

# Agenda Report

July 11, 2011

**TO:** Honorable Mayor and City Council

**FROM:** Housing Department

**SUBJECT: APPROVAL OF RELOCATION PLAN FOR PROPOSED DEVELOPMENT OF MAR VISTA UNION PERMANENT SUPPORTIVE HOUSING PROJECT AT 131-135 N. MAR VISTA AVENUE**

## **RECOMMENDATION:**

It is recommended that the City Council take the following actions:

1. Find that the proposed relocation plan for the Mar Vista Union housing project is consistent with the CEQA review adopted by the City Council on March 14, 2011 for the "Mar Vista Project"; and
2. Approve the relocation plan proposed in this agenda report in connection with the proposed development of the Mar Vista Union permanent supportive housing project at 131-135 N. Mar Vista Avenue.

## **BACKGROUND:**

At its regular meeting of March 14, 2011 the Pasadena City Council approved the key business points of a Predevelopment, Acquisition, Disposition, Development and Loan Agreement with National Community Renaissance ("Developer") for the development of a permanent supportive housing project located at 131-135 N. Mar Vista Avenue (the "Mar Vista Union Project" or "Project"). As was indicated in the staff report, the Project site is improved with eight, renter-occupied single-room (no bedrooms) dwelling units, and that the occupants of these units would need to be relocated so that the residential structures could be demolished in accordance with the Agreement's Scope of Development.

Subsequently, the Developer prepared a relocation plan that was distributed to each occupant residing at the Project site. A copy of the relocation plan is attached to this agenda report as Exhibit "A". In accordance with 25 CCR 6038(a), the relocation plan must be approved by the City Council. Furthermore, 25 CCR 6038(a) requires that at

least 30 days prior to the City Council's consideration of the relocation plan, notice of the relocation plan be provided to all households that might be impacted. This requirement was satisfied by the Developer on June 6, 2011 with the distribution of advisory notices (in English and Spanish) to all households at the Project site (attached as Exhibit "B"). No comments on the relocation plan from the Project site occupants have been received by Housing staff as of June 28, 2011.

The Developer's relocation consultant is Overland Pacific & Cutler, Inc. ("OPC"). OPC has met with each tenant and is now in the process of gathering all the information and documents needed from each tenant so that the actual amount of relocation assistance can be determined for each household. The Developer currently estimates that the total relocation assistance will be approximately \$153,000 which is within the amount originally estimated and included in the Project development budget that staff presented to the City Council on March 14, 2011.

**COUNCIL POLICY CONSIDERATION:**

The proposed action furthers the City Council's Strategic Plan goal to support and promote the quality of life and the local economy.

**ENVIRONMENTAL ANALYSIS:**

In accordance with the provisions of the California Environmental Quality Act (CEQA), a categorical exemption (Section 15194) was adopted for the Mar Vista Project by the City Council on March 14, 2011. The action proposed herein is the relocation plan for current tenants that occupy the project site and this activity is consistent with the adopted CEQA document. No CEQA review is required for this action.

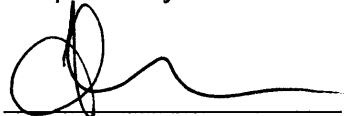
**FISCAL IMPACT:**

There is no fiscal impact as a result of this action and will not have any indirect or support cost requirements. The anticipated impact to other operational programs or capital projects as a result of this action will be none.

Respectfully submitted,

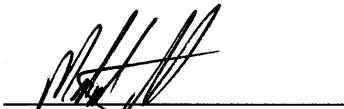
  
William K. Huang  
Housing Director

Prepared by:



James Wong  
Senior Project Manager

Approved by:



Michael J. Beck  
City Manager