

Docktown Plan

December 12, 2016



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INTRODUCTION

Docktown Marina ("Docktown" or the "Marina") located in the City of Redwood City (the "City") has provided both live aboard and non-live aboard marina occupancy opportunities for many years. Redwood City acquired its interest in the portion of Redwood Creek that is now Docktown Marina from the State of California in 1945. In 1964, the City leased the waterway for use as a marina and it has been operated as such since that time. Up until March of 2013, Docktown Marina was operated by a private party, Docktown Marina, Inc., who had a lease agreement with the land side owners and a revocable permit to operate the marina with the City. The owner of that business, Fred Earnhardt, Jr., advised the City in December of 2012 that he was terminating his lease and his revocable permit, and shortly thereafter, the City took over the operations and management of Docktown.

The City serves as a trustee for the State lands on which the Marina is located. In that role, the City must ensure that use of these lands is in accordance with the statutes which granted the land to the City, State Lands Commission policies, and the public trust doctrine. The statutes granting the subject property allow for limited use of these public trust lands for the establishment, improvement and conduct of a harbor and for the construction, maintenance and operation of wharves, docks, piers, slips, quays and other utilities, structures, facilities, etc. necessary or for the promotion, accommodation, and operation of flood control projects. The State's intent is for all California residents to have access to public trust lands, and the State has indicated that private residential use is inconsistent with such public access. The State Lands Commission and the California Attorney General have declared that continued leasing of slips at Docktown for residential use violates the granting statutes and the common law public trust doctrine.

Relocation of Households from Docktown is thus necessary for the City to meet its legal obligation under the public trust doctrine. Recognizing that this transition will be challenging for people currently living at Docktown and consistent with the City's goals of equity and providing affordable housing assistance, the City is working to develop an assistance program to address individual needs and to provide individuals with a



reasonable time to relocate. While the City is not obligated to provide any specific relocation benefits by law, the City is committed to developing a customized program to address potential relocation hardships that individuals currently residing at Docktown may face.

The City retained the services of Overland, Pacific and Cutler, Inc. ("OPC") to prepare the Docktown Plan and advise the City on a reasonable relocation assistance process, and to provide potential relocation advisory services and financial assistance options for Households who may be impacted by the relocation of Live Aboard occupancy at Docktown.



Definition of Terms Used in the Docktown Plan

The following definitions apply to terms used throughout this Docktown Plan:

"Barge-Based Dwelling" means a structure emplaced on a floating barge used as a Primary Residence (greater than 50% of the 2016 calendar year) under a Lease or Sub-Tenant Agreement. Barge-Based Dwellings used for commercial uses including short-term occupancy similar to that of a hotel are not considered Barge-Based Dwellings. The term primarily describes and differentiates this type of Dwelling from a Boat.

"Boat Dwelling" means, in the context of the Docktown Plan, a vessel of every kind used solely as a Primary Residence (greater than 50% of the 2016 calendar year) under a Lease or Sub-Tenant Agreement. Boat Dwellings used for commercial uses including short-term occupancy similar to that of a hotel are not considered Boat Dwellings. For purposes of the Docktown Plan, a Boat Dwelling may or may not be seaworthy and/or operational.

"Disability" means a physical or mental disability, as those terms are defined under California Government Code section 12926.1 and/or the Americans with Disabilities Act of 1990, which include, without limitation, chronic or episodic conditions such as HIV/AIDS, hepatitis, epilepsy, seizure disorder, diabetes, clinical depression, bipolar disorder, multiple sclerosis, and heart disease.

"Disabled Person" means any individual with a physical or mental impairment that substantially limits one or more of the major life activities of such individual; a record of such impairment; or being regarded as having such impairment.

"Docktown Marina," "Docktown," or the **"Marina"** mean that certain marina located in Redwood City, California which exists primarily atop certain lands (including submerged lands) granted to the City as trustee by the California State Lands Commission in 1945 in Chapter 1359, Statutes of 1945, as amended. Docktown's approximate location is 1548 Maple Street in Redwood City, San Mateo County, California, east of US Highway 101 on Redwood Creek.

