



**Sacramento
Housing &
Redevelopment
Agency**

**REPORT TO COUNCIL AND
REDEVELOPMENT AGENCY**

City of Sacramento

915 I Street, Sacramento, CA 95814-2671

www.CityofSacramento.org

Consent
December 4, 2007

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

Title: Redding Avenue Properties

Location/Council District: 3012 and 3030 Redding Avenue (APN 015-0091-047 and 015-0091-041); 65th Street Redevelopment Project Area; Council District 6

Recommendation: 1) Adopt a **City Resolution** approving the Relocation Plan for the eligible tenant of 3030 Redding Avenue (California Health and Safety Code Section 33410 et seq.); and 2) Adopt a **Redevelopment Agency Resolution** approving the Relocation Plan for 3030 Redding Avenue and the Replacement Housing Plan for the two residential units located at 3012 and 3030 Redding Avenue.

Contact: Lisa Bates, Deputy Executive Director, 440-1316, Chris Pahule, Assistant Director, Community Development, 440-1350

Presenters: None

Department: Sacramento Housing and Redevelopment Agency

Description/Analysis

Issue: In July 2007, the Agency received authority to negotiate and purchase 3012, 3020 and 3030 Redding Avenue (Attachment 1). The sale and transfer of these properties to the Agency was completed on October 31, 2007. 3030 Redding Avenue contains a two bedroom/one bath single family residence and 3012 Redding contains a three bedroom/one bath single family residence. Currently, 3030 Redding Avenue is used as rental property and is occupied by two persons.

State law requires the creation and adoption of a relocation plan, which outlines relocation procedures and tenant's rights whenever redevelopment projects result in the displacement of residents. This report recommends approval and adoption of the Relocation Plan (Plan) for 3030 Redding Avenue, included as

Attachment 3. The Plan was produced by Universal Field Services Inc and conforms to State statutes and regulations governing relocation.

California State Law requires the replacement of very low-, low- and moderate-income residential units whenever those units are destroyed or removed from the affordable housing market as part of a redevelopment project that is subject to a written agreement with the Redevelopment Agency (Agency) or where financial assistance has been provided by the Agency. The Agency has four years from the time of destruction or removal of the units to replace them with rental or for sale units that have an equal or greater number of bedrooms and maintain the same or lower income level as those destroyed or removed. In addition, these units must be replaced within the City limits. As a result of this law, the Agency is required to replace two homes located at 3012 and 3030 Redding Avenue, which are proposed to be demolished, with the resulting vacant land transferred to the City of Sacramento and developed as a Park. California Community Redevelopment Law also requires the Agency to have a Replacement Housing Plan specifying the location, number of bedrooms, means of financing, and timetable for the replacement of housing units for very low-, low- and/or moderate-income persons or families when eliminating housing units from the Project Area. As identified in the attached Housing Replacement Plan (Attachment 4), these demolished units will be replaced with one two bedroom unit and one three bedroom unit with homes to be constructed in North Natomas within Sacramento City limits

Policy Considerations: This project is consistent with the 65th Street Redevelopment Plan to improve the storm drainage infrastructure and the goals and objectives outlined in the 65th Street Implementation Plan (2004 – 08) to remediate inadequate improvements, facilities and utilities. It is also consistent with the South 65th Street Area Plan and the 65th Street/University Transit Village Plan, and the Parks and Recreation Programming Guide. Establishing park land 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 City of Sacramento as the lead agency under the California Environmental Quality Act (CEQA) has prepared and approved a Negative Declaration and Mitigation Monitoring Plan for the 65th Street and Broadway Detention Basin Project, and the Agency as responsible agency approved the Negative Declaration and Mitigation Monitoring Plan on July 17, 2007. National Environmental Policy Act (NEPA) does not apply.

Committee/Commission Action: *Sacramento Housing and Redevelopment Commission:* At its meeting of November 14, 2007, the Sacramento Housing and Redevelopment Commission considered the staff recommendation for this item. The votes were as follows:

AYES: Burruss, Chan, Fowler, Hoag, Otto, Piatkowski, Stivers.

NOES: None.

ABSTAIN: None.

ABSENT: Coriano, Dean, Gore, Shah.

