

City of Culver City, California
Redevelopment Agency Agenda Item Report

Meeting Date: 1/22/08		Item Number: <u>A1</u>	
AGENDA ITEM: Approval of a Relocation Plan for the Washington/Centinela Redevelopment Project.			
Contact Person/Dept.: Joe Susca		Phone Number: (310) 253-5763	
Fiscal Impact: Yes ☒ No ☐		General Fund: Yes ☐ No ☒	
Public Hearing: ☐		Action Item: ☒ Attachments: ☒	
Public Notification: Overland, Pacific & Cutler, Inc. (12/05/07); Residents of the 4063 South Centinela Avenue house (12/10/07); the Master Notification List (01/16/08)			
Department Approval: Sol Blumenfeld (01/15/08)		Executive Director Approval: Jerry B. Fulwood (01/16/08)	
Fiscal Impact Review: Jeff Muir (by N. Kimball)(01/16/08)			

RECOMMENDATION:

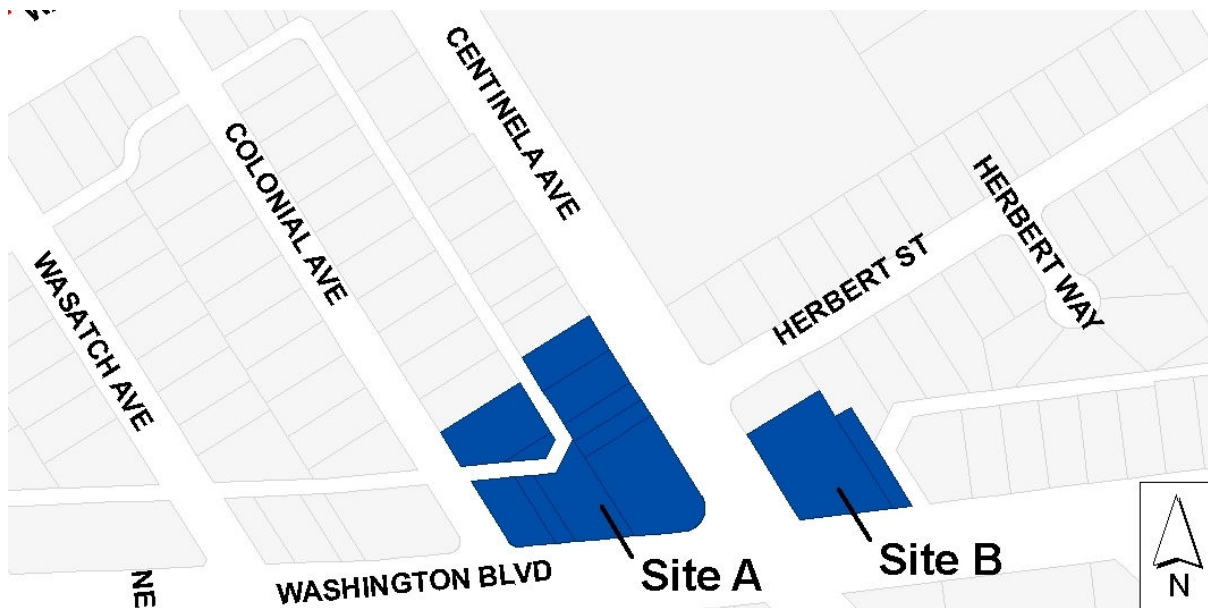
Staff recommends the Culver City Redevelopment Agency (the "Agency") approve the Relocation Plan prepared by Overland, Pacific & Cutler for residents of the Washington/Centinela Redevelopment Project.

BACKGROUND:

As part of the Agency's goal of eliminating blight within the Redevelopment Project Area, the Agency identified a number of blighted and underutilized properties that have potential for redevelopment. Among those properties identified were the northeast and northwest corners of the intersection of Washington Boulevard and Centinela Avenue (the "Sites"). Below is a description and map of the two corners that comprise the Sites:

- **Site A**, over one acre in size, is the northwest corner located at 12403-12427 Washington Boulevard, 4064 Colonial Avenue, and 4061-4069 Centinela Avenue.
- **Site B**, approximately 20,000 square feet in area, is the northeast corner located at 12337-12343 Washington Boulevard.