"Dwelling" means either a Boat Dwelling or Barge-Based Dwelling unit located at Docktown.

"Good Standing" means that the Tenant is in compliance with their Lease including not being delinquent in rent or in violation of other material terms of the Lease.

"Household" means one or more persons using or occupying a Boat Dwelling or Barge-Based Dwelling at Docktown as their Primary Residence under a valid Lease or Subtenant Agreement, as verified by documentation requested by OPC. Members of a Household may include persons related and/or unrelated to each other, such as roommates.

"Household Goods" means goods, clothing, furniture, appliances, and other personal effects other than a Dwelling, owned by a Tenant or Sub-tenant, and located in or on a Dwelling.

"Lease" means a written live aboard rental agreement between a Tenant and the City of Redwood City for the Tenant to reside in his or her Dwelling at a berth (or berths) at Docktown.

"Live Aboard" means a person or persons lawfully living aboard a Dwelling as their Primary Residence pursuant to a valid Lease or Subtenant Agreement.

"Low Income" or **"Low Income Household"** means a category of Household that earns eighty percent (80%) or less of the area median income adjusted for family size in the County of San Mateo as established by the State of California Department of Housing and Community Development. A Low Income Household may include persons who are classified as Seniors, Disabled Persons, and/or have status as a Veteran. Current limits can be found at <http://www.hcd.ca.gov/housing-policy-development/housing-resource-center/reports/state/inc2k16.pdf>

"Non-Live Aboard Berth" means a lawful use of a berth (or berths) at Docktown for other than a Live Aboard use.

"OPC" means Overland, Pacific and Cutler, Inc.

"Owner" or **"Ownership"** means a party or parties with a valid Lease with the City who can demonstrate, through adequate proof of ownership (such as registration and title) that he or she is the verifiable legal owner of a Dwelling berthed at Docktown Marina.

"Primary Residence" means a location where a person or Household has living quarters that they reside at as their place of residence more than 50% of the 2016 calendar year, which can be demonstrated through proof of voter registration, tax returns, driver's license, or other comparable document.

"Relocation Assistance Program" means the plans and services described in this Docktown Plan.

"Senior" means any person who is 62 years of age or older as of December 31, 2016.

"Tenant" means an Owner having a written Lease with the City of Redwood City to live aboard the Tenant's Dwelling at a berth (or berths) at Docktown.

"Tenant with Subtenant" means an Owner that allows a Subtenant to reside on their Dwelling through a valid Subtenant Agreement.

"Sub-tenant" means a person or household who holds a valid Subtenant Agreement.

"Subtenant Agreement" means a written agreement between a Tenant and Sub-tenant for the Sub-tenant to utilize the Tenant's Dwelling as the Sub-tenant's Primary Residence.

"Veteran" means any person who served honorably on active duty in the United States Armed Forces as documented on a Department of Defense Form 214 (a/k/a DD-214).

Intent of the Docktown Plan

This Docktown Plan is intended to provide the City and persons impacted by relocation of Households at Docktown with a reasonable relocation process and schedule, relocation advisory assistance, and a benefits program to *eligible* Tenants and Sub-tenants.

There is no specific law or statute in the State of California that applies to the relocation of Live Aboard occupancy at Docktown, cessation of use, or the change of use of marinas. The relocation of the types of Households discussed in the Docktown Plan does not fall under or trigger any requirements under the California Relocation Assistance Law, California Relocation Assistance and Real Property Acquisition Guidelines, or California Floating Home Residency Law.

Despite no legal requirement to provide any relocation benefits, the City is focused on ensuring a smooth transition for Docktown community members. Thus, the City Council directed the development of this Relocation Assistance Program (“Program”) which includes both advisory and financial assistance benefits for all Tenants and Sub-tenants. The Program is designed to assist in relocating Dwellings to a new marina slip or locating a new land-based residence, including financial assistance. In addition, the Program provides enhanced benefits to those who qualify as Seniors, Disabled Persons, Veterans or Low-Income Households. While relocation benefits are not required under state law, the City believes that identifying a process for evaluating the needs of Docktown Households and the potential provision of relocation assistance is consistent with the City’s goals of equity and providing affordable housing assistance.