Rationale for Recommendation: Redeveloping these properties into park facilities will improve the public access to the planned Detention Basin/Park which, as currently configured, has no public access on three sides and limited access on the fourth side. The additional land will provide street frontage which will increase visibility into the site resulting in increased safety and will provide additional space for active recreational uses for existing and future residents in a Community Planning Area which is park deficient. By adopting this Relocation Plan (Plan), the Agency will be in compliance with State relocation law. The Relocation Plan is proposed for adoption to mitigate the impacts of displacing residents. The attached Plan ensures that all displaced people receive fair and reasonable relocation payments and assistance. The adoption of the Housing Replacement Plan allows the Agency to be in compliance with state housing law and ensures that no affordable housing units within the City are lost as a result of redeveloping the property.

Financial Considerations: The funding for activities recommended in this report has been previously approved. There are no new financial considerations related to the approval of the Relocation Plan and the Replacement Housing Plan.

M/WBE Considerations: There are no M/WBE considerations applicable to the actions

Respectfully Submitted by: _____



ANNE M. MOORE
Executive Director

Recommendation Approved:

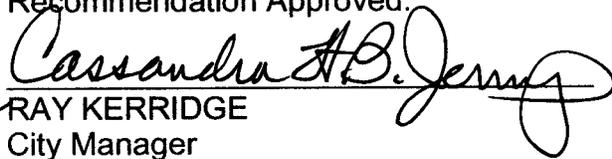
for 
RAY KERRIDGE
City Manager

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Background

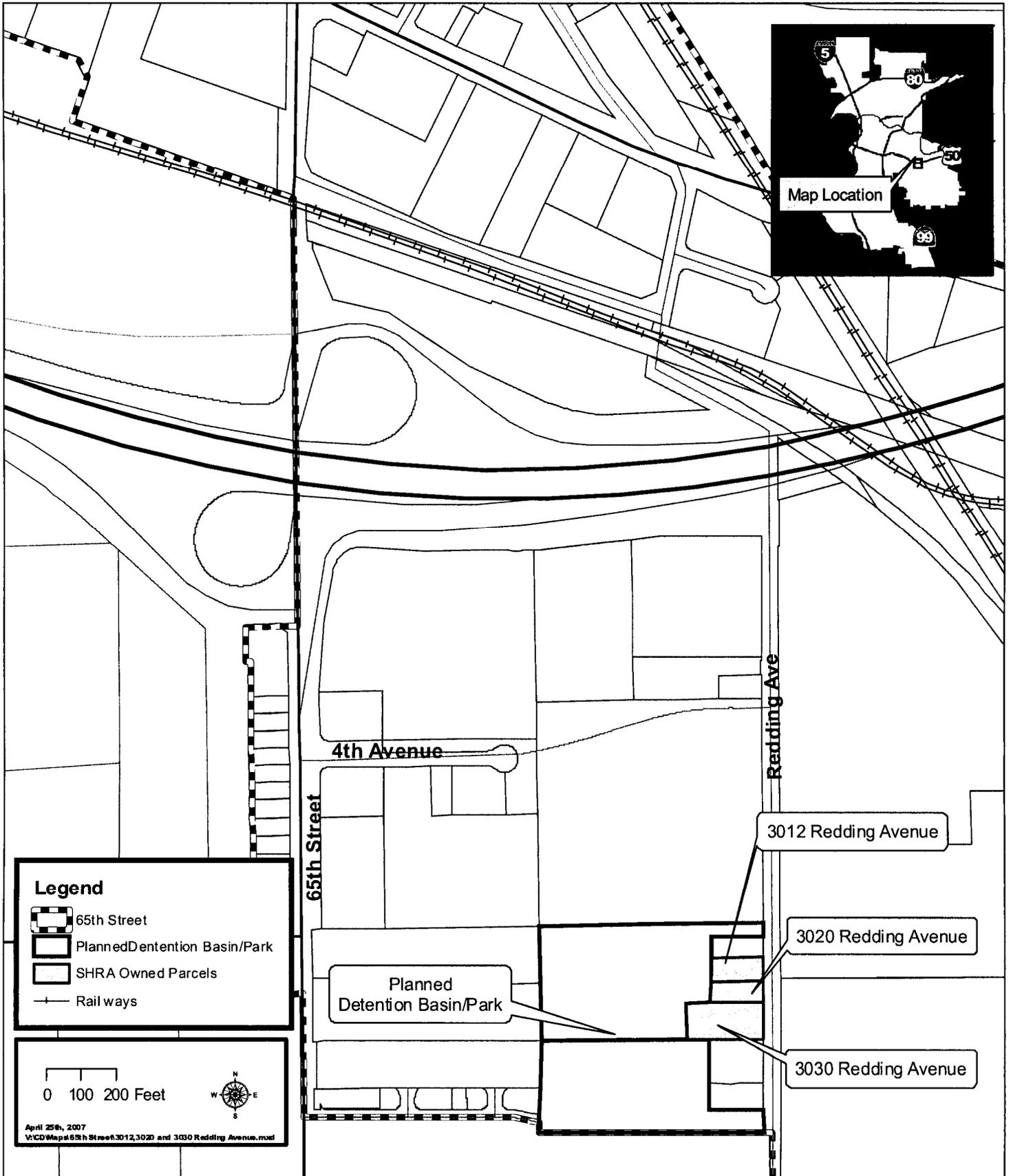
65th Street and Broadway Detention Basin and Park Project

