unit that complies with DS&S standards.
6. Provide orderly, timely and efficient assistance in a manner consistent with Title VIII of the Civil Rights Act of 1968 while ensuring that the relocation process does not result in different or separate treatment based on race, color, sex, marital status, religion or national origin.
7. Maintain a formal relocation appeal procedure for use by displacees seeking administrative review of the Sacramento Housing and Redevelopment Agency decisions.

II. STAFFING AND PRIORITY DATA

A. Relocation Staff Planning

After the initiation of negotiations with the property owners, relocation activities will commence. It is anticipated that the relocation activities will take approximately 3-6 months. Occupants will be given at least ninety (90) days to relocate. Due to the small number of displacees (one household), it is recommended that Universal's Relocation Specialist be available for approximately Forty to Sixty hours depending on the displacees needs for this relocation. Universal has two (2) agents including one bi-lingual agent available for this Project. Administrative staff will also be needed as support to prepare the required information notices and process relocation payments.

B. Relocation Recommendations

It is recommended that the one (1) residential displacee household be permanently relocated and offered Relocation Assistance in accordance with State and local regulations administered by Universal Field Services, Inc.

Residential:

The occupants have been personally interviewed and advised of their eligibility for relocation assistance and advisory services. When the Relocation Plan is adopted by the City Council, the displacee household will be provided with the following:

1. Written entitlement statement reflecting the amount of benefits the displacee is entitled to receive and presentation of the Relocation Benefits Program to be administered in accordance with practices and procedures utilized by SHRA.

2. Referral to at least three comparable available “Decent, Safe and Sanitary” (DS&S) replacement dwellings.
3. Referral beyond the minimum of three available comparable DS&S replacement dwelling if necessary and at the discretion of SHRA.
4. A ninety (90) day notice to vacate and a second thirty-day notice before the expiration of the 90-day period. SHRA shall serve no notices until approval of the Relocation Plan.
5. Payment of claims to be processed by SHRA and paid to the displacees promptly according to SHRA procedures.

III. PROJECT AREA CHARACTERISTICS

A. Characteristics of Project Area

The subject property is located in the City of Sacramento on Redding Avenue near 65th Street and Broadway. The property is in the 65th Street Redevelopment Project Area and is one-half mile from the 65th Street Light Rail Station and Bus Transfer Facility. The area is primarily single family residential with some multi-family developments and limited small scale retail and commercial.

B. Displacement Area

The displacement area is located within the City of Sacramento City limits. The Project area is south of Highway 50 and East of 65th Street in the 65th Street Redevelopment Project Area. Refer to map at the end of this relocation plan for location of the parcel.

The parcel comprising this Project site is bounded in the area south of Q Street, North of San Joaquin Street, West of Power Inn Road, and East of 65th Street. The Project site (i.e., where displacement will occur) includes one (1) residential property at 3004 Redding Avenue.

C. Zoning, Land Use and Development

Zoning within the Project: R1.

D. Competing Projects

There are none.

E. Divisive and Disruptive Effects

The proposed Project is located in an area of similar uses. Therefore, no extraordinary divisive or disruptive effects are anticipated.

IV. PROJECT DISPLACEMENT DATA**A. General**

The subject parcel will be purchased by SHRA. It is occupied by a residential Owner.

B. Data Collection

Universal interviewed the residents on January 16, 2008. Based on the information gathered in this process, it is estimated there is one (1) residential displace household living in the project Area. It is an owner-occupied unit.

C. Resident Demographics

The following information represents the resident make-up of the Project area based on the completed interviews:

Number of Households Interviewed	1
Percent of Households interviewed	100%
Number of Adult Females	1
Number of Adult Males	1
Number of Children (under 18)	0
Number of Senior Citizens	0
Number of Disabled	0

D. Household Demographics

Residential Units	Number in Household	Children	Years Occupied	Owner Occupied	Tenant Occupied
1.	2	0	30 Years	X	

E. Source of Income

These numbers reflect some households that indicated more than one source of income.

<u>Main Source of Income</u>	
Employment	1
Retirement	0
Public Assistance	0

F. Monthly Income Range:

<u>Household Income</u>	
Range of Gross income	No. of Owners
Under \$ 800	
\$ 800-1,400	0
\$ 1,400-1,900	0
\$ More than \$2,000.	1

G. Income/Rent/Unit Size

Income	Family Size	Current Unit Size	Current Rent	Unit Req.	Affordable Rent Range	Replacement Rent Range
Moderate	2	3 bd/2ba	N/A	3bd/2ba	N/A	N/A

H. Transportation

The respondent indicated that their primary mode of transportation was their automobile.

<u>Mode of travel to Work</u>	<u>No. of Respondents</u>
Automobile	All owners have or have access to an automobile

I. Reason for living in unit

The one predominant reason cited by the owners was that the property has been owned by their family for generations.

Reasons for Living in Current Unit	No. of Respondents
Priority	
Family owner for generations	

J. Preferred Relocation Area:

The owners interviewed preferred to find an area conducive to the current demographical features (large open property, storage possibilities).

Area of Preference for Relocation	
Similar neighborhood	Other
Or Southern Sacramento County	

K. Language Spoken:

Language	No.	Needs Interpreter
English	2	No

L. Persons with Disabilities:

There are no known persons with disabilities on this project.

M. Replacement /Business Site Preferences:

Desired Type of Replacement Dwelling, Rent or Purchase	
Type of Dwelling	No. of Respondents
Wants to purchase house	1
Wants to rent house	0
Doesn't know	0

The Project should not have a significant impact on the current supply of housing in the City or County of Sacramento.

V. RELOCATION AREA AND RELOCATION RESOURCES

A. Definition of Replacement Area

One of the primary reasons for the preparation of a Relocation Plan is to assure that adequate replacement housing sites are available to the potential displacees. Comparable housing must be available prior to the Sacramento Housing and Redevelopment Agency providing ninety (90) day notices to any displacees. A survey of currently available housing was conducted for the purpose of providing that information in this Plan. In addition, it affords SHRA the opportunity to assess the availability of funds for the Project.

The displaced residential occupants should be able to find comparable replacement housing within the Replacement Area, defined as the Sacramento area, which could be expanded to include a larger area, if needed.

The Replacement Area is selected to meet the location criteria established in the Survey of Relocation Needs; as well as for its comparability with the Project Displacement Area. In addition, this area must have sufficient replacement resources, both in quality and quantity, to meet the comparability criteria defined by the State Relocation Guidelines. This will be used to calculate the Residential Relocation Assistance Benefits.

The identification and use of a Replacement Area as described above does not limit the neighborhood or geographical area where a displacee may relocate. Once the housing entitlement is calculated, based on the cost of comparable decent, safe and sanitary housing actually available within the Replacement area, the displaced person may use their benefits in another neighborhood, City, State or Country of their choice. This portability will apply only to the amount from the housing entitlement monies that the displacee spends on comparable or superior replacement housing to comply with the “spend-to-get” rule. All moving benefits payments are limited to the first fifty (50) miles unless the Sacramento Housing and Redevelopment Agency specifies otherwise.

The criteria used to select a “Replacement Area” requires that the area be related to the Displacement Area and to the needs and preferences of the person(s) to be displaced. More specifically, this includes:

Similar public facilities and services.

Housing stock similar to or better than that of the Displacement Area.

Conditions that meet the overall relocation needs of the Project displacees.

Characteristics that satisfy the residential preferences of the affected households to the maximum extent allowed by the comparability criteria.

The Residential Replacement Area chosen in this plan is comparable to or a better neighborhood within the City of Sacramento. Accessibility to medical and recreational facilities, parks and community shopping centers, shopping and transportation are approximately the same as those of the Displacement Area.

The Replacement Area was selected with particular attention to the needs of the residential displacees and the desirability of remaining in the same neighborhood in order to be in close proximity to friends, family and other local amenities

B. Replacement Area and Relocation Needs

The Survey of Residential Relocation Needs identified the preferences of the displacement household, as well as their special relocation needs.

Although there are two alternative replacement options, rental and purchase, the focus of the search for replacement housing was in the market of purchasing units consisting of single-family homes.

C. Replacement Area Resources

Comparable replacement, residential properties were found by personally contacting realtors, real estate for sale magazines, and classified listings in the Sacramento Newspapers, and various websites on the Internet, including real estate membership websites.

D. Summary of Availability

Residential for Owner Occupants:

Adequate relocation resources exist to relocate the displaced household. This availability has been demonstrated by utilizing current data from newspaper ads, real estate for sale magazines and the broker listings on the Internet. The Survey of Residential Relocation Needs identifies the needs of the displaced household and the size of the replacement unit required, as shown on **Table 1**.

Table 1				
<u>Required Replacement Housing</u>				
Studio	1 Bed	2 Bed	3 Bed	4 Bed
N/A	N/A	N/A	1	N/A

The focus of the search for replacement housing was in the market of single family homes for the owner-occupants. The search needs, therefore, for the residential displacees is for ten (5) 3 bedroom decent, safe and sanitary units. A sampling of available single family homes is shown in **Table 2**.

