

City of Culver City, California
City Council Agenda Item Report

Meeting Date: July 24, 2006		Item Number: <u>J-1</u>	
AGENDA ITEM: Consideration of Approval of a Relocation Plan for Residents at the Metro Motel (8846 National Boulevard).			
Contact Person/Dept.: Alicia Weintraub		Phone Number: 310-253-5778	
Fiscal Impact: Yes ☒ No ☐		General Fund: Yes ☐ No ☒	
Public Hearing: ☐		Action Item: ☒ Attachments: ☒	
Public Notification: Affected residents of 8846 National Boulevard (June 19, 2006), owner of Metro Motel business and Overland, Pacific & Cutler were notified on July 5, 2006, and the Master Notification List on July 19, 2006.			
Department Approval: Susan Evans (07/19/06)		City Manager Approval: Jerry B. Fulwood (07/19/06)	
City Controller Approval: Marlee Chang (07/19/06)			

RECOMMENDATION:

Staff recommends the Culver City Council ("Council") approve the Relocation Plan prepared by Overland, Pacific & Cutler, Inc."(OPC)", for the Metro Motel Site.

BACKGROUND:

The City of Culver City purchased the Metro Motel at 8846 National Boulevard on March 20, 2006 as part of the acquisition efforts for the Washington National Triangle site. The Metro Motel, although a part of the overall development project, is not a part of the Redevelopment Project area and therefore was acquired by the City. Acquiring this property was essential to achieving the public improvements planned for the project.

This offer included a purchase of the motel at fair market value, compensation for all furniture, fixtures and equipment, and loss of goodwill. Relocation of the two tenants was the legal obligation of the City of Culver City ("City").

On September 7, 2004, the Culver City Redevelopment Agency ("Agency") hired the firm of Overland, Pacific & Cutler ("OPC") as the relocation consultant charged with preparing Relocation Plans and assisting in implementing the plans. In accordance with California law and regulations, prior to proceeding with a project the City and/or Agency is required to approve a Relocation Plan whenever that project will cause displacement of existing non-residential and residential owners or tenants. The Relocation Plan should identify the impacts that the new project will have on affected occupants and describe the measures the City and/or Agency will take to ensure

City of Culver City, California
City Council Agenda Item Report

that replacement housing will be provided to residential occupants. The plan should be consistent with the City's housing element and include the following:

- (1) A sketch of the area involved,
- (2) Projected dates of displacement,
- (3) A written analysis of the aggregate relocation needs of all persons to be displaced and a detailed explanation as to how these needs are to be met,
- (4) A written analysis of relocation housing resources,
- (5) A detailed description of the relocation advisory services program, including specific procedures for locating and referring eligible persons to comparable replacement housing,
- (6) A description of the relocation payments to be made and a plan for disbursement,
- (7) A cost estimate for carrying out the plan and identification of the source of the necessary funds,
- (8) If needed, a detailed plan by which any last resort housing is to be built and financed,
- (9) A standard information statement to be sent to all renters who will be permanently displaced,
- (10) Temporary relocation plans, if any,
- (11) A description of relocation office operation procedures,
- (12) Plans for citizen participation,
- (13) Enumeration of the coordination activities undertaken, and
- (14) A written determination by the public entity that necessary resources will be available as required.

The Relocation Plan for the Site is enclosed in the agenda packet as Attachment No. 2 and has been available for public review as required by law for 30 days. Staff has received no comments as of the date this report was prepared.

City of Culver City, California
City Council Agenda Item Report

DISCUSSION:

In interviewing occupants on the Site of the Proposed Project, OPC determined that there are two tenant-occupied units both single efficiency motel rooms, that were rented on a long-term basis. One room is occupied by one adult and one child while the other room is occupied by one adult. The commonly accepted standard for housing density allows two persons per bedroom and one person in a common living area. Based on this criterion as compared to available tenant data, there is no overcrowding and both residents can be accommodated in a studio or another single room efficiency if relocated.

Both residents are currently charged a rent on monthly basis. The resident with the longer tenancy pays \$840 and the other pays \$900.

Income information was provided by one resident and according to income standards for the County of Los Angeles adjusted for family size as published by the United States Department of Housing and Urban Development (HUD) in 2006, that resident qualifies as above moderate income (over 120% of area median).

Current legal occupants of the Site will be eligible for relocation assistance because the proposed plan for the Site will require that the existing improvements be demolished. The overall relocation process includes the following:

1. Household and business relocation interviews
2. Distribution of informational brochures
3. Needs analyses
4. Searching for appropriate replacement housing
5. Preparation and service of Notices to Vacate
6. Timely referrals to appropriate replacement housing
7. Transportation to inspect potential replacement housing/appropriate replacement commercial space
8. Assistance with completion of rental applications
9. Claims review
10. Filing of claims for payment
11. Moving coordination

No household can be displaced until adequately-sized, decent, safe and sanitary replacement housing has been identified. The resource survey conducted by OPC indicates that there should be an ample supply of affordable replacement housing to accommodate the needs of residential displacees from the Site.

A Relocation Plan must have been adopted by the City before any remaining residents or businesses can be served with a 90-Day Notice to Vacate. Adoption of

City of Culver City, California
City Council Agenda Item Report

the Relocation Plan, as required by law, will advance the Agency's efforts at making the Site available for the Proposed Project.

Both residents expressed a preference to remain in the community in order to maintain current access to employment, recreational resources and public transportation. OPC has already begun exploring replacement housing options within the community.

FISCAL ANALYSIS:

The estimated cost of moving and relocation payments to the residents at the Site is \$23,020 with an additional 10% contingency amount for a total estimated cost of \$25,320. This amount includes moving costs and relocation assistance to each tenant for 42 months. Tenant #1 currently pays \$840 dollars and because his income is above moderate income, his only subsidy is \$60 per month for 42 months for relocation assistance plus moving costs of \$1000. Tenant #2 did not provide her income, but based on anecdotal information it appears that she is well below moderate income and therefore the benefits for budgetary purposes were based on her receiving a differential payment based on her ability-to-pay estimated at \$450 per month for 42 months, plus moving costs of \$1000. This total budget amount does not include the cost of OPC's services or any other administrative or acquisition costs.

The Agency's contract with OPC will cover this expenditure. There are adequate funds available in Program 55092620.610500.

ATTACHMENTS:

1. Public Notice, dated June 19, 2006
2. *Relocation Plan for Metro Motel*

MOTION:

That the City:

Approve the Relocation Plan for the Metro Motel Block Site Project.