Project Description:

The approved 65th Street and Broadway Detention Basin and Park Project (Project) involves the construction of a 5.44 acre drainage detention basin situated on two parcels totaling 6.95 acres. The Project is to be located on two parcels that are privately-owned (015-0091-044 and -045). Construction 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 runoff from small frequent storms entering the detention basin, and will include gravity-drainage via an existing 66-inch pipe located in 65th Street. The Project is designed to provide protection from a 100-year storm event, and allow for public recreation uses. A Park Master Plan will be developed and will specify the type, location, costs and development schedule for the recreational facilities.



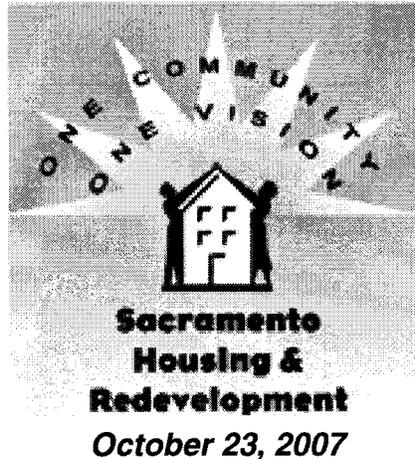
3012, 3020 and 3030 Redding Avenue 65th Street Redevelopment Area





Prepared By:

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for the:



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INTRODUCTION AND PROJECT DESCRIPTION

On July 17, 2007, the Sacramento Housing and Redevelopment Agency (SHRA), acting as the Redevelopment Agency of the City of Sacramento, obtained City Council approval to purchase three properties located at 3012, 3020 and 3030 Redding Avenue in the 65th Redevelopment Project Area. Following acquisition of the parcels and demolition of the two residential units, SHRA will convey them 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 parcels. 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 three parcels that are the subject of this relocation plan have been offered for sale to SHRA by the owner to remove these access barriers to the Detention Basin/Park. The three parcels total approximately one acre of land and will provide 230 feet of street frontage which will increase visibility into the site resulting in increased safety as well as land for active park uses.

The three properties consist of one vacant parcel and two with single family homes used as rentals by the property owner. At the time the acquisition was approved by the City, only one unit was occupied by a rental household. The housing units 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 of the 65th Street Redevelopment Project Area, depicting the subject parcels and a map of the City's proposed Detention Basin/Park are 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:

Sacramento Housing and Redevelopment Agency - Relocation Plan

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 of the subject properties, demolition of the two residential units and conveyance of the parcels to the City Parks and Recreation Department for development of their planned Detention Basin/Park.

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1. The Project, as applied to this relocation plan, consists of one residential property located along 3030 Redding Avenue in the City of Sacramento. This property is tenant 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 tenants. 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 tenants that they will have no problems 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:

Tenant Occupied Residential: One (1)

Project Relocation Recommendations

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

Sacramento Housing and Redevelopment Agency - Relocation Plan

Tenant-Occupants Yes X 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 X No

Rental Supplement Yes X No

Last Resort Housing Payments Yes X No

5. Serve 90-day notice to all displacees and, after three (3) referrals have been provided, serve thirty (30) day notice. Yes X No

6. Demolition of structures should proceed as soon as possible after they are vacated to reduce possibility of vandalism, criminal activity. Yes X No

7. The Sacramento Housing and Redevelopment Agency Relocation Program is adequate to successfully relocate all displacees for this Project alone. Yes
 X 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 X

10. The Last Resort Housing Program will be required to relocate some of the households being displaced. Yes X No

11. The Last Resort Housing Program will require:

Payments in Excess of \$5,250 Yes X No

New Construction Yes No X

Additional Findings:

1. The Project addresses residential tenant concerns regarding displacement.

2. There are no agricultural or non-profit displacements.

3. There are adequate relocation resources for displaced residents of this Project.

Sacramento Housing and Redevelopment Agency - Relocation Plan

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 \$5,250 per household over a forty-two (42) month period.
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: A 90-Day Notice only after each displacee has received a relocation entitlement statement reflecting their replacement housing and moving benefits after a minimum of three (3) referrals have been provided.