<i>Table 2</i>				
Single Family Homes Available in the Project Area				
Type	Location	Purchase Price	Bed Rms	Bath
SF House	4228 W Nichols Avenue	\$305,000	3	2
SF House	53498 th Avenue	\$309,900	3	2
SF House	5449 11 th Avenue	\$309,900	3	2
SF House	3019Perryman Way	\$335,000	3	2
SF House	4901 79 th Street	\$350,000	3	2

Available replacement sites are presented here as a representation of site availability within the Replacement Area. This is not intended to be a comprehensive list but rather a representative sample of available properties. Although not all of the properties will remain available throughout the Project displacement period, it is anticipated that additional sites will become available in the future. Also it was determined that there are ample numbers of available replacement quarters in the areas surrounding the Replacement Area, if it becomes a necessity to locate additional housing.

VI. RELOCATION PLAN AND PROGRAMS

The following Relocation Plan provides for the planning of orderly, timely and efficient relocation of persons affected by this proposed Project. Universal Field Services, Inc. will administer the residential relocation program for SHRA.

SHRA is obligated to provide relocation assistance and relocation benefits to all persons and businesses displaced by this Project. They will undertake the responsibility to implement this plan in compliance with the provisions of the California Government Code Section 7260, et. seq.; California Code of Regulations, Title 25, Chapter 6; Relocation Assistance and Real Property Acquisitions Rules and Regulations for SHRA's policies and procedures as they exist or may be adopted from time to time.

A. Overview of Relocation Program

SHRA has established its relocation program to assist persons and businesses displaced by Redevelopment projects. In previous years a significant number of persons, businesses and non-profit organizations have been successfully relocated by SHRA.

In order to minimize the problems associated with displacement, SHRA has established four types of benefits for qualified displacees:

1. Relocation Assistance and Advisory Services Program
2. Basic Relocation Payment Program
3. Last Resort Housing Program
4. Informational Program

SHRA's program will conform, as applicable, to the provisions of the following:

1. California Government Code Section 7260 et. Seq.
2. California Code of Regulations, Title 25, Chapter 6
3. Relocation Assistance and Real Property Acquisition Rules and Regulations for SHRA.
4. A Residential Brochure including the Policies and Procedures as they exist or may be adopted from time-to-time as outlined in their relocation Assistance Program.

These program objectives will:

1. Inform eligible Project occupants of the relocation assistance and benefits available.
2. Determine the needs and preferences of all displacees.
3. Provide at least three referrals to decent, safe and sanitary housing prior to issuance of 90-day notice; provide subsequent 30-day notice to vacate as required by law.

4. Provide current referrals on an on-going basis for both rental and for sale property.
5. Assure that relocation assistance is provided without regard to race, color, religion, national origin, sex, marital status or other arbitrary circumstances.
6. Provide appropriate information concerning local, state and/or federal programs that could benefit the displacee.
7. Assist displacees in completing all relocation forms, as needed.
8. Make relocation payments in accordance with the appropriate law, including Last Resort payments where applicable.
9. Inform all displacees of the Sacramento Housing and Redevelopment Agency policies regarding eviction and re-renting of unit.
10. Advise all displacees of the grievance policy as defined by SHRA in the event they seek review of the decision regarding their benefits and/or eligibility.
11. Assure that adequate funds are in place for displacees and for consultant services required to implement the relocation program prior to the commencement of relocation activity.

B. Citizen Participation

In accordance with Title 25, Section 6012, SHRA must guarantee, at a minimum:

1. Timely and full access to all documents relevant to the relocation program. They may restrict access only where its confidentiality is protected by law or its disclosure is prohibited by law.
2. To ensure that the information in documents provided does not compromise the privacy of eligible persons.
3. To provide technical assistance necessary to interpret elements of the relocation plan and its pertinent materials.
4. To make the Plan available for public review and comment for 30 days and distribute to local public agencies.
5. To provide a general notice of the Plan's availability to all in the Project area.

6. The right of any person to submit written or oral comments and objections, including the right to submit written comments on the Relocation Plan when it is forwarded to the City Council for adoption.
7. Prompt written responses to any written objections or criticisms.
8. That if the City Council approves the Plan, it will be available to residents of the Project area.

C. Relocation Assistance & Advisory Services Program:

This program is available to all potential displacees of the Project Area, whether tenured or non-tenured occupants.

The following activities will commence after the initiation of negotiations, which is defined as the date of the presentation of the first written offer to purchase the real property:

1. Conduct interviews within fifteen days of the first written offer.
2. Create a file for each displacee that will contain all relevant information on the displacee, a diary that chronicles the activity on the case as well as any correspondence.
3. Provide “Informational Statement” to residents and obtain signed acknowledgements verifying receipt of material.
4. Where necessary, assist in the transportation to inspect replacement sites within the area.
5. Provide assistance to any owner, in obtaining assistance from other public agencies including identification of Home Buyers programs, if applicable.
6. Make referrals to social service agencies as needed to those requiring services outside the scope of services normally provided under the relocation program.
7. Provide special assistance as required by law to seniors and those with disabilities.
8. Assist in the completion of all relocation forms.
9. A written statement of each displacee’s entitlement will be made with at least three referrals to a replacement unit within a reasonable time as required by law.

10. Displacees will be given at least as many referrals as are required by law. It is the policy of SHRA to give additional referrals if available and justified, depending upon the personal situation of the individual displacee. SHRA, through its consultant, will provide said referrals.
11. Each household will be made aware of their rights, entitlements and eligibility.
12. Each displacee will be notified in person of the services available to them, such as assistance in completing claim forms, calculations of their monetary entitlements, assistance in locating new property, physical assistance in viewing the property, required inspections of replacement housing, and assistance in preparing appeals, if necessary.
13. Assistance will also be provided in escrow transactions, purchase offers, mortgage qualifications, lease agreements, and general advisory services.
14. The level of relocation assistance for each displacee or residential unit will be determined by the needs of the displaced unit.
15. Provide maximum relocation assistance on behalf of the displaced occupants where appropriate.

D. Basic Relocation Payment Program:

The Relocation Payment Program is designed to alleviate the financial hardship incurred by those being displaced by SHRA.

SHRA's relocation payment program shall fulfill its statutory obligations as required by California's relocation laws and regulations in addition to its advisory program. This program will also provide funds to all displacees to assist them in moving.

Residential occupants who own their own furniture are eligible for moving assistance; this payment may be either for actual moving costs including utility reconnections, or a lump sum payment for a self move based on furnished room count according to a schedule published by the California Department of Transportation (CALTRANS).

Beyond the constitutional requirement of just compensation, the state regulations provide certain financial benefits to assist displaced persons in relocating to a replacement dwelling. Financial assistance benefits for residential displacees are divided into two basic categories:

1. Moving payments.

2. Supplemental housing payments for residential owner-occupants and tenant-occupants.

The current Moving Expense Schedule and Dislocation Allowance for a self-move is as follows:

Rooms	1	2	3	4	5	6	7	8	Add'tnl Rooms
Payment	\$625	\$800	\$1,000	\$1,175	\$1,425	\$1,650	\$1,900	\$2,150	\$225 each

E. Relocation Advisory Assistance:

Providing advisory assistance to those who will be displaced is a very important aspect of a relocation program. To do this successfully, not only must the relocation specialist be knowledgeable as to what the law and program regulations allow, but he or she must also be fully aware of the displacee's needs and the resources available to meet those needs. Advisory assistance generally consists of the following:

A thorough analysis of the needs of those being displaced based on personal interviews. These interviews provide the relocation agent with the opportunity to obtain information concerning family composition, income and other facts that will be useful in locating appropriate replacement housing.

Assurances of available adequate replacement housing are needed before requiring an individual to vacate the dwelling. To be greatest extent practical, SHRA is required to give each person to be displaced a minimum of 90 days (from the date of approval of the Relocation Plan by the governing body) before requiring the person to move. No person can be required to move until comparable housing is available which emphasizes the importance of adequate planning to avoid delaying the project.

The importance of relocation advisory assistance cannot be over-emphasized. Often the financial benefits to which a person may be eligible are limited by statute; therefore, it is important for the relocation specialist to be innovative and thorough in seeking ways to minimize displacement hardships.

Moving Allowances – Residential:

An individual displaced from his or her dwelling is eligible to receive compensation for the relocation of personal property. Two methods are utilized:

1. A fixed schedule method based on the number of rooms in the dwelling. (Room Count – as shown on the chart in Section D, above.)
2. The actual and reasonable cost of moving the personal property by commercial movers. (Commercial Move.)

Supplemental Housing Benefits:

Frequently, one who has been displaced from his dwelling will have to pay more to purchase or rent a comparable replacement dwelling than he received for his subject dwelling. Often, this increased cost is due to the limited availability of adequate replacement housing or the need to improve the quality of housing to meet minimal acceptable standards. The state regulations provides for financial assistance to meet these additional housing costs for both homeowners and tenants.