Limitations of the Docktown Plan

The assistance described in the Docktown Plan is limited to those persons who meet the definitions of a Tenant, Tenant With Sub-tenant, or Sub-tenant. The Docktown Plan cannot contemplate each and every circumstance that may apply to Docktown Households. Accordingly, a Household's particular needs will be considered on a case-by-case basis.

Docktown Plan Development Process

OPC has developed the Docktown Plan by drawing on its experience assisting numerous local public agencies in California and other entities to plan and execute relocation assistance programs under circumstances where no state or federal relocation requirements apply. OPC has provided such services since 1984.

In order to assess the potential relocation needs of persons impacted and advise the City Council on a reasonable Relocation Assistance Program, OPC first assessed the existing conditions at Docktown including Households living at the Marina as well as the various types of Dwellings used for residential purposes berthed and emplaced at the Marina. In order to collect data on existing conditions OPC first obtained current information from the City and then conducted its own “windshield” survey of the Marina. This process permitted OPC to develop an appropriate interview form to be used to obtain information directly from Households. A sample of this form is provided in Appendix 1 of this Docktown Plan.

Between August and October 2016, OPC made at least three attempts to meet with all current Tenants and Sub-tenants to conduct an interview to discuss their current use of their Dwelling, their Household composition, income, and any special needs, and details regarding their Dwelling, including its size, age, and condition. OPC staff utilized in person/on-site attempts, telephone, email, and written notice distributions as means to reach out to the Households for this process. Table 1 below shows the results of OPC’s interview process to date.

Table 1: Residential Household Survey Completions *

Total Interviews Completed	12	18%
Total Unwilling to Conduct Interview	13	20%
Total Unresponsive to Date	40	62%
Interview Outcomes Accounted For	65	100%

**Based on completions through November 1, 2016. Data subject to change.*

As shown in Table 1, the participation level in the interview process intended to collect primary information from Households was low. OPC received a range of responses to its efforts, ranging from no response despite multiple requests to being advised that the Household would communicate only through legal counsel. Neither OPC nor the City have been contacted by legal counsel representing any Docktown Households.

Use of This Docktown Plan

In any relocation process, a written plan is an important document for communication and management of the process. The Docktown Plan is expected to be used in two ways: 1) as the formal document used by the City to communicate the Relocation Assistance Program to those impacted; and 2) as a communications and relocation assistance management tool for interactions between OPC and Households during the relocation phase. The Docktown Plan both describes the Relocation Assistance Program and what those impacted by the Plan can expect from it.

Each section of the Docktown Plan builds on the next; accordingly, it should be read in its entirety to understand the importance of each section individually and as part of the entire document.

Comment, Review, Approval and Updates of the Docktown Plan

The Draft Docktown Plan was made publicly available to Households for comment. The City encouraged comments regarding the Docktown Plan. To ensure that all comments could be considered by Staff and the City Council, written comments were requested to

be sent via email to docktownplan@redwoodcity.org no later than November 30, 2016. Verbal comments were taken at a meeting for Docktown Community members on November 17. All comments sent via email and received at the public meeting have been documented on the Comment Resolution Matrix provided in Appendix 4.

Where necessary to provide more clarity on certain portions of the Docktown Plan, revisions have been made to the Docktown Plan, which will be presented to the City Council for their consideration at their meeting on December 12, 2016. The City Council at its discretion may elect to approve the Docktown Plan as presented or provide direction to make revisions to the Plan. The City Council is obligated to adopt a Docktown Plan before December 31, 2016