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.

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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 3-4 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 displace 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 dollar amount of benefits the displacees 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.

Sacramento Housing and Redevelopment Agency - Relocation Plan

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 properties are located in the City of Sacramento on Redding Avenue near 65th Street and Broadway. The properties are in the 65th Street Redevelopment Project Area and are 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 the exact location of the subject parcels.

The parcels comprising this Project site are 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 3030 Redding Avenue.

C. Zoning, Land Use and Development

Zoning within the Project: R1.

D. Competing Projects

There are none.

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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

Three parcels will be purchased by SHRA. Only one parcel is occupied by a residential rental tenant.

B. Data Collection

Universal interviewed the residents on September 24, 2007. 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 a tenant-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	2 Years		X

Sacramento Housing and Redevelopment Agency - Relocation Plan

E. Source of Income

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

Main Source of Income	
Employment	2
Retirement	0
Public Assistance	0

F. Monthly Income Range:

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

0

G. Income/Rent/Unit Size

Income	Family Size	Current Unit Size	Current Rent	Unit Req.	Affordable Rent Range	Replacement Rent Range
30% AMI	2	2 bd/1ba	\$1250.00	2/1	N/A	\$1250-1350

H. Transportation

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

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

I. Reason for living in unit

The one predominant reason cited by the tenants was the properties available storage.

Sacramento Housing and Redevelopment Agency - Relocation Plan

Reasons for Living in Current Unit	No. of Respondents
Priority	
Storage and location.	

J. Preferred Relocation Area:

The tenants 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

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	1
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.

Sacramento Housing and Redevelopment Agency - Relocation Plan

The income of the residential household is low compared to the rental rate they are paying, according to unverified information received during the interview process. It is anticipated that households who spend more than 30% of their aggregate gross monthly income on rent may qualify for last resort housing.

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, 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.

Sacramento Housing and Redevelopment Agency - Relocation Plan

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 rental 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 Rental:

Adequate relocation resources exist to relocate the displaced households. This availability has been demonstrated by utilizing current data from newspaper ads, real estate for sale magazines and the broker listings on the Internet. **Table 1** below depicts a representative sample of the current housing available.

Sacramento Housing and Redevelopment Agency - Relocation Plan

Table 1					
Current Residential Housing Inventory					
Rental Rate	Studio	1 Bed	2 Bed	3 Bed	4 Bed
\$800 - \$900			1		
\$900 - \$1,000				1	
\$1,101 - \$1,200			3	4	
\$1,201 - \$1,300			1	1	
\$1,301 - \$1,400			1	1	
Total					

The Survey of Residential Relocation Needs identifies the needs of the displaced households and the size of the replacement unit required, as shown on **Table 2**.

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

The focus of the search for replacement housing was in the market of single family homes for the renter-occupants. The search needs, therefore, for the residential displacees is for ten (10) 2 bedroom decent, safe and sanitary units. A sampling of available rentals is shown in **Table 3**.

Table 3				
Rentals Available in the Project Area				
Type	Location	Lease Rate	Bed Rms	Bath
SF House	4412 W Nichols Avenue	\$1,095	3	1
SF House	4245 Jeffrey Avenue	\$900	2	2
SF House	5140 2 nd Avenue	\$1,145	2	1
SF House	4405 23 rd Avenue	\$1,195	3	1
SF House	9120 Harvest Way	\$1,250	3	2
SF House	4235 Arlington Avenue	\$950	2	N/A
SF House	3128 Churchill Road	\$1,095	2	1

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

Sacramento Housing and Redevelopment Agency - Relocation Plan

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.

Sacramento Housing and Redevelopment Agency - Relocation Plan

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 be:

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:

Sacramento Housing and Redevelopment Agency - Relocation Plan

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 comment Plan available for public review 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 final 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 "Information Statement" to residents and obtain signed acknowledgements verifying receipt of material.

Sacramento Housing and Redevelopment Agency - Relocation Plan

4. Where necessary, assist in the transportation to inspect replacement sites within the area.
5. Provide assistance to any tenant who wishes to use his rent differential payment as a down payment allowance and assist him/her, as needed, in obtaining assistance from other public agencies including identification of First Time 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.