Benefits for Owner-Occupants:

The State Relocation Guidelines provide a basic entitlement of up to \$22,520 to compensate residential owners who have established their residency within the Project area for a minimum of one hundred eighty (180) days prior to the initiation of negotiations. Payments to owners are determined on the basis of their current fair market purchase offer for their current dwelling, market price of the replacement dwelling and nonrecurring closing costs.

Informational Program:

All displacees will be given a copy of the “Informational Statement on Relocation Benefits.” This Informational Statement summarizes SHRA’s Relocation Assistance Program and is made a part of this Plan.

The Relocation Assistance Benefits Program will be reviewed with each displacee at the time of the first relocation assistance visit. Universal will work closely with the displacee during the entire relocation process. Universal staff is trained to solve any technical or complicated relocation situation.

Special Problems:

In the Survey of Relocation Needs, there were no physical impairments that will require a special consideration in replacement housing

Hardship:

No hardships were reported at the time of the Survey of Relocation Needs; should it be determined to be present at a later date, hardship relocation will be handled by application and proof of need.

Field Office

Due to the few numbers of displacees of the Project, a field office will not be necessary.

Language Assistance

Language Assistance will be provided based on the need. It is not anticipated special language assistance will be required.

Last Resort Housing

Adequate housing sites may not be available within the financial parameters of the Relocation Assistance program, so payment in excess of the statutory limit is expected.

Estimate of Relocation Costs

The following estimates are based on the estimated residential moving costs and the basic relocation entitlements are based on the price of comparable replacement housing and experience of the writer. Costs such as the acquisition cost of the property, are not included nor are costs associated with the implementation of the program by the Sacramento Housing and Redevelopment Agency.

	<u>Low Estimate</u>	<u>High Estimate</u>
Type of Payment		
Replacement housing payments	\$5,000.00	\$20,000.00
Incidental costs	\$8,000.00	\$17,000
Moving	\$2,000.00	\$4,000.00
Total	\$15,000.00	\$41,000.00

Summary of Relocation Planning Issues

As previously stated, a survey of available properties in the Sacramento area indicates there is an adequate supply of homes in a wide range of styles and prices.

VII. LAST RESORT HOUSING PLAN

A. Introduction

In general, a Last Resort Housing Plan is based on the Survey of Relocation Needs of the owner occupants and tenants living in the Project area. It provides direction for implementing the process of completing the relocation of displaced rental tenants and homeowners from the Project Area.

Universal will prepare individual Last Resort Housing Plans for each displaced household. Files containing the Individual Plan and the Survey of Relocation Needs, which contains personal information on special needs, medical problems, income, schools, family composition, special circumstances, and area preferences will be maintained with the full confidentiality allowed by law.

Approval of this Plan will authorize SHRA to provide Last Resort Housing payments to any rental household requiring it in excess of the statutory \$5,250 and any homeowner requiring it in excess of the statutory \$22,520. Residents may not be displaced unless Last Resort funds are available to assure occupants obtain decent, safe and sanitary housing within their financial means.

B. Last Resort Housing Needs

Last Resort Housing is necessary in a project if the renter displacee requires relocation assistance in excess of the basic statutory relocation amount of \$5,250 for a period of forty-two (42) months and a homeowner displacee requires relocation assistance in excess of \$22,520. The regulations require that SHRA have funds available to provide these payments in order to implement the Project. The survey indicated that the household in the Project Area may qualify for the Last Resort Program.

C. Methods of Providing Last Resort Housing

There are three basic methods for providing Last Resort Housing to qualified displaced rental tenants and owner occupants:

1. Apply the replacement housing benefits for tenants to purchase or rent DS&S units.
2. Provide new construction as suitable as rental housing.

3 Rehabilitate existing housing units.

Provide Replacement Housing Benefits for Purchase or Rental of DS&S Units:

Providing replacement housing benefits for purchase or rental of DS&S units is the recommended means of providing replacement housing benefits in this Project as there is an adequate supply of housing available, both rental and purchase properties, in the replacement area.

When replacement properties are not within the financial means of tenants, SHRA will be required to provide an additional rent supplement above the maximum amount of \$5,250. These payments are available in a lump sum to provide 42 months of rental assistance or to be used as a down payment allowance.

For the purchase of properties by displaced owner occupants, an additional purchase differential above the maximum amount of \$22,520 will be required in those cases where the replacement property exceeds the maximum amount. The displacee must qualify for a mortgage loan and the relocation benefits are then placed into an escrow account for purchase of the property.

Under the Relocation Assistance & Advisory Services, Universal's Relocation Advisor will assist the displacee in locating replacement housing. Frequently, the displacee, however, will locate its own replacement home with the assistance of a local Realtor.

The Replacement Area used in this study is within the Sacramento area. It must be emphasized that the displacee may move to any other location in the Sacramento area or his/her choice of location in any City, State or Country.

Once the displacee selects a replacement unit, it must be inspected by Universal's Relocation Advisor or by the SHRA designated official in the newly selected locale. The replacement unit must pass the decent, safe and sanitary housing inspection before funds can be expended.

D. Recommendations

The following is the recommended course of action for the Redding Avenue Project displacees and a summary of their entitlements for replacement housing:

1. Provide a purchase price differential above the maximum amount of \$22,520. The relocation benefits will be paid into escrow toward the purchase of a replacement home.

This recommendation is cost efficient and provides the greatest flexibility for the displacees.

E. Location of Housing to be Provided

The comparability studies for single family homes available for sale and referrals to comparable replacement housing are based on the housing stock available in the Replacement Area. Specific locations will depend upon the needs and preferences of the displacees. For comparability studies and the determination of individual entitlements, no units will be considered outside the Replacement Area. However, displacees may move anywhere provided they secure a DS&S unit.

F. When Housing Will be Provided

Last Resort Housing will be available immediately to all occupants after the initiation of negotiations to acquire the real property commences. The initiation of negotiations is the time of the first written offer by SHRA. At that time relocation advisory as well as financial assistance will be available. Funds will be available immediately after the initiation of negotiations for any displacee that elects to move prior to receipt of a 90-day notice.

G. Social Service Agencies

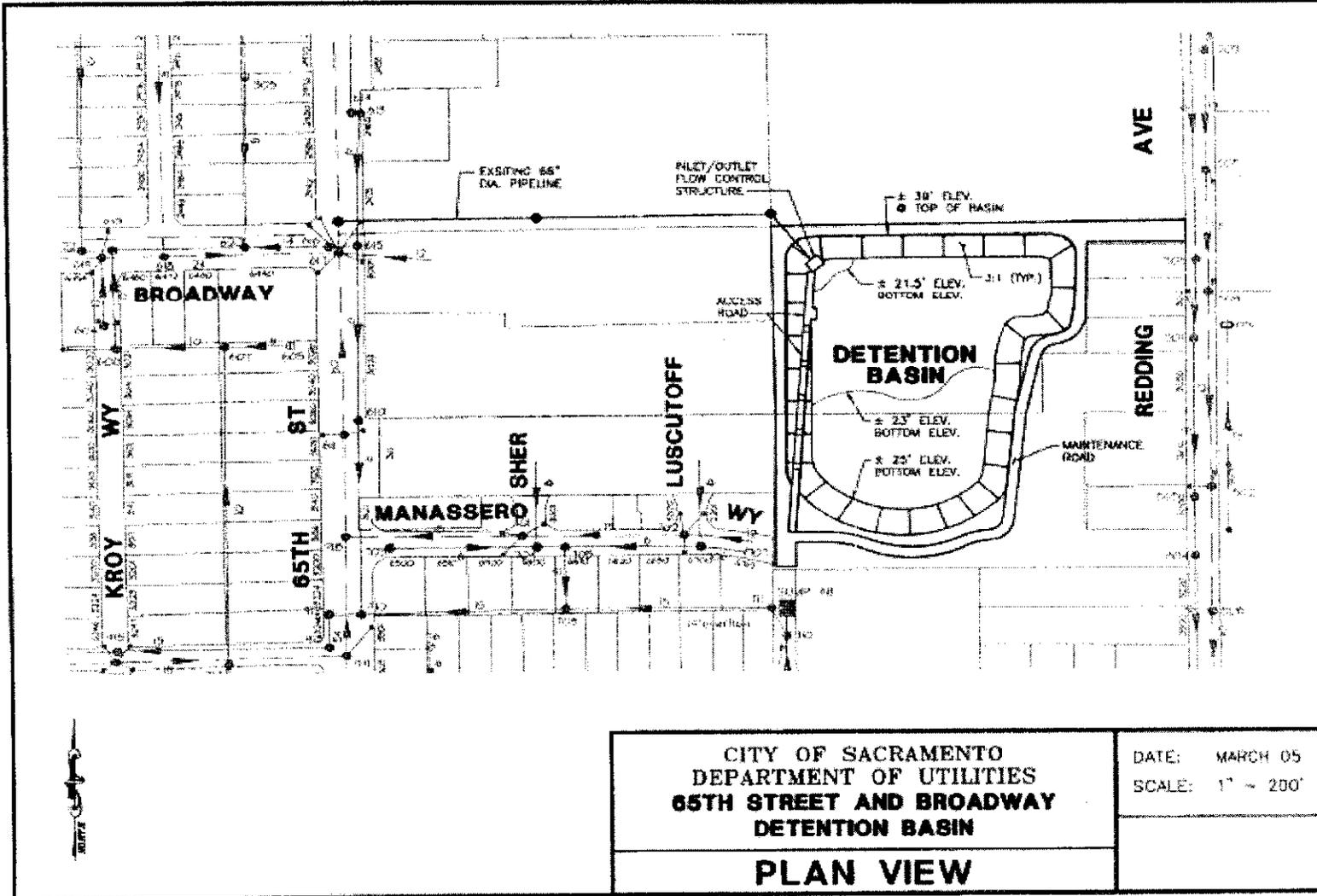
SHRA does not have a social service branch and, therefore, Universal will identify the local social service agencies that might be required to implement the Project.

