

RESOLUTION NO. 2008-022

Adopted by the Redevelopment Agency
of the City of Sacramento

May 6, 2008

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.

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Exhibit A – Relocation Plan

Exhibit B – Replacement Housing Plan

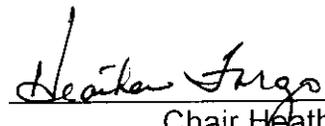
Adopted by The Redevelopment Agency of The City of Sacramento on May 6, 2008 by the following vote:

Ayes: Councilmembers Cohn, Fong, Hammond, McCarty, Pannell, Sheedy, Tretheway, Waters, and Mayor Fargo.

Noes: None.

Abstain: None.

Absent: None.


Chair Heather Fargo

Attest:


Shirley Concolino, Secretary



RELOCATION PLAN FOR 3004 REDDING AVENUE

Prepared By:

Universal Field Services, Inc.

for the:



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Suite 216

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 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 type="checkbox"/>
<input checked="" type="checkbox"/> No <input type="checkbox"/>	
Rental Supplement	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Last Resort Housing Payments	Yes <input type="checkbox"/>
<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.
No Yes

11. The Last Resort Housing Program will require:

Payments in Excess of \$22,520	Yes <input type="checkbox"/>
<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 displaces (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.

<u>Reasons for Living in Current Unit</u>	<u>No. of Respondents</u>
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).



<u>Area of Preference for Relocation</u>	
Similar neighborhood	Other
Or Southern Sacramento County	

K. Language Spoken:

<u>Language</u>	<u>No.</u>	<u>Needs Interpreter</u>
English	2	No

L. Persons with Disabilities:

There are no known persons with disabilities on this project.

M. Replacement /Business Site Preferences:

<u>Desired Type of Replacement Dwelling, Rent or Purchase</u>	
<u>Type of Dwelling</u>	<u>No. of Respondents</u>
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.