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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 tenant-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 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

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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 initiation of negotiations to acquire the property) 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 page 23.)
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 Tenant-Occupants:

The State Relocation Guidelines provide a basis entitlement of up to \$5,250 to compensate residential tenants who have established their residency within the Project area for a minimum of ninety (90) days prior to the initiation of negotiations. Payments to tenants are determined on the basis of their current rent, their ability to pay, market rent of a comparable dwelling and actual rent of the replacement unit and estimated cost

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of utilities. The rental assistance payment provides that a tenant will be paid the full amount of their calculated entitlement even if the payments are greater than \$5,250 based on a monthly housing need over a 42-month period as provided under the Last Resort Housing provision. Tenants may choose to use this payment as a down payment allowance in the event they elect to purchase a replacement home.

Tenants who have been in residency less than ninety (90) days prior to the initiation of negotiations are only entitled to receive the moving expense payment unless they are in the Last Resort Housing category.

NOTE:

When a tenant/occupant decides to purchase a home, the rental differential payment may be applied to the purchase price of a replacement dwelling and/or incidental closing costs.

Example: Calculation of Rent Differential Payment	
I.	SELECT LESSER OF: A. Current Rent Or B. 30% of Monthly Income <i>Yields Base Rent</i>
II.	SUBTRACT THE <i>BASE RENT</i> FROM THE LESSER OF: C. Actual Rent of Replacement Dwelling Or D. Rent of Comparable Rental Unit <i>Yields Monthly Need</i>
III.	<i>MONTHLY YIELD MULTIPLIED TIME 42 MONTHS =</i> Renters Assistance amount

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.

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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.

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	Low Estimate	High Estimate
Type of Payment		
Rent Differential	\$10,000.00	\$35,000.00
Moving*	\$6,000.00	\$12,000.00
Total	\$16,000.00	\$48,000.00

*Estimate is provided without the benefit of appraisal reports.

* Large quantity of personal property stored on site.

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

This Last Resort Housing Plan is based on the Survey of Relocation Needs of the owner occupants and tenants living in the Project area. It will provide directions for implementing the process of completing their relocation 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 household requiring it in excess of the statutory \$5,250. 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 displacee requires relocation assistance in excess of the basic statutory relocation amount of \$5,250 for a period of forty-two (42) months. This requires that SHRA must 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:

This 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 \$22,500 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 SHRA designate official in the newly selected locale. The replacement unit must pass the decent, safe and sanitary housing inspection before funds can be expended.

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D. Recommendations

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

1. Provide additional rent supplements above the maximum amount of \$5,250. Payments can be made in a lump sum payment or used as a down payment allowance.

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

E. Location of Housing to be Provided

The comparability studies and rental 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