I. Citizen's Advisory Committee

A Citizen's Advisory Committee is not needed, as there are fewer than 25 families in the Last Resort Housing category being displaced by this Project.

J. Summary

It is concluded by our research that adequate replacement housing exists in the Sacramento Area to accommodate low to moderate income families being displaced. There should not be a need to develop new housing or rehabilitate existing housing in order to accommodate the parties affected by the project.



CITY OF SACRAMENTO DEPARTMENT OF UTILITIES 65TH STREET AND BROADWAY DETENTION BASIN	DATE: MARCH 05 SCALE: 1" = 200'
	PLAN VIEW

3004 Redding Avenue

Replacement Housing Plan for a Very-Low Income Dwelling Unit

Description of Property

3004 Redding Avenue is located in the 65th Street Redevelopment Area, Council District 6 in southeast Sacramento immediately south US 50. The 9,696 square foot property has a 1,420 square foot, two bedroom one and one half bathroom, single family residence. In July 2007, the property owner approached the Sacramento Housing and Redevelopment Agency ("Agency") with an opportunity to purchase the property.

Following the acquisition of the property, the Agency will clear the site and transfer it to the City of Sacramento to increase the size and visibility of a Detention Basin/Park.

The project presents a significant opportunity to improve the redevelopment area by improving the Detention Basin/Park site configuration and improving the site visibility.

Please refer to Attachment 1 of the Staff Report for a vicinity map of the project location.

Project Status

Upon successful acquisition of the property, 3004 Redding Avenue will be demolished or moved and the land transferred to the City of Sacramento. The Phase 1 Environmental Site Assessment shows no obvious evidence of a recognized environmental condition. No further assessment of the site is recommended or warranted.

Responsibility of Agency

California statutes require redevelopment agencies to replace low and moderate-income housing lost to residential use if that action involved either a development agreement or financing by the Agency. The specific provision of the California Health and Safety Code (Sec. 33413) is as follows:

"Whenever dwelling units housing persons and families of low or moderate income are destroyed or removed from the low- and moderate-income housing market as a part of a redevelopment project which is subject to a written agreement with the agency or where financial assistance has been provided by the agency, the agency shall, within four years of the destruction or removal, rehabilitate, develop, or construct, or cause to be

rehabilitated, developed, or constructed, for rental or sale to person and families of low or moderate income, an equal number of replacement dwelling units which have an equal or greater number of bedrooms as those destroyed or removed units at affordable housing costs within the territorial jurisdiction of the agency. When dwelling units are destroyed or removed after September 1, 1989, 75 percent of the replacement dwelling units shall replace dwelling units available at affordable housing cost in the same income level of very low income households, lower income households, and persons and families of low and moderate income, as the persons displaced from those destroyed or removed units. When dwelling units are destroyed or removed on or after January 1, 2002, 100 percent of the replacement dwelling units shall be available at affordable housing cost to persons in the same or a lower income category (low, very low, or moderate), as the persons displaced from those destroyed or removed units.”

Replacement Housing Needs

State Guidelines

Because the acquisition 3004 Redding Avenue includes the use of local redevelopment tax increment funds, the project is subject to state replacement housing law, California Health and Safety Code 33413. Under state law, if a unit was occupied by a very low or low income family (regardless of actual housing costs), and taken off line through demolition or other actions, that unit must be replaced at the same income level, and must be regulated at that affordability level for the longest feasible time as determined by the Agency but for not less than the period of the land use controls established in the Redevelopment Plan. State law requires that replacement units be created within four years of removal or destruction.

The Sacramento Housing and Redevelopment Agency will replace the residential unit located at 3004 Redding Avenue within the required four-year time period.

The affordability level, type and number of units/bedrooms required to replace the one two-bedroom unit at 3004 Redding Avenue, is based on the following assumptions:

The unit is occupied by a very low-income household [50% or below Area Median Income (AMI)].

The Agency will replace the two bedroom unit with a two bedroom unit. Therefore, the Agency will replace the unit at 3004 Redding Avenue at the following affordability level:

Two bedroom at very low-income (50% of AMI).

Replacement Dwelling Units

The Agency will replace the required unit at the Willow Glen Apartments, a new construction project that, when complete, will create 134 income restricted units and one unrestricted manager's unit. Willow Glen is located at the southeast corner of Del Paso Road and Gateway Park Boulevard in North Natomas (City of Sacramento Council District 1). The project is being constructed pursuant to Sacramento's Mixed Income Housing Ordinance. The project is being financed with mortgage revenue bonds, tax credits, City Housing Trust Fund, a City fee waiver, and State of California Multi-family Housing Program (MHP) funds. Due to the financing and the deep affordability requirements of MHP funding, the project will provide rental housing at the following affordability levels: 47 units restricted to households earning 30 percent and below area median income (AMI); 44 units at 50 percent AMI; and 43 units at 55 percent AMI. Willow Glen is comprised of one- two- and three-bedroom units distributed over the identified affordability levels. It is located near public transit, parks, shopping, schools, and a library. Construction will be completed in June 2009. Due to the regulatory agreements on the property, the units will remain affordable for 55 years.

The Agency will replace the two bedroom unit being lost at the 3004 Redding Avenue site as follows:

- One two-bedroom unit at an affordability level of 80 percent or below Area Median Income (AMI) (low-income).

Article XXXIV

The County of Sacramento is currently in compliance with its requirements under the California Constitution, Article XXXIV. The project being used as replacement housing for the unit located at 3004 Redding Avenue in Sacramento, CA is within the current allocation and does not require a vote of the public.

Schedule for Demolition

The 3004 Redding Avenue unit will be demolished/moved following acquisition of the property by the Agency. This is expected to occur in late 2008.

RESOLUTION NO. 2008- _____

Adopted by the Sacramento City Council

ON DATE OF

AUTHORIZING THE ACCEPTANCE OF PROPERTY AT 3004 REDDING AVENUE FROM THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO TO THE CITY OF SACRAMENTO AND APPROVAL OF THE RELOCATION PLAN FOR ELIGIBLE TENANT

BACKGROUND

- A. The Infrastructure Improvements component of the 65th Street Five-Year Implementation Plan includes the detention basin and park development which support higher-density development.
- B. 3004 Redding Avenue ("Property") is located immediately to the west of the planned 65th Street and Broadway Detention Basin and Park Project. The site is occupied by one single family home in the 65th Street Redevelopment Project Area.
- C. The addition of the Redding Avenue property to the 65th Street and Broadway Detention Basin and Park Project will significantly improve the facility by increasing park safety, visibility and access, and the amount of usable recreational space.
- D. The Agency considers it desirable to provide \$633,000 in funding for the acquisition of the property for the planned 65th Street and Broadway Detention Basin and Park Project using 2006 65th Street Tax Exempt Bond funds, which will provide funding the City has determined it does not currently have available for the project.
- E. According to California redevelopment law, the Redevelopment Agency of the City of Sacramento may not hold land for more than four years.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY OF SACRAMENTO RESOLVES AS FOLLOWS:

- Section 1. All of the evidence presented having been duly considered, the findings, including the environmental findings, are approved.
- Section 2. In accordance with California Redevelopment Law Section 33445, the City Council further finds and determines that:
 - (d) The Project will benefit the 65th Street Project Area by increasing the size of the 65th Street Detention Basin and Park which will result

in more park land available for the future recreational uses in the East Broadway Planning Area which is currently park deficient. This will increase the recreational opportunities for existing and future residents.

- (e) No other reasonable means of financing the Project are available to the community.
- (f) The funding for the project is consistent with the goals of the 65th Street Five-Year Implementation Plan adopted by the Sacramento City Council, which includes infrastructure improvements to support higher-density development envisioned in the Transit Village Plan and as identified in the Infrastructure Needs Assessment.

Section 3. The City Manager is authorized to accept the transfer of the Property located at 3004 Redding Avenue from the Sacramento Housing and Redevelopment Agency, and carry out all activities reasonably necessary to accomplish this transfer of the Property including a certificate of acceptance.

Section 4. A Relocation Plan for the eligible tenant of 3004 Redding Avenue is hereby approved (California Health and Safety Code 33410 et seq.)

