



Committee
Repals
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SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

April 7, 1981

CITY MANAGER'S OFFICE
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Redevelopment Agency of the
City of Sacramento
Sacramento, California

Honorable Members in Session:

SUBJECT: Emergency Code Enforcement - Relocation Assistance
and Benefits

SUMMARY

This report is to request funding in the amount of \$1,500 to provide assistance to occupants displaced by City Code Enforcement at 610 - 10th Street.

BACKGROUND

The City Division of Building Inspections has declared the structure located at 610 - 10th Street a public nuisance. Accordingly, the utilities will be requested to be disconnected and the building vacated by April 16, 1981. There are four 2-bedroom units in the structure, three of which are occupied. The tenants are of low income; two single men and one middle aged couple. The Alkali PAC Director has requested that relocation assistance be provided to these tenants pursuant to the Code Enforcement Relocation Assistance & Benefits Program adopted by the City Council in 1975. At this time, there are no funds allocated for this program, however, the statute allows tax increment funds to be used for this purpose.

FINANCIAL DATA

Relocation assistance and benefits can be funded from Alkali Flat Tax Increment funds as follows:

Description of Payments:

Actual moving expenses \$300.00
or

Fixed payment up to \$300.00

(payment based on bedroom count per attached policy, except for the following changes due to inflation

2-bedroom \$150.00 changed to \$250.00

3-bedroom \$250.00 changed to \$300.00

Total amount of payment remains at \$300.00)

APPROVED
SACRAMENTO REDEVELOPMENT AGENCY

Date

4/14/81

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

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Budget

Relocation payments (3 cases X \$300)	\$900.00
Admin/Tech costs (4 hrs/case X 3 X \$32/hr)	384.00
Miscellaneous	216.00
Total	<u>\$1500.00</u>

VOTE AND RECOMMENDATION OF COMMISSION

At its regular meeting of April 6, 1981 the Sacramento Housing and Redevelopment Commission adopted a motion recommending adoption of the attached resolution. The votes were as follows:

AYES: Fisher, Knepprath, Luevano, A. Miller, Serna,
Teramoto, B. Miller
NOES: None
ABSENT: Coleman, Walton

RECOMMENDATION

The staff recommends adoption of the attached resolution providing relocation assistance not to exceed \$1,500 to occupants displaced by code enforcement at 610 - 10th Street.

Respectfully submitted,

William H. Edgar
WILLIAM H. EDGAR
Interim Executive Director

TRANSMITTAL TO COUNCIL:

Walter J. Slipe
WALTER J. SLIPE
City Manager

Contact Person: Leo T. Goto

RESOLUTION NO. RA- 81-026

Adopted by the Redevelopment Agency of the City of Sacramento

April 14, 1981

AUTHORIZING EMERGENCY RELOCATION
ASSISTANCE AT 610 TENTH STREET

BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE CITY
OF SACRAMENTO:

Section 1. The Executive Director is hereby authorized
to provide relocation assistance in an amount not to exceed a
total of One Thousand Five Hundred Dollars (\$1,500.00) for all
of the occupants of the premises at 610 Tenth Street displaced
by code enforcement actions of the City of Sacramento.

CHAIRMAN

ATTEST:

SECRETARY

APPROVED
SACRAMENTO REDEVELOPMENT AGENCY

Date 4/14/81

CODE ENFORCEMENT
RELOCATION ASSISTANCE AND BENEFITS PROGRAM

PROGRAM DESCRIPTION

The Sacramento Housing and Redevelopment Agency will administer a Code Enforcement Relocation Assistance and Benefits Program through the Central Relocation Office. Such displacement may occur when the Director of the Building Inspections Division (hereinafter referred to as "Director") or his authorized representatives has inspected any building and determined that it is (a) a substandard building pursuant to the Housing Code (Sacramento City Code Ch. 49); (b) a dangerous building pursuant to the Dangerous Building Code (Sacramento City Code Ch. 50); or (c) an immediately dangerous building also pursuant to the Dangerous Building Code. In cases where such buildings are occupied as dwellings and the Director determines that it is necessary to vacate the premises in order to repair, vacate or demolish said buildings, the displacees shall be eligible for relocation assistance and benefits under this program to the extent funds are available. Where a property owner has elected to appeal from an order of the Director to repair, vacate or demolish a building, the occupants shall not be eligible for benefits until a final decision of the Housing Code Advisory and Appeals Board, the City Council or a court of competent jurisdiction, as the case may be, directs the owner to abate the nuisance. Where a displacee is otherwise eligible for relocation assistance or benefits from any other source, they shall not be eligible under this program.