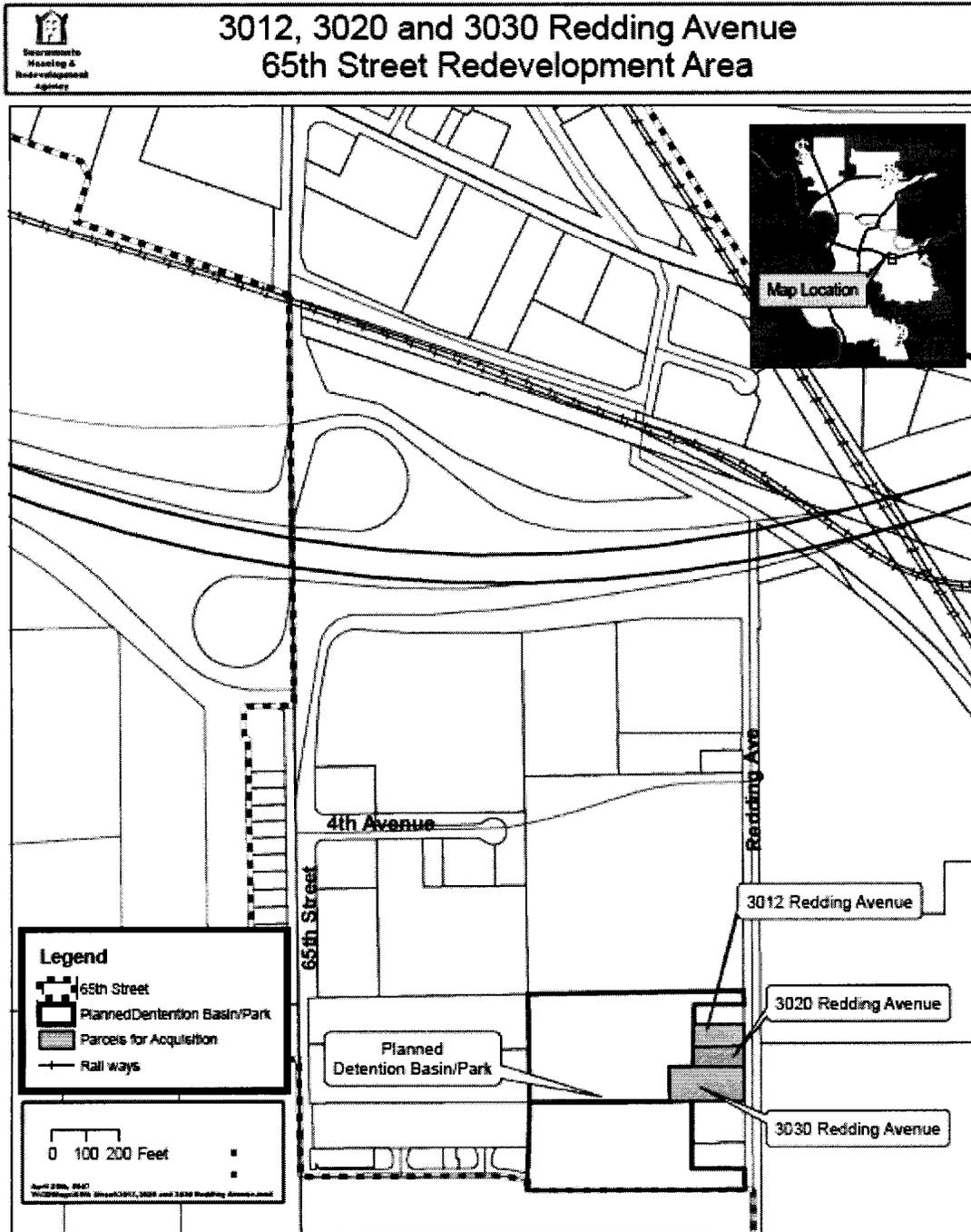
A Citizen's Advisory Committee is not needed, as there are fewer than 25 families in the Last Resort Housing category being displaced by this Project.

J. Summary

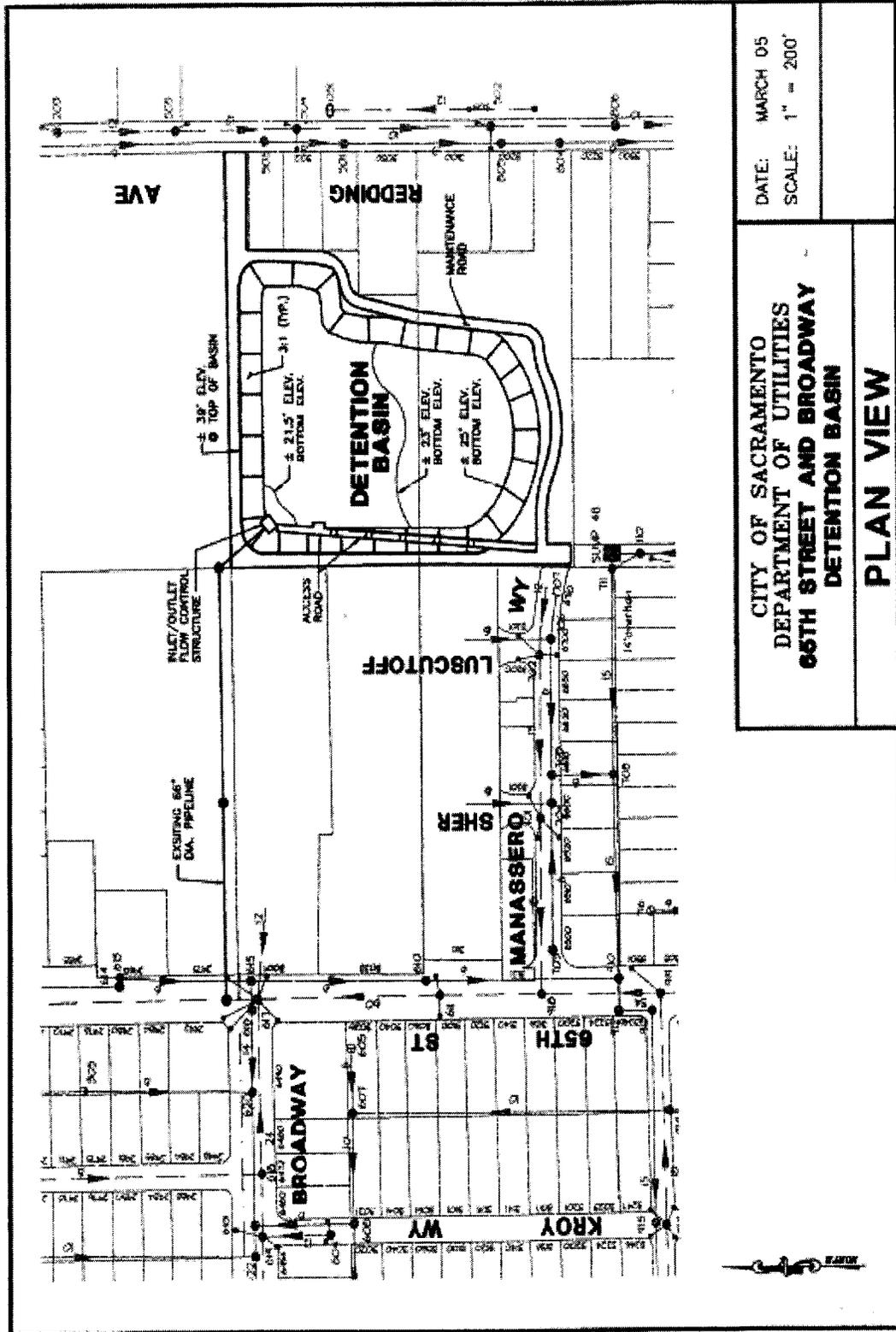
Sacramento Housing and Redevelopment Agency - Relocation Plan