Exhibit A – Relocation Plan



RELOCATION PLAN FOR 3004 REDDING AVENUE

Prepared By:

Universal Field Services, Inc.

for the:



**Sacramento
Housing &
Redevelopment
Agency**

January 2008



FIELD SERVICES, INC.

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INTRODUCTION AND PROJECT DESCRIPTION

The Sacramento Housing and Redevelopment Agency (SHRA), acting as the Redevelopment Agency of the City of Sacramento, is in the process of obtaining City Council approval to purchase one property located at 3004 Redding Avenue in the 65th Redevelopment Project Area. Following acquisition of this parcel SHRA will convey it to the City Parks and Recreation Department for their planned development of a detention basin and park to be located on vacant land to the rear of the subject parcel. In December 2005, the City Council approved the Detention Basin/Park Project. When the Detention Basin/Park project is complete, it will include a detention drainage basin and public recreation uses.

The planned Detention Basin/Park configuration has limited access points and street frontage. Six different shaped parcels block access and visibility of the proposed Detention Basin/Park from Redding Avenue. The acquisition of the parcel that is the subject of this relocation plan will aid in the removal of these access barriers to the Detention Basin/Park. On December 26, 2007, SHRA closed escrow on three adjacent parcels (one tenant occupied that was the subject of a separate relocation plan). All four parcels will be conveyed to the City Parks and Recreation Department. They total approximately 1.2 acres of land and will provide approximately 290 feet of street frontage which will increase visibility into the Detention Basin/Park resulting in increased safety as well as land for active park uses.

The subject property consists of one single family home used as the primary residence of the property owner. The housing unit will be demolished prior to SHRA's conveyance to the City. Funding approved for acquisition, demolition and relocation is Redevelopment Tax Increment. Relocation activities will be carried out pursuant to State of California Relocation Assistance and Real Property Acquisition Guidelines, Title 25, Chapter 6, as amended.

A map depicting the subject parcel and the City's proposed Detention Basin/Park is attached at the end of this relocation plan.

I. SUMMARY AND PROJECT DATA

A. Purpose of Relocation Plan

The purpose of the Relocation Plan is to provide SHRA with information about the impact of the proposed Redding Avenue Relocation on the residential occupants to be displaced.

More specifically, the limits and primary objectives of the Relocation Plan are as follows:

1. To conduct a survey of relocation needs of the household displaced by the proposed Project.
2. To perform an analysis of the relocation needs to determine location factors and characteristics identifying comparable replacement housing sites. The replacement housing sites should exhibit:
 - a. Functional equivalency to the displacement unit.
 - b. Compliance with applicable local housing codes.
 - c. Decent, safe and sanitary housing.
 - d. Affordability to the displaced person.
 - e. Availability in an area, which is compatible with the housing needs and location factors established in the survey above.
 - f. Availability on the market.
 - g. Availability to displacee without regard to age, race, color, religion, sex, marital status or national origin.
3. To conduct a survey and analysis of available relocation resources. This survey will aid in determining whether comparable replacement resources are available to the affected residence unit.
4. To outline SHRA's relocation procedures, funding sources and time frame for relocation activities. This is to assure that uniform, fair and equitable treatment is provided to all displacees of the proposed Project.
5. To determine the needs of displacees as well as the potential costs to effectively relocate all displacees within the Project.
6. To determine any need for a Last Resort Housing Plan for relocation of any household that will require financial assistance beyond the limits set by the State statute.

B. Limits and Purpose of Project

SHRA's project calls for acquisition and demolition of the subject property and conveyance, along with the three previously acquired parcels, to the City Parks and Recreation Department for development of their planned Detention Basin/Park.

1. The Project, as applied to this relocation plan, consists of one residential property located at 3004 Redding Avenue in the City of Sacramento. This property is owner occupied.

C. Basis of Findings

Data collected for analysis and preparation of this plan was obtained from:

1. Personal interviews with the displacees and relocation surveys: Agents made telephone contact with the displacees and followed up with in-person visits to the site and interviewed the owners. The purpose of the interview was to determine the size of the family, the unit size, monthly income, and other salient facts.
2. The Sacramento Bee Newspaper: The classified ads were reviewed to establish availability and location of for sale and for rental properties.
4. Broker listings on the Internet.
5. Local Real Estate agents.
6. Visual survey of the displacement and replacement resource areas.
7. The City was consulted to determine the number and size of other projects in the general area.

D. Summary of Findings and Recommendations

We were able to determine by visiting the owners that they will have no problem in relocating in the same area due to the fact that availability for comparable replacement resources are available to the affected residential unit.

Displacement Units

Residential:

Owner Occupied Residential: One (1)

Project Relocation Recommendations

1. No re-rent policy Yes X No
2. Adequate relocation resources exist for:

- Owner-Occupants Yes No
3. The Displacement and Replacement neighborhood relocation areas are generally comparable in terms of amenities, public utilities, and accessibility to public services, transportation and shopping.
4. Payments:
- | | |
|------------------------------|---|
| Replacement Housing Payment | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Rental Supplement | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Last Resort Housing Payments | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
5. Provide three (3) comparable housing referrals; serve 90-Day Notice to Vacate to all displacees. Yes No
6. Demolition of structures should proceed as soon as possible after they are vacated to reduce possibility of vandalism, criminal activity. Yes No
7. The Sacramento Housing and Redevelopment Agency Relocation Program is adequate to successfully relocate all displacees for this Project alone. Yes
_____ No
8. Estimated relocation project period: Three to Four Months
9. Low and moderate income housing stock is significantly affected by this Project. Yes No
10. The Last Resort Housing Program will be required to relocate some of the households being displaced. Yes No
11. The Last Resort Housing Program will require:
- | | |
|--------------------------------|---|
| Payments in Excess of \$22,520 | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| New Construction | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |

Additional Findings:

1. The Project addresses the residential owners concerns regarding displacement.
2. There are no agricultural or non-profit displacements.
3. There are adequate relocation resources for displaced residents of this Project.

4. Displacement and Replacement Areas are, for the residential occupant, generally comparable in terms of amenities, public utilities, accessibility to public services, transportation and shopping facilities.
5. The Last Resort Housing Program requires payments in excess of the statutory maximum of \$22,520 per owner-occupant household to relocate to a comparable replacement dwelling.
6. The identified replacement housing is comparable to or better than the existing housing and affords the same level of amenities as displacees have in their current location.
7. There are no special relocation problems associated with this Project.
8. It is recommended that the residential displacee be permanently relocated and offered relocation assistance in accordance with State Relocation Guidelines, and SHRA relocation procedures.

E. Special Circumstances

There are no known special circumstances related to relocation for this Project:

F. Project Assurances

SHRA, through its consultant, Universal Field Services, Inc., shall:

1. Fully inform all eligible residential occupants of the assistance available to them through the Relocation Assistance Program.
2. Determine the needs of each residential displacee eligible for assistance.
3. Make good faith efforts to offer comparable replacement sites to all eligible displacees.
4. Provide the following notices: After presentation of a relocation entitlement statement reflecting the replacement housing and moving benefits and a minimum of three (3) housing referrals, issue a 90-Day Informational Notice to Vacate to each displacee.

At the expiration of 60 days from issuance of the 90 Day Notice, issue a 30-Day Notice to Vacate to each eligible displacee.

5. Make Relocation Payments in the amount required by law for completed relocations in a timely manner. Assure that replacement-housing payments reflect a comparable or better unit that complies with DS&S standards.
6. Provide orderly, timely and efficient assistance in a manner consistent with Title VIII of the Civil Rights Act of 1968 while ensuring that the relocation process does not result in different or separate treatment based on race, color, sex, marital status, religion or national origin.
7. Maintain a formal relocation appeal procedure for use by displacees seeking administrative review of the Sacramento Housing and Redevelopment Agency decisions.

II. STAFFING AND PRIORITY DATA

A. Relocation Staff Planning

After the initiation of negotiations with the property owners, relocation activities will commence. It is anticipated that the relocation activities will take approximately 3-6 months. Occupants will be given at least ninety (90) days to relocate. Due to the small number of displacees (one household), it is recommended that Universal's Relocation Specialist be available for approximately Forty to Sixty hours depending on the displacees needs for this relocation. Universal has two (2) agents including one bi-lingual agent available for this Project. Administrative staff will also be needed as support to prepare the required information notices and process relocation payments.

B. Relocation Recommendations

It is recommended that the one (1) residential displacee household be permanently relocated and offered Relocation Assistance in accordance with State and local regulations administered by Universal Field Services, Inc.

Residential:

The occupants have been personally interviewed and advised of their eligibility for relocation assistance and advisory services. When the Relocation Plan is adopted by the City Council, the displacee household will be provided with the following:

1. Written entitlement statement reflecting the amount of benefits the displacee is entitled to receive and presentation of the Relocation Benefits Program to be administered in accordance with practices and procedures utilized by SHRA.

