

IN THE CITY COUNCIL OF THE CITY OF SAN LEANDRO

**RESOLUTION NO. 2023-**

**RESOLUTION OF THE CITY OF SAN LEANDRO CITY COUNCIL TO APPROVE A RESIDENTIAL ANTI-DISPLACEMENT AND RELOCATION ASSISTANCE PLAN FOR THE PROPOSED INTERIM NAVIGATION CENTER/SHELTER PROJECT AT THE NIMITZ MOTEL LOCATED AT 555 LEWELLING BLVD**

**WHEREAS**, the City Council of the City of San Leandro (the “City”) approved entering into a purchase and sale agreement on March 21, 2022 (Council Resolution No. 22-050) to acquire the Nimitz Motel located at 555 Lewelling Blvd (the “Property”) and to develop the Property into an interim homeless navigation center and shelter and eventual future conversion into permanent supportive housing (the “Project”); and

**WHEREAS**, upon close of escrow, the City will retain ownership of the Property while partnering with experienced nonprofit organizations to develop, manage and provide supportive services for the Project during the interim navigation and shelter phase; and

**WHEREAS**, the City entered into a consulting services agreement with AutoTemp Services, an experienced relocation firm, to manage the relocation process for the City and ensure the City’s compliance with applicable State and federal relocation regulations and guidelines; and

**WHEREAS**, the City Council previously approved over \$1,200,000.00 in federal funds from the Community Development Block Grant and HOME Programs, \$750,000 in federal American Rescue Plan Act funds, and over \$1,100,000.00 in State Permanent Local Housing Allocation funds; and

**WHEREAS**, the Project will result in the temporary or permanent displacement of certain persons or families from their dwelling units on the Property; and

**WHEREAS**, the relocation of eligible residents (the “Residents”) currently residing on the Property is subject to the requirements of the California Relocation Assistance Law (Government Code Section 7260 *et seq.*) (the “Relocation Law”) and the California Relocation Assistance and Real Property Acquisition Guidelines (California Code of Regulations, Title 25, Chapter 6, Section 6000 *et seq.*) (the “State Relocation Guidelines”) that require the City to, among other things, prepare a relocation plan that describes assistance and benefits to affected residents, and to pay certain specified moving costs and other costs related to their relocation; and

**WHEREAS**, the relocation of eligible Residents from the Project is also subject to the Federal Uniform Relocation Act (46 U.S.C. § 4600 *et seq.*) and its implementing regulations (49 C.F.R. Part 24) that require relocation planning, and is also subject to the requirements contained in the U.S. Department of Housing and

Urban Development (HUD) Handbook 1378: Tenant Assistance, Relocation and Real Property Acquisition (collectively, the “Federal Requirements”); and

**WHEREAS**, a draft Residential Anti-Displacement and Relocation Assistance Plan for the proposed Project (the “Draft Relocation Plan”) was prepared and delivered to the Residents for review. A notice of availability and opportunity to review the Draft Relocation Plan was also made available for the public in the Community Development Department at San Leandro City Hall, 835 East 14<sup>th</sup> Street, at least 30 days prior to City Housing Division staff submission of the Draft Relocation Plan to the City Council; and

**WHEREAS**, all comments received on the Draft Relocation Plan and responses to those comments have been incorporated into the final proposed Residential Anti-Displacement and Relocation Assistance Plan for the Proposed Interim Navigation Center/Shelter Project.

**NOW, THEREFORE**, the City Council of the City of San Leandro does **RESOLVE** as follows:

- Section 1. The above recitals are true, correct, and incorporated herein.
- Section 2. The City Council hereby approves the Residential Anti-Displacement and Relocation Plan for the Project (the “Relocation Plan”), attached hereto and incorporated herein by reference.
- Section 3. Based on the Relocation Plan, the City Council hereby finds and determines:
  - a. That fair and reasonable relocation payments will be provided to eligible persons, as required by the Relocation Law, State Relocation Guidelines, and the Federal Requirements.
  - b. That a relocation assistance program offering the services described in the Relocation Guidelines has been established.
  - c. That eligible persons will be adequately informed of the assistance, benefits, policies, practices and procedures, including grievance procedures, provided for in the Relocation Guidelines.
  - d. That based upon a recent survey and analysis of both the housing needs of persons who will be displaced and available replacement housing, and considering competing demands for that housing, comparable replacement dwellings will be available, or provided, if necessary, within a reasonable period of time prior to displacement sufficient in number, size, and cost for the eligible persons who require them.
  - e. That adequate provisions have been made to provide orderly, timely, and efficient relocation of eligible persons to comparable and available replacement housing without regard to race, color, religion, sex, marital status, or national origin with minimum hardship to those affected.

- f. That a relocation plan meeting the requirements of Section 6038 of the State Relocation Guidelines has been prepared.

Introduced by Councilmember \_\_\_\_\_ and passed and adopted this 5<sup>th</sup> day of June 2023, by the following vote:

AYES:

NOES:

ABSENT:

ATTEST:

\_\_\_\_\_  
Kelly B. Clancy, CMC  
City Clerk