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.

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3012 and 3030 Redding Avenue

Replacement Housing Plan for 2 Very-Low/Low Income Dwelling Units

Description of Property

3012 and 3030 Redding Avenue are located in the 65th Street Redevelopment Area, Council District 6, in the eastern portion of the City of Sacramento. The properties include 3030 Redding Avenue, a 23,336 square feet parcel with one single family 1,074 square foot residence with 3 rooms, two bedrooms and one bath and 3012 Redding, a 10,914 square feet parcel with one single family 1,273 square foot residence with 2 rooms, three bedrooms and one bath.

In the fall of 2006, the property owner approached the Sacramento Housing and Redevelopment Agency ("Agency") with an opportunity to purchase the property. A Resolution of Just Compensation to purchase these properties and a vacant parcel 3020 Redding Avenue was approved on July 17, 2007. The Agency is moving forward with a staff report that will recommend approval of the Relocation Plan and this Replacement Housing Plan. This staff report is presently scheduled to go to the Redevelopment Agency of the City of Sacramento on December 4, 2007.

Following the acquisition of the properties, the Agency will clear the site and dedicate it to the City of Sacramento for the 65th Street and Broadway Detention Basin and Park Project.

The project presents a significant opportunity to improve the redevelopment area by providing storm water detention facilities and recreational opportunities.

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

Project Status

Upon successful acquisition of the property, 3012 and 3030 Redding Avenue will be demolished and transferred to the City of Sacramento for the 65th Street and Broadway Detention Basin and Park Project. The Phase 1 Environmental Site Assessment shows no obvious evidence of a recognized environmental condition. No further assessment of the site on the site.

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 3012 and 3030 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 two residential units located at 3012 and 3030 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 3012 and 3030 Redding Avenue, is based on the following assumptions:

The units are occupied by a very low-income household [30% or below Area Median Income (AMI)].

The Agency will replace the two bedroom unit with a two bedroom unit and the three bedroom unit with a three bedroom unit. Therefore, the Agency will replace the unit at 3012 and 3030 Redding Avenue at the following affordability level:

Two bedroom at very low-income (30% of AMI) and three bedroom at very low-income (30% of AMI).

Replacement Dwelling Units

The Agency will replace the required unit at the Willow Glen Apartments, a new 135 unit multi-family rental housing development. The development is located at the southeast corner of Del Paso Road and Gateway Park Blvd in North Natomas (Council district 1). The Project is being constructed pursuant to Sacramento's Mixed Income Housing Ordinance and consists of 135 units financed with mortgage revenue bonds, tax credits, City HTF, a City fee waiver, and State MHP. Project is expected to complete construction June 2009.