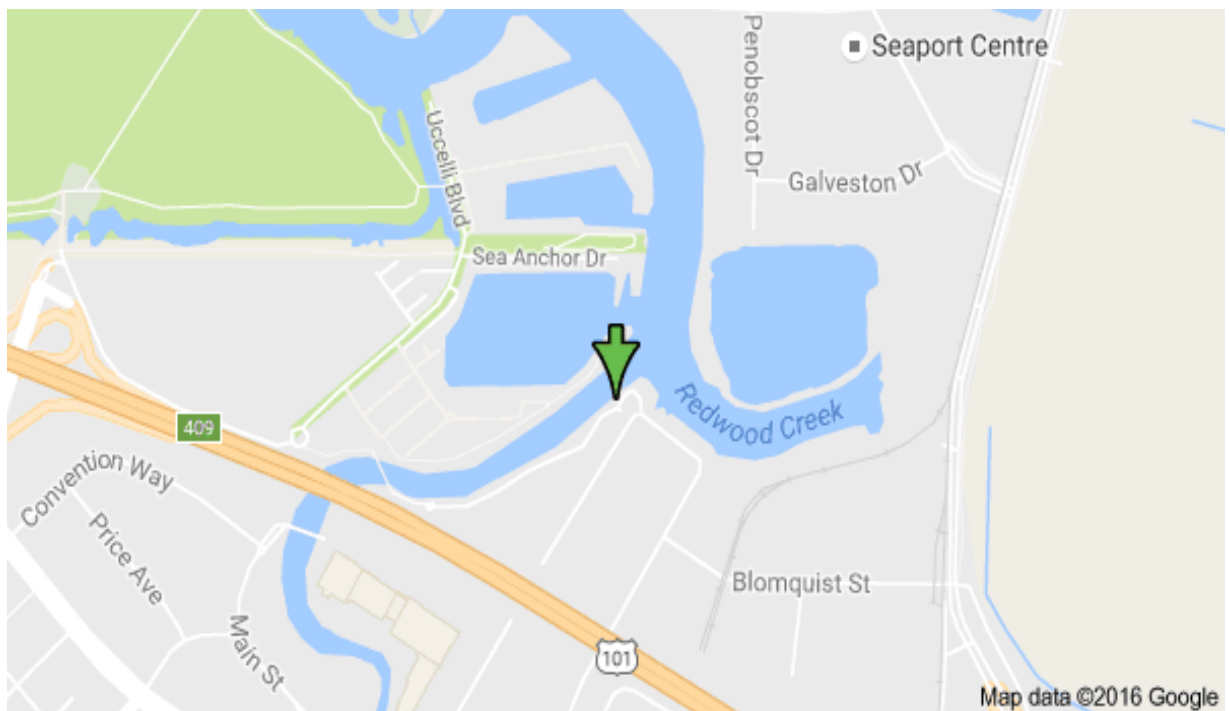
SECTION 1: EXISTING CONDITIONS

The purpose of this section is to describe the people and property that would be impacted by relocation from Docktown. When the City evaluated Docktown's characteristics, it determined that certain Dwellings and individuals, such as Seniors, Disabled Persons, Veterans, and Low Income Households, were more likely to face a greater impact from the proposed relocation of Live Aboard occupancy at Docktown. As a result, the City determined to offer enhanced benefits to those who fall into one or more of these categories.

Geography

Docktown Marina (see Figure 1 below) is located at 1548 Maple Street in Redwood City east of US Highway 101 on Redwood Creek, which is an inlet to the southern portion of the San Francisco Bay.

Figure 1: Docktown Location



There are an estimated 95 occupied berths at Docktown, of which an estimated 65 have Tenants and Sub-tenants; the remaining are non-live aboard Berths, vacant berths, and those berths used by persons for commercial purposes, which are not eligible for relocation assistance under this Docktown Plan.

Characteristics of Persons and Dwellings

In developing this Docktown Plan, it was important for OPC to attempt to learn about the persons impacted, particularly Low-Income individuals, Seniors, Disabled Persons, and Veterans. Such individuals are widely considered to be among the most vulnerable in a community and may need an enhanced level of services and financial assistance in connection with a relocation process.

Population and Housing Tenure

Because of the low response to interview requests, OPC was not able to gather the data necessary through its interview process to estimate the total Tenant population at Docktown and whether they owned or rented their Dwelling. It was noted through the data collection process that there are long-term Tenants who reside at Docktown as their Primary Residence; however, there are also Tenants who lease boats to other persons as a source of income. No Tenants at Docktown enjoy long-term possessory interests in their berths under an existing long-term Lease with the City; all Leases may be terminated with 60-days' notice to the Tenants. OPC estimates that there are 60 Owner-occupancies and five Sub-tenant occupancies of Dwelling at Docktown.

