



CITY OF HAYWARD
AGENDA REPORT

AGENDA DATE 02/20/01
AGENDA ITEM 5
WORK SESSION ITEM _____

TO: Redevelopment Agency Board Members
FROM: Director of Community and Economic Development
SUBJECT: Relocation Assistance Plan for "Site 4" and Adoption of Resolution Updating the Agency's Relocation Guidelines

RECOMMENDATION:

It is recommended that the Agency Board adopt a resolution approving the Relocation Plan for "Site 4," and updating the Agency's Relocation Guidelines.

BACKGROUND:

In order to implement housing goals of The Core Area Plan and the Agency's 1999-2003 Five-Year Implementation Plan, the Agency Board directed staff to begin the voluntary acquisition of properties at Site 4, a city block bounded by Watkins, Atherton, "C" and "D" Streets. The goal is to acquire and assemble the eighteen properties on this block and work with a residential developer to develop the site into a for-sale multi-family housing project. Acquisition efforts by the Agency have been underway for some time. To date, 13 of the 18 parcels at Site 4 have been acquired. Staff has been working with Suzanne Sullivan, the Agency's acquisition agent, to offer relocation assistance to all tenants of properties that are purchased by the Agency.

The State Relocation Guidelines require the preparation of a relocation plan for projects that would result in the displacement of residential units. Additionally, at least thirty days prior to the consideration of the Agency Board's consideration of the relocation plan, a notice must be provided to all potential relocatees (residential tenants) at the project site. In compliance with State law, the Agency's consultant has prepared a Relocation Plan, which is included as Exhibit A of this report. Notice of the plan was provided to all residential tenants of the project site. Additionally, the Hayward Redevelopment Advisory Committee (HRAC) was provided an update of the Site 4 property assembly status as well as given notice of the Relocation Plan's availability for review.

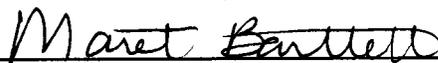
The Relocation Plan anticipates the displacement of approximately eight households and seven businesses. Four of the eight households are renters and the other four are owner-occupants. The businesses include T&M Transmission, Dennis' Auto Service, Tacqueria Estrella, Dream Girls Beauty Salon, Green Apple Press, New Orleans Palace Restaurant and Catering by Barbara Jean.

In accordance with State Relocation Guidelines, residential tenants must be provided with relocation benefits. The primary benefits include relocation advisory services, moving assistance payments and replacement housing payments. Owner occupants also receive advisory services, moving assistance payments and "purchase differential," which is the cost difference between the fair market value of their existing house and the cost to purchase a comparable house in the local community.

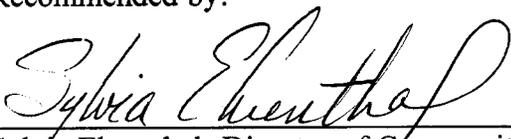
The Relocation Plan includes a list of the available single family, duplex and tri-plex type units that are equivalent (or better) quality units with the same bedroom count. The survey indicates that there is an adequate supply of these rental units available in the greater Hayward area. However, the rental rates have been increasing throughout the area, and the current rental market continues to be very tight. In the event that a relocation grievance is filed, staff will request that the Agency Board appoint a grievance board.

Businesses are also entitled to relocation advisory services. Business relocation payments consist of moving costs, costs to re-install special equipment and fixtures at the new location, and certain re-establishment costs such as installation of phone lines and the purchase of new office stationary. The costs to relocate business tenants are expected to vary widely due to the unique needs of each business. A business may also be eligible for a \$20,000 lump sum "in-lieu" payment rather than payment for actual costs. The lump sum payment can serve well for small business with few special needs, such as offices. The survey of business rental rates indicated that most of the business tenants are paying below market rents for their spaces, and that higher rents can be anticipated.

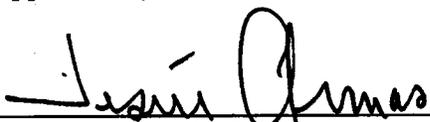
Prepared by:


Maret Bartlett, Redevelopment Director

Recommended by:


Sylvia Ehrenthal, Director of Community
and Economic Development

Approved by:


Jesús Armas, City Manager

Attachments: Exhibit A – Site 4 Relocation Plan

Due to the size, type or quality of the additional attachments, they are not scanable and therefore are not available for website viewing. The report, in its entirety, is available in the City Clerk's Office, Planning Division, and at the Main Library.

DRAFT

REDEVELOPMENT AGENCY OF THE CITY OF HAYWARD

RESOLUTION NO. RA-_____

*mnf
2/16/01*

Introduced by Agency Member _____

RESOLUTION APPROVING THE RELOCATION ASSISTANCE PROGRAM PLAN FOR "SITE 4" AND THE AGENCY'S RELOCATION GUIDELINES

WHEREAS, the Redevelopment Agency's Relocation Assistance Guidelines need updating to be consistent with the State Relocation Guidelines and the provisions of California Redevelopment Law pertaining to relocation; and

WHEREAS, the State Relocation Guidelines require the preparation of a relocation plan for projects that would result in the displacement of residential units and, in compliance with State law, the Agency's consultant has prepared a Relocation Plan; and

WHEREAS, notice of the Relocation Plan was provided to all residential tenants of the project site and the Hayward Redevelopment Advisory Committee (HRAC) was provided an update of the Site 4 property assembly status, as well as given notice of the Relocation Plan's availability for review.

NOW THEREFORE, BE IT RESOLVED by the Redevelopment Agency of the City of Hayward that it approves the Relocation Assistance Program Plan prepared for "Site 4", a copy of which is on file in the office of the City Clerk, and approves updating the Agency's Relocation Guidelines to comply with the State Relocation Guidelines and the provisions of California Redevelopment Law pertaining to relocation.

HAYWARD, CALIFORNIA _____, 2001

ADOPTED BY THE FOLLOWING VOTE:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST: _____
Secretary of the Redevelopment Agency
of the City of Hayward

APPROVED AS TO FORM:

General Counsel