The Agency will replace the two bedroom unit being lost at the 3012 and 3030 Redding Avenue site as follows:

- One two-bedroom unit at an affordability level of 30 percent or below Area Median Income (AMI) (very low-income).
- One three-bedroom unit at an affordability level of 30 percent or below Area Median Income (AMI) (very 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 3012 and 3030 Redding Avenue in Sacramento, CA is within the current allocation and does not require a vote of the public.

Schedule for Demolition

The 3012 and 3030 Redding Avenue unit will be demolished following acquisition of the property by the Agency. This is expected to occur in late 2007.

RESOLUTION NO. 2007 - _____

ADOPTED BY THE SACRAMENTO CITY COUNCIL

on date of

ADOPTION OF 3030 REDDING AVENUE RELOCATION PLAN IN THE 65TH STREET REDEVELOPMENT PROJECT AREA

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. On July 17, 2007, the Redevelopment Agency of the City of Sacramento was authorized to acquire 3012, 3020 and 3030 Redding Avenue ("Properties") located immediately to the west of the planned 65th Street and Broadway Detention Basin and Park Project. The 43,604 square foot site is occupied by two single family homes in the 65th Street Redevelopment Project Area.
- C. The addition of the Redding Avenue properties 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 considered it desirable to acquire the properties to be added to 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. The City of Sacramento as the lead agency under the California Environmental Quality Act (CEQA) has prepared and, on December 13, 2005, adopted a Negative Declaration and Mitigation Monitoring Plan for the 65th Street and Broadway Detention Basin Project ("Mitigated Negative Declaration"). On July 17, the Agency as responsible agency, adopted the Mitigated Negative Declaration. The National Environmental Policy Act (NEPA) does not apply.
- F. State law requires the creation and adoption of a relocation plan which outlines relocation procedures and tenant's rights whenever redevelopment projects result in the displacement of residents.

**BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL
RESOLVES AS FOLLOWS:**

- Section 1. After due consideration of the facts presented, the Relocation Plan for 3030 Redding Avenue, which includes the results of a Needs Assessment Survey and Housing Resources Study and provides specifics on the rights and monetary benefits available to all residents, is approved.

RESOLUTION NO. 2007 -

Adopted by the Redevelopment Agency of the City of Sacramento

on date of

ADOPTION OF 3030 REDDING AVENUE RELOCATION PLAN AND 3012 AND 3030 REDDING AVENUE REPLACEMENT HOUSING PLAN IN THE 65TH STREET REDEVELOPMENT PROJECT AREA

BACKGROUND

- G. The Infrastructure Improvements component of the 65th Street Five-Year Implementation Plan includes the detention basin and park development which support higher-density development.
- H. On July 17, 2007, the Redevelopment Agency of the City of Sacramento was authorized to acquire 3012, 3020 and 3030 Redding Avenue ("Properties") located immediately to the west of the planned 65th Street and Broadway Detention Basin and Park Project. The 43,604 square foot site is occupied by two single family homes in the 65th Street Redevelopment Project Area.
- I. The addition of the Redding Avenue properties 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.
- J. The Agency considered it desirable to acquire the properties to be added to 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.
- K. The City of Sacramento as the lead agency under the California Environmental Quality Act (CEQA) has prepared and, on December 13, 2005, adopted a Negative Declaration and Mitigation Monitoring Plan for the 65th Street and Broadway Detention Basin Project ("Mitigated Negative Declaration"). On July 17, the Agency as responsible agency, adopted the Mitigated Negative Declaration. The National Environmental Policy Act (NEPA) does not apply.
- L. State law requires the creation and adoption of a relocation plan which outlines relocation procedures and tenant's rights whenever redevelopment projects result in the displacement of residents.

- M. California State Law requires the replacement of very low-, low- and moderate-income residential units whenever those units are destroyed or removed from the affordable housing market as part of a redevelopment project that is subject to a written agreement with the Redevelopment Agency (Agency) or where financial assistance has been provided by the Agency.

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

- Section 1. After due consideration of the facts presented, the findings, including the environmental findings regarding this action, are approved.
- Section 2. The Relocation Plan for 3030 Redding Avenue, which includes the results of a Needs Assessment Survey and Housing Resources Study and provides specifics on the rights and monetary benefits available to all residents, is approved.
- Section 3: Pursuant to and consistent with the requirements of California Health and Safety Code Section 33413, the Replacement Housing Plan is adopted to replace the loss of affordable one two-bedroom unit and one three-bedroom unit located at 3012 and 3030 Redding Avenue, respectively.