Age and Needs of Households

OPC was not able to gather the data necessary through its interview process to determine the range of ages, median age, and number of Seniors, Disabled Persons, Veterans, and other special needs populations. However, it was noted through the data collection process that Docktown Households include individuals who are members of these populations.

Income

OPC was not able to gather the data necessary through its interview process to determine the stated household incomes of Docktown Households. Through the data collection process it is noted that some Households stated they are Low Income. Table 2 below provides the current income limits adjusted for Household size to be used in determining a Household's status as Low-Income.

Table 2: San Mateo County Income Limits *

County	Income Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
San Mateo County 4-Person Area Median Income: \$107,700	Extremely Low	25850	29550	33250	36900	39900	42850	45800	48750
	Very Low Income	43050	49200	55350	61500	66450	71350	76300	81200
	Low Income	68950	78800	88650	98500	106400	114300	122150	130050
	Median Income	75400	86150	96950	107700	116300	124950	133550	142150
	Moderate Income	90500	103400	116350	129250	139600	149950	160250	170600

Source: State of California Housing and Community Development Department. Effective date May 24, 2016. Income limits subject to change based upon applicable updates/revisions by the State of California.

<http://www.hcd.ca.gov/housing-policy-development/housing-resource-center/reports/state/inc2k16.pdf>

Dwellings

Dwellings currently berthed at the marina include Boat Dwellings and Barge-Based Dwelling units. Table 3 below displays data on the categories of Dwellings impacted by the relocation of Live Aboard occupancy at Docktown. Note that table 3 excludes Boats believed to be used for reasons other than as a Primary Residence.

Table 3: Dwelling Types *

<u>Dwelling Categorization</u>	<u># Of</u>
Barge Based Dwellings	25
Boat Dwellings	40
Total Live Aboard	65

**Based on visual survey August 22, 2016. Data subject to change.*

SECTION 2: IMPACT ANALYSIS

This section of the Docktown Plan describes the persons and property impacted by the relocation of Docktown Households as discovered through the Existing Conditions Analysis described in Section 1.

Persons Impacted

Approximately 65 Households will need to relocate and take residence elsewhere as a result of the relocation of Live Aboard occupancy at Docktown.

The total number of Households or individuals who qualify as Low-Income Seniors, Disabled Persons, and Veterans are unknown at this time due to the low participation in OPC's interview process. OPC is aware that there are at least some Households and individuals that are likely to qualify to receive the enhanced benefits offered to these populations. OPC will continue to meet with those who are willing to complete the interview process and assist them in the relocation process.

Dwellings Impacted

Some Dwellings likely will not be able to be relocated to other marinas due to age, condition, and/or lack of available space. Table 4 provides OPC's estimate of the number of properties that are either moveable or non-moveable. Based on this expectation, the Docktown Plan includes provisions for potential acquisition of non-moveable Dwellings.

Table 4: Preliminary Dwelling Condition Assessments*

<u>Dwelling Moveability Summary</u>	<u># Of</u>
Estimated Moveable Boats	13
Estimated Non-moveable Boats	27
Estimated Moveable Barge-Based Dwellings	0
Estimated Non-moveable Barge-Based Dwellings	25
Total	65

**Data based on preliminary visual inspection of Dwellings. Data is subject to change based upon inspection of each Dwelling and re-assessment of its condition.*

SECTION 3: REPLACEMENT HOUSING RESOURCES

A resource survey was conducted in October 2016 to identify potential replacement marinas and land-based rental housing options. This survey is intended to provide a preliminary assessment of market availability and depth; it should not be construed as a full and final assessment of all potential housing resources in the San Francisco Bay Area or other locations that may be suitable or desirable for specific households.

Survey Process and Results

OPC utilized the following parameters to conduct the survey.

1. Contacted marinas located in San Mateo, San Francisco, Marin, Alameda, Contra Costa, Solano, Sacramento, and San Joaquin Counties. The survey identified the number of berths available for residential uses at the time of the survey, rent for those berths, and available waitlist opportunities.
2. Contacted market rate multi-family properties in Redwood City to inquire about vacancies and rents. No search was conducted outside of Redwood City. Such searches

would be conducted on an as-requested basis in the future should a Household have such an interest.