2. Referral to at least three comparable available “Decent, Safe and Sanitary” (DS&S) replacement dwellings.
3. Referral beyond the minimum of three available comparable DS&S replacement dwelling if necessary and at the discretion of SHRA.
4. A ninety (90) day notice to vacate and a second thirty-day notice before the expiration of the 90-day period. SHRA shall serve no notices until approval of the Relocation Plan.
5. Payment of claims to be processed by SHRA and paid to the displacees promptly according to SHRA procedures.

III. PROJECT AREA CHARACTERISTICS

A. Characteristics of Project Area

The subject property is located in the City of Sacramento on Redding Avenue near 65th Street and Broadway. The property is in the 65th Street Redevelopment Project Area and is one-half mile from the 65th Street Light Rail Station and Bus Transfer Facility. The area is primarily single family residential with some multi-family developments and limited small scale retail and commercial.

B. Displacement Area

The displacement area is located within the City of Sacramento City limits. The Project area is south of Highway 50 and East of 65th Street in the 65th Street Redevelopment Project Area. Refer to map at the end of this relocation plan for location of the parcel.

The parcel comprising this Project site is bounded in the area south of Q Street, North of San Joaquin Street, West of Power Inn Road, and East of 65th Street. The Project site (i.e., where displacement will occur) includes one (1) residential property at 3004 Redding Avenue.

C. Zoning, Land Use and Development

Zoning within the Project: R1.

D. Competing Projects

There are none.

E. Divisive and Disruptive Effects

The proposed Project is located in an area of similar uses. Therefore, no extraordinary divisive or disruptive effects are anticipated.

IV. PROJECT DISPLACEMENT DATA

A. General

The subject parcel will be purchased by SHRA. It is occupied by a residential Owner.

B. Data Collection

Universal interviewed the residents on January 16, 2008. Based on the information gathered in this process, it is estimated there is one (1) residential displace household living in the project Area. It is an owner-occupied unit.

C. Resident Demographics

The following information represents the resident make-up of the Project area based on the completed interviews:

Number of Households Interviewed	1
Percent of Households interviewed	100%
Number of Adult Females	1
Number of Adult Males	1
Number of Children (under 18)	0
Number of Senior Citizens	0
Number of Disabled	0

D. Household Demographics

Residential Units	Number in Household	Children	Years Occupied	Owner Occupied	Tenant Occupied
1.	2	0	30 Years	X	

E. Source of Income

These numbers reflect some households that indicated more than one source of income.

Main Source of Income	
Employment	1
Retirement	0
Public Assistance	0

F. Monthly Income Range:

Household Income	
Range of Gross income	No. of Owners
Under \$ 800	
\$ 800-1,400	0
\$ 1,400-1,900	0
\$ More than \$2,000.	1

G. Income/Rent/Unit Size

Income	Family Size	Current Unit Size	Current Rent	Unit Req.	Affordable Rent Range	Replacement Rent Range
Moderate	2	3 bd/2ba	N/A	3bd/2ba	N/A	N/A

H. Transportation

The respondent indicated that their primary mode of transportation was their automobile.

Mode of travel to Work	No. of Respondents
Automobile	All owners have or have access to an automobile

I. Reason for living in unit

The one predominant reason cited by the owners was that the property has been owned by their family for generations.

Reasons for Living in Current Unit	No. of Respondents
Priority	
Family owner for generations	

J. Preferred Relocation Area:

The owners interviewed preferred to find an area conducive to the current demographical features (large open property, storage possibilities).

Area of Preference for Relocation	
Similar neighborhood	Other
Or Southern Sacramento County	

K. Language Spoken:

Language	No.	Needs Interpreter
English	2	No

L. Persons with Disabilities:

There are no known persons with disabilities on this project.

M. Replacement /Business Site Preferences:

Desired Type of Replacement Dwelling, Rent or Purchase	
Type of Dwelling	No. of Respondents
Wants to purchase house	1
Wants to rent house	0
Doesn't know	0

The Project should not have a significant impact on the current supply of housing in the City or County of Sacramento.

V. RELOCATION AREA AND RELOCATION RESOURCES

A. Definition of Replacement Area

One of the primary reasons for the preparation of a Relocation Plan is to assure that adequate replacement housing sites are available to the potential displacees. Comparable housing must be available prior to the Sacramento Housing and Redevelopment Agency providing ninety (90) day notices to any displacees. A survey of currently available housing was conducted for the purpose of providing that information in this Plan. In addition, it affords SHRA the opportunity to assess the availability of funds for the Project.

The displaced residential occupants should be able to find comparable replacement housing within the Replacement Area, defined as the Sacramento area, which could be expanded to include a larger area, if needed.

The Replacement Area is selected to meet the location criteria established in the Survey of Relocation Needs; as well as for its comparability with the Project Displacement Area. In addition, this area must have sufficient replacement resources, both in quality and quantity, to meet the comparability criteria defined by the State Relocation Guidelines. This will be used to calculate the Residential Relocation Assistance Benefits.

The identification and use of a Replacement Area as described above does not limit the neighborhood or geographical area where a displacee may relocate. Once the housing entitlement is calculated, based on the cost of comparable decent, safe and sanitary housing actually available within the Replacement area, the displaced person may use their benefits in another neighborhood, City, State or Country of their choice. This portability will apply only to the amount from the housing entitlement monies that the displacee spends on comparable or superior replacement housing to comply with the “spend-to-get” rule. All moving benefits payments are limited to the first fifty (50) miles unless the Sacramento Housing and Redevelopment Agency specifies otherwise.

The criteria used to select a “Replacement Area” requires that the area be related to the Displacement Area and to the needs and preferences of the person(s) to be displaced. More specifically, this includes:

Similar public facilities and services.

Housing stock similar to or better than that of the Displacement Area.

Conditions that meet the overall relocation needs of the Project displacees.

Characteristics that satisfy the residential preferences of the affected households to the maximum extent allowed by the comparability criteria.

The Residential Replacement Area chosen in this plan is comparable to or a better neighborhood within the City of Sacramento. Accessibility to medical and recreational facilities, parks and community shopping centers, shopping and transportation are approximately the same as those of the Displacement Area.

The Replacement Area was selected with particular attention to the needs of the residential displacees and the desirability of remaining in the same neighborhood in order to be in close proximity to friends, family and other local amenities

B. Replacement Area and Relocation Needs

The Survey of Residential Relocation Needs identified the preferences of the displacement household, as well as their special relocation needs.

Although there are two alternative replacement options, rental and purchase, the focus of the search for replacement housing was in the market of purchasing units consisting of single-family homes.

C. Replacement Area Resources

Comparable replacement, residential properties were found by personally contacting realtors, real estate for sale magazines, and classified listings in the Sacramento Newspapers, and various websites on the Internet, including real estate membership websites.

D. Summary of Availability

Residential for Owner Occupants:

Adequate relocation resources exist to relocate the displaced household. This availability has been demonstrated by utilizing current data from newspaper ads, real estate for sale magazines and the broker listings on the Internet. The Survey of Residential Relocation Needs identifies the needs of the displaced household and the size of the replacement unit required, as shown on **Table 1**.

Table 1				
<u>Required Replacement Housing</u>				
Studio	1 Bed	2 Bed	3 Bed	4 Bed
N/A	N/A	N/A	1	N/A

The focus of the search for replacement housing was in the market of single family homes for the owner-occupants. The search needs, therefore, for the residential displacees is for ten (5) 3 bedroom decent, safe and sanitary units. A sampling of available single family homes is shown in **Table 2**.

<i>Table 2</i>				
Single Family Homes Available in the Project Area				
Type	Location	Purchase Price	Bed Rms	Bath
SF House	4228 W Nichols Avenue	\$305,000	3	2
SF House	53498 th Avenue	\$309,900	3	2
SF House	5449 11 th Avenue	\$309,900	3	2
SF House	3019Perryman Way	\$335,000	3	2
SF House	4901 79 th Street	\$350,000	3	2

Available replacement sites are presented here as a representation of site availability within the Replacement Area. This is not intended to be a comprehensive list but rather a representative sample of available properties. Although not all of the properties will remain available throughout the Project displacement period, it is anticipated that additional sites will become available in the future. Also it was determined that there are ample numbers of available replacement quarters in the areas surrounding the Replacement Area, if it becomes a necessity to locate additional housing.

VI. RELOCATION PLAN AND PROGRAMS

The following Relocation Plan provides for the planning of orderly, timely and efficient relocation of persons affected by this proposed Project. Universal Field Services, Inc. will administer the residential relocation program for SHRA.

SHRA is obligated to provide relocation assistance and relocation benefits to all persons and businesses displaced by this Project. They will undertake the responsibility to implement this plan in compliance with the provisions of the California Government Code Section 7260, et. seq.; California Code of Regulations, Title 25, Chapter 6; Relocation Assistance and Real Property Acquisitions Rules and Regulations for SHRA's policies and procedures as they exist or may be adopted from time to time.

A. Overview of Relocation Program

SHRA has established its relocation program to assist persons and businesses displaced by Redevelopment projects. In previous years a significant number of persons, businesses and non-profit organizations have been successfully relocated by SHRA.