City of Culver City, California
Redevelopment Agency Agenda Item Report



Culver CITY
REDEVELOPMENT SITES

Legend

-  City Boundary
-  Redevelopment Site Parcels



In 2006 and 2007, the Agency completed the Sites property acquisition efforts and relocated all the businesses within them. The only remaining tenant to relocate is the family that resides within the 4063 South Centinela Avenue house located within Site A (the “House”).

DISCUSSION:

The five adult residents of the House are eligible for relocation assistance because the site will be demolished in preparation for its subsequent redevelopment.

The Relocation Plan:

On September 7, 2004, the Agency hired the firm of Overland, Pacific & Cutler (“OPC”) as their relocation consultant charged with preparing and implementing relocation plans for redevelopment projects. In accordance with California law and regulations, prior to proceeding with a project the Agency is required to approve a Relocation Plan whenever that project will cause displacement of existing residential owners or tenants. The proposed Relocation Plan identifies the impacts that the Washington/Centinela Redevelopment Project will have upon the residents of the

City of Culver City, California
Redevelopment Agency Agenda Item Report

House and describes the measures the Agency will take to ensure that replacement housing will be provided to them in accordance with applicable law.

The proposed Relocation Plan is consistent with the City's housing element and includes the following components:

- A map of the area included within the redevelopment project.
- Anticipated dates of displacement.
- A written analysis of the aggregate relocation needs of all residents to be displaced and a detailed explanation as to how these needs are to be met.
- An explanation of relocation housing resources.
- A detailed description of the relocation advisory services program that OPC administers, including specific procedures for locating and referring eligible persons to comparable replacement housing.
- A description of the relocation benefits that will be made and a method for payment disbursement.
- A cost estimate for carrying out the Relocation Plan and identification of the source of the necessary funds.
- A detailed method by which any last resort housing is to be calculated and financed.
- A standard information statement to renters who will be permanently displaced.
- Temporary relocation strategies, if necessary.
- A description of OPC's operational procedures and their contact information.
- Details of the coordination activities undertaken thus far and what will commence once the Relocation Plan is approved.

The Relocation Plan for the remaining tenants is attached and has been available for review by the residents of the House as required by California State law. Staff has received no comments to the Relocation Plan as of the date this report was prepared.

The Process:

Creation and subsequent implementation of the proposed Relocation Plan includes the following steps:

1. Household member interviews

City of Culver City, California
Redevelopment Agency Agenda Item Report

2. Distribution of informational brochures
3. Performance of a needs analyses
4. Searching for appropriate replacement housing
5. Preparation and delivery of Notices to Vacate
6. Timely referrals to appropriate replacement housing
7. Transportation to inspect potential replacement housing
8. Assistance with completion of rental applications
9. Claims review
10. Filing of claims for payment
11. Moving coordination

The family who resides in the house will not be displaced until adequately-sized, decent, safe and sanitary replacement housing has been identified. The resource survey conducted by OPC indicates that there is an ample supply of replacement housing to accommodate their needs and that their successful relocation should be completed within ninety days. Two of the five adults who reside within the House have already found replacement housing and are currently in the process of relocating into their new home.

A Relocation Plan must be adopted by the Agency before any of the three remaining residents can be served with a 90-Day Notice to Vacate. Approval of the Relocation Plan will advance the Agency's goals by preparing Site A for its subsequent redevelopment.

FISCAL ANALYSIS:

The estimated cost of finding new homes and relocating the five adults who reside in the House is ~\$52,115. With a recommended 10% contingency, the total estimated cost is ~\$57,326. This amount does not include the cost of OPC's services necessary to create and then implement the proposed Relocation Plan which are anticipated to be less than \$7,500. Therefore, the total relocation costs for this project are estimated to be less than \$65,000.

Sufficient funding is included for relocation services in the adopted 2007-08 RDA budget for the Washington/Centinela Project (Account No. 55092610.610500) to implement the proposed Relocation Plan.

ATTACHMENTS:

1. December 10, 2007: Public Notice
2. Relocation Plan for the Washington/Centinela Redevelopment Project

City of Culver City, California
Redevelopment Agency Agenda Item Report

MOTION:

That the Culver City Redevelopment Agency:

Approve the Relocation Plan for the Washington/Centinela Redevelopment Project.