3. Contacted affordable housing properties in Redwood City, Greater San Mateo County, Northern Santa Clara County (San Jose excluded), and Alameda County (excluding Oakland) to ascertain unit availability and waitlist information. Such searches would be conducted on an as-requested basis in the future should a Household have such an interest.

The results of the survey are provided in Table 5 below. A full listing of the data pertaining to these resources is shown in Appendix 2. Specific referrals will be based upon the choices indicated by Households to OPC.

Table 5: Affordable Housing Availability Survey Results*

Properties Surveyed	Survey Responses					
	Total Surveyed	Units Available	Accepting Application	Waiting list Open	Waitlist Closed/No Availability	No Response
Redwood City	26	2	1	1	5	17
Greater San Mateo County	87	4	4	6	7	66
Northern Santa Clara County (Excludes San Jose)	8	0	0	1	7	0
East Bay Cities in Alameda County (Excludes Oakland)	70	1	3	11	48	7
Total Properties in Survey	191	7	8	19	67	90

**Data as of 11/9/16. Subject to change without notice.*

Marina Opportunities in Redwood City

In addition to contacting existing marinas in the City of Redwood City which allow Live Aboard uses, City of Redwood City and Port of Redwood City staff are actively discussing

the possibility of allowing Live Aboard uses at the Municipal Marina, which is operated by the Port of Redwood City. Allowing Live Aboard uses at the Municipal Marina would require approval by the San Francisco Bay Conservation and Development Commission (BCDC) and modification of marina use policies by the Port Commission. It is anticipated that up to 19 Boats could ultimately be allowed to lease space at the Municipal Marina. Capital improvements would be required at the Municipal Marina in order to support Live Aboard uses, including increased sewer pump out capacity, upgraded electrical equipment, new utility meters and pedestals, and enhancements to the dock closest to the existing shower and laundry facilities. The cost and funding source for these improvements and the potential timeline for allowing Live Aboard uses at the Municipal Marina is currently being assessed.

SECTION 4: RELOCATION ASSISTANCE PROGRAM

This section of the Docktown Plan describes the process for the review and approval of this Docktown Plan, the Docktown relocation process, and the proposed relocation advisory and financial assistance to be provided.

Draft Docktown Plan Review and Approval of the Final Docktown Plan

The City, through OPC, will ensure that all Households receive the following:

1. Full and timely access to documents relevant to the Relocation Assistance Program;
2. Provision of technical assistance necessary to interpret elements of this Docktown Plan and other pertinent materials;
3. Provision of electronic copies of the Draft Docktown Plan for review a minimum of fifteen (15) days prior to consideration by the City Council. OPC will receive comments from Households and other interested persons regarding the Draft Docktown Plan;

4. Provision of a general notice of the Draft Docktown Plan's availability for review to *all* Households. Additionally, the Draft Docktown Plan shall be made available to the Public;
5. The opportunity to submit written, or oral comments and objections regarding the Draft Docktown Plan and to have these comments attached to the Docktown Plan when it is forwarded to the City Council for consideration;
6. Consideration of all public comments received; and,
7. Presentation of the Docktown Plan to the City Council at a noticed public meeting on December 12, 2016.

Relocation of Live Aboard Occupancy Process

All Households will be provided with the opportunity to equally participate in the relocation process and receive assistance they may be eligible for under the City's Relocation Assistance Program. The relocation of Live Aboard occupancy process and the relocation assistance services that will be provided will ensure that the process does not result in disparate treatment of Households based on race, nationality, color, religion, national origin, sex, marital status, familial status, disability, any other basis protected by the federal Fair Housing Amendments Act, the Americans with Disabilities Act, Title VI of the Civil Rights Act of 1964, Title VII of the Civil Rights Act of 1964, Title VIII of the Civil Rights Act of 1968, the California Fair Employment & Housing Act, and the Unruh Act, or any otherwise unlawful discriminatory basis.

Relocation Assistance Eligibility

OPC shall make all best