In order to minimize the problems associated with displacement, SHRA has established four types of benefits for qualified displacees:

1. Relocation Assistance and Advisory Services Program
2. Basic Relocation Payment Program
3. Last Resort Housing Program
4. Informational Program

SHRA's program will conform, as applicable, to the provisions of the following:

1. California Government Code Section 7260 et. Seq.
2. California Code of Regulations, Title 25, Chapter 6
3. Relocation Assistance and Real Property Acquisition Rules and Regulations for SHRA.
4. A Residential Brochure including the Policies and Procedures as they exist or may be adopted from time-to-time as outlined in their relocation Assistance Program.

These program objectives will:

1. Inform eligible Project occupants of the relocation assistance and benefits available.
2. Determine the needs and preferences of all displacees.
3. Provide at least three referrals to decent, safe and sanitary housing prior to issuance of 90-day notice; provide subsequent 30-day notice to vacate as required by law.

4. Provide current referrals on an on-going basis for both rental and for sale property.
5. Assure that relocation assistance is provided without regard to race, color, religion, national origin, sex, marital status or other arbitrary circumstances.
6. Provide appropriate information concerning local, state and/or federal programs that could benefit the displacee.
7. Assist displacees in completing all relocation forms, as needed.
8. Make relocation payments in accordance with the appropriate law, including Last Resort payments where applicable.
9. Inform all displacees of the Sacramento Housing and Redevelopment Agency policies regarding eviction and re-renting of unit.
10. Advise all displacees of the grievance policy as defined by SHRA in the event they seek review of the decision regarding their benefits and/or eligibility.
11. Assure that adequate funds are in place for displacees and for consultant services required to implement the relocation program prior to the commencement of relocation activity.

B. Citizen Participation

In accordance with Title 25, Section 6012, SHRA must guarantee, at a minimum:

1. Timely and full access to all documents relevant to the relocation program. They may restrict access only where its confidentiality is protected by law or its disclosure is prohibited by law.
2. To ensure that the information in documents provided does not compromise the privacy of eligible persons.
3. To provide technical assistance necessary to interpret elements of the relocation plan and its pertinent materials.
4. To make the Plan available for public review and comment for 30 days and distribute to local public agencies.
5. To provide a general notice of the Plan's availability to all in the Project area.

6. The right of any person to submit written or oral comments and objections, including the right to submit written comments on the Relocation Plan when it is forwarded to the City Council for adoption.
7. Prompt written responses to any written objections or criticisms.
8. That if the City Council approves the Plan, it will be available to residents of the Project area.

C. Relocation Assistance & Advisory Services Program:

This program is available to all potential displacees of the Project Area, whether tenured or non-tenured occupants.

The following activities will commence after the initiation of negotiations, which is defined as the date of the presentation of the first written offer to purchase the real property:

1. Conduct interviews within fifteen days of the first written offer.
2. Create a file for each displacee that will contain all relevant information on the displacee, a diary that chronicles the activity on the case as well as any correspondence.
3. Provide “Informational Statement” to residents and obtain signed acknowledgements verifying receipt of material.
4. Where necessary, assist in the transportation to inspect replacement sites within the area.
5. Provide assistance to any owner, in obtaining assistance from other public agencies including identification of Home Buyers programs, if applicable.
6. Make referrals to social service agencies as needed to those requiring services outside the scope of services normally provided under the relocation program.
7. Provide special assistance as required by law to seniors and those with disabilities.
8. Assist in the completion of all relocation forms.
9. A written statement of each displacee’s entitlement will be made with at least three referrals to a replacement unit within a reasonable time as required by law.

10. Displacees will be given at least as many referrals as are required by law. It is the policy of SHRA to give additional referrals if available and justified, depending upon the personal situation of the individual displacee. SHRA, through its consultant, will provide said referrals.
11. Each household will be made aware of their rights, entitlements and eligibility.
12. Each displacee will be notified in person of the services available to them, such as assistance in completing claim forms, calculations of their monetary entitlements, assistance in locating new property, physical assistance in viewing the property, required inspections of replacement housing, and assistance in preparing appeals, if necessary.
13. Assistance will also be provided in escrow transactions, purchase offers, mortgage qualifications, lease agreements, and general advisory services.
14. The level of relocation assistance for each displacee or residential unit will be determined by the needs of the displaced unit.
15. Provide maximum relocation assistance on behalf of the displaced occupants where appropriate.

D. Basic Relocation Payment Program:

The Relocation Payment Program is designed to alleviate the financial hardship incurred by those being displaced by SHRA.

SHRA's relocation payment program shall fulfill its statutory obligations as required by California's relocation laws and regulations in addition to its advisory program. This program will also provide funds to all displacees to assist them in moving.

Residential occupants who own their own furniture are eligible for moving assistance; this payment may be either for actual moving costs including utility reconnections, or a lump sum payment for a self move based on furnished room count according to a schedule published by the California Department of Transportation (CALTRANS).

Beyond the constitutional requirement of just compensation, the state regulations provide certain financial benefits to assist displaced persons in relocating to a replacement dwelling. Financial assistance benefits for residential displacees are divided into two basic categories:

1. Moving payments.

2. Supplemental housing payments for residential owner-occupants and tenant-occupants.

The current Moving Expense Schedule and Dislocation Allowance for a self-move is as follows:

Rooms	1	2	3	4	5	6	7	8	Add'tnl Rooms
Payment	\$625	\$800	\$1,000	\$1,175	\$1,425	\$1,650	\$1,900	\$2,150	\$225 each

E. Relocation Advisory Assistance:

Providing advisory assistance to those who will be displaced is a very important aspect of a relocation program. To do this successfully, not only must the relocation specialist be knowledgeable as to what the law and program regulations allow, but he or she must also be fully aware of the displacee's needs and the resources available to meet those needs. Advisory assistance generally consists of the following:

A thorough analysis of the needs of those being displaced based on personal interviews. These interviews provide the relocation agent with the opportunity to obtain information concerning family composition, income and other facts that will be useful in locating appropriate replacement housing.

Assurances of available adequate replacement housing are needed before requiring an individual to vacate the dwelling. To be greatest extent practical, SHRA is required to give each person to be displaced a minimum of 90 days (from the date of approval of the Relocation Plan by the governing body) before requiring the person to move. No person can be required to move until comparable housing is available which emphasizes the importance of adequate planning to avoid delaying the project.

The importance of relocation advisory assistance cannot be over-emphasized. Often the financial benefits to which a person may be eligible are limited by statute; therefore, it is important for the relocation specialist to be innovative and thorough in seeking ways to minimize displacement hardships.

Moving Allowances – Residential:

An individual displaced from his or her dwelling is eligible to receive compensation for the relocation of personal property. Two methods are utilized:

1. A fixed schedule method based on the number of rooms in the dwelling. (Room Count – as shown on the chart in Section D, above.)
2. The actual and reasonable cost of moving the personal property by commercial movers. (Commercial Move.)

Supplemental Housing Benefits:

Frequently, one who has been displaced from his dwelling will have to pay more to purchase or rent a comparable replacement dwelling than he received for his subject dwelling. Often, this increased cost is due to the limited availability of adequate replacement housing or the need to improve the quality of housing to meet minimal acceptable standards. The state regulations provides for financial assistance to meet these additional housing costs for both homeowners and tenants.

Benefits for Owner-Occupants:

The State Relocation Guidelines provide a basic entitlement of up to \$22,520 to compensate residential owners who have established their residency within the Project area for a minimum of one hundred eighty (180) days prior to the initiation of negotiations. Payments to owners are determined on the basis of their current fair market purchase offer for their current dwelling, market price of the replacement dwelling and nonrecurring closing costs.

Informational Program:

All displacees will be given a copy of the “Informational Statement on Relocation Benefits.” This Informational Statement summarizes SHRA’s Relocation Assistance Program and is made a part of this Plan.

The Relocation Assistance Benefits Program will be reviewed with each displacee at the time of the first relocation assistance visit. Universal will work closely with the displacee during the entire relocation process. Universal staff is trained to solve any technical or complicated relocation situation.

Special Problems:

In the Survey of Relocation Needs, there were no physical impairments that will require a special consideration in replacement housing

Hardship:

No hardships were reported at the time of the Survey of Relocation Needs; should it be determined to be present at a later date, hardship relocation will be handled by application and proof of need.

Field Office

Due to the few numbers of displacees of the Project, a field office will not be necessary.

Language Assistance

Language Assistance will be provided based on the need. It is not anticipated special language assistance will be required.

Last Resort Housing

Adequate housing sites may not be available within the financial parameters of the Relocation Assistance program, so payment in excess of the statutory limit is expected.

Estimate of Relocation Costs

The following estimates are based on the estimated residential moving costs and the basic relocation entitlements are based on the price of comparable replacement housing and experience of the writer. Costs such as the acquisition cost of the property, are not included nor are costs associated with the implementation of the program by the Sacramento Housing and Redevelopment Agency.