NOTICE REQUIREMENTS

No person may be displaced from his dwelling without first having received a 30-day notice in writing from the Director except:

(1) where the Director has ordered a vacation of the building as an immediately dangerous building pursuant to Chapter 50 of the Sacramento City Code; or (2) where both the owner and occupant of such property waive the 30-day notice in writing. A copy of the notice and a request for relocation assistance shall be sent to the Central Relocation Office (CRO) at the same time that the notice is sent to the occupant. If the 30-day period is waived, a copy of the waiver shall be forwarded to CRO immediately upon receipt by the Director.

ELIGIBILITY REQUIREMENTS

A person qualifies as a displaced person under this program if after he moves from his dwelling as a direct result of an order from the Director or a decision of the Housing Codes Advisory Appeals Board, the City Council, or a court of competent jurisdiction that necessitates vacation of his dwelling in order that it may be repaired or demolished. A person must occupy a building as his principal place of abode at the time the order or decision to vacate is given and is final. No person who is otherwise eligible under this program shall receive assistance or benefits under this program if they are eligible to receive assistance or benefits under any other local, state or federal relocation program. When all funds have been expended for this program, no person may qualify. For purposes of eligibility under this program, one or more individuals living in a single dwelling shall be regarded as one person.

RELOCATION ASSISTANCE

The Central Relocation Office will provide relocation information, at the earliest possible time, to all persons to be displaced. Upon

receiving the notice from the City requesting relocation assistance be provided to a displaced, the Central Relocation Office will visit the occupant to determine his housing needs at that time and provide an informational letter explaining the relocation assistance and benefits. Suitable housing referrals will be given to each person displaced.

RELOCATION BENEFITS

An eligible displaced person may receive either (1) actual costs incurred from moving up to \$300.00, or (2) a fixed payment up to \$300.00 upon approval of the Relocation Supervisor.

1. Moving Expenses

A relocation payment for moving expenses may include the actual costs of the following:

- a. Moving personal property (such costs may be for a self move in which case the Relocation Supervisor shall establish the value of the services rendered for such a move);
- b. Utility deposits;
- c. Telephone reconnect;
- d. Cleaning deposits; and
- e. Other related costs.

All expenses to be documented by receipted bills or by relocation staff verification. Actual costs for items b. through c. shall be the net out of pocket costs as determined by subtracting refunds for deposits or services paid for but not received from costs incurred in occupying the replacement dwelling.

2. Fixed Payment

A fixed payment allowance shall be based on the number of bedrooms occupied with furniture or personal belongings to be moved and the amount based on the following schedule:

1 Bedroom	\$125
2 Bedrooms	\$150
3 Bedrooms	\$250
4 Bedrooms	\$300

Where the displaced person elects actual costs and such actual costs exceed the \$300.00 payment because of extraordinary costs as verified by the Relocation Supervisor, additional moving costs may be approved by the Director.

PREPARATION OF CLAIM FOR PAYMENT

1. Displacee claims for payment shall be prepared by the Central Relocation Office in a timely manner.
2. The payment shall be disbursed by the Agency's Controller to displacee.

RELOCATION PROGRAM COSTS

The administrative cost of providing relocation assistance and benefits to displaced persons will be included as part of the program costs with staff time charged pursuant to Contract then in force between City and Redevelopment Agency.

RELOCATION RECORDS AND REPORTS

The Central Relocation Office will prepare and maintain relocation records as follows:

1. It will identify the total amount of relocation payments made and number of displacees relocated.

2. It will record the administrative costs separately from the relocation benefit payments.
3. A quarterly report from the Central Relocation Office, which will include but not be limited to a summary of the above records, will be submitted to the Assistant City Manager for Community Development, City Community Improvement Section, Sacramento Housing and Redevelopment Agency, Housing Codes Advisory and Appeals Board, and the Division of Building Inspections.