	<u>Low Estimate</u>	<u>High Estimate</u>
Type of Payment		
Replacement housing payments	\$5,000.00	\$20,000.00
Incidental costs	\$8,000.00	\$17,000
Moving	\$2,000.00	\$4,000.00
Total	\$15,000.00	\$41,000.00

Summary of Relocation Planning Issues

As previously stated, a survey of available properties in the Sacramento area indicates there is an adequate supply of homes in a wide range of styles and prices.

VII. LAST RESORT HOUSING PLAN

A. Introduction

In general, a Last Resort Housing Plan is based on the Survey of Relocation Needs of the owner occupants and tenants living in the Project area. It provides direction for implementing the process of completing the relocation of displaced rental tenants and homeowners from the Project Area.

Universal will prepare individual Last Resort Housing Plans for each displaced household. Files containing the Individual Plan and the Survey of Relocation Needs, which contains personal information on special needs, medical problems, income, schools, family composition, special circumstances, and area preferences will be maintained with the full confidentiality allowed by law.

Approval of this Plan will authorize SHRA to provide Last Resort Housing payments to any rental household requiring it in excess of the statutory \$5,250 and any homeowner requiring it in excess of the statutory \$22,520. Residents may not be displaced unless Last Resort funds are available to assure occupants obtain decent, safe and sanitary housing within their financial means.

B. Last Resort Housing Needs

Last Resort Housing is necessary in a project if the renter displacee requires relocation assistance in excess of the basic statutory relocation amount of \$5,250 for a period of forty-two (42) months and a homeowner displacee requires relocation assistance in excess of \$22,520. The regulations require that SHRA have funds available to provide these payments in order to implement the Project. The survey indicated that the household in the Project Area may qualify for the Last Resort Program.

C. Methods of Providing Last Resort Housing

There are three basic methods for providing Last Resort Housing to qualified displaced rental tenants and owner occupants:

1. Apply the replacement housing benefits for tenants to purchase or rent DS&S units.
2. Provide new construction as suitable as rental housing.

- 3 Rehabilitate existing housing units.

Provide Replacement Housing Benefits for Purchase or Rental of DS&S Units:

Providing replacement housing benefits for purchase or rental of DS&S units is the recommended means of providing replacement housing benefits in this Project as there is an adequate supply of housing available, both rental and purchase properties, in the replacement area.

When replacement properties are not within the financial means of tenants, SHRA will be required to provide an additional rent supplement above the maximum amount of \$5,250. These payments are available in a lump sum to provide 42 months of rental assistance or to be used as a down payment allowance.

For the purchase of properties by displaced owner occupants, an additional purchase differential above the maximum amount of \$22,520 will be required in those cases where the replacement property exceeds the maximum amount. The displacee must qualify for a mortgage loan and the relocation benefits are then placed into an escrow account for purchase of the property.

Under the Relocation Assistance & Advisory Services, Universal's Relocation Advisor will assist the displacee in locating replacement housing. Frequently, the displacee, however, will locate its own replacement home with the assistance of a local Realtor.

The Replacement Area used in this study is within the Sacramento area. It must be emphasized that the displacee may move to any other location in the Sacramento area or his/her choice of location in any City, State or Country.

Once the displacee selects a replacement unit, it must be inspected by Universal's Relocation Advisor or by the SHRA designated official in the newly selected locale. The replacement unit must pass the decent, safe and sanitary housing inspection before funds can be expended.

D. Recommendations

The following is the recommended course of action for the Redding Avenue Project displacees and a summary of their entitlements for replacement housing:

1. Provide a purchase price differential above the maximum amount of \$22,520. The relocation benefits will be paid into escrow toward the purchase of a replacement home.

This recommendation is cost efficient and provides the greatest flexibility for the displacees.

E. Location of Housing to be Provided

The comparability studies for single family homes available for sale and referrals to comparable replacement housing are based on the housing stock available in the Replacement Area. Specific locations will depend upon the needs and preferences of the displacees. For comparability studies and the determination of individual entitlements, no units will be considered outside the Replacement Area. However, displacees may move anywhere provided they secure a DS&S unit.

F. When Housing Will be Provided

Last Resort Housing will be available immediately to all occupants after the initiation of negotiations to acquire the real property commences. The initiation of negotiations is the time of the first written offer by SHRA. At that time relocation advisory as well as financial assistance will be available. Funds will be available immediately after the initiation of negotiations for any displacee that elects to move prior to receipt of a 90-day notice.

G. Social Service Agencies

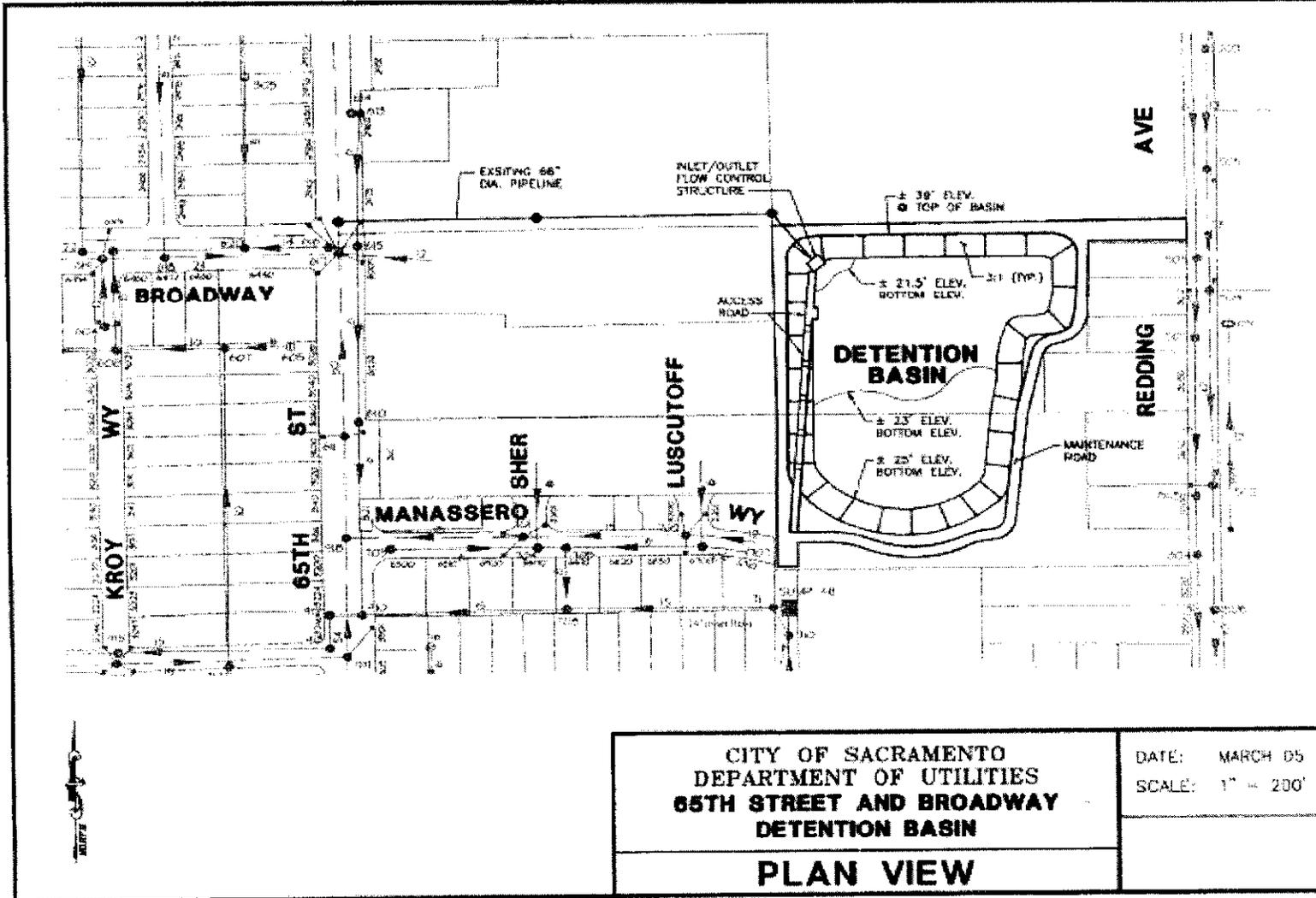
SHRA does not have a social service branch and, therefore, Universal will identify the local social service agencies that might be required to implement the Project.

I. Citizen’s Advisory Committee

A Citizen’s Advisory Committee is not needed, as there are fewer than 25 families in the Last Resort Housing category being displaced by this Project.

J. Summary

It is concluded by our research that adequate replacement housing exists in the Sacramento Area to accommodate low to moderate income families being displaced. There should not be a need to develop new housing or rehabilitate existing housing in order to accommodate the parties affected by the project.



<p>CITY OF SACRAMENTO DEPARTMENT OF UTILITIES 65TH STREET AND BROADWAY DETENTION BASIN</p>	<p>DATE: MARCH 05</p> <p>SCALE: 1" = 200'</p>
	<p>PLAN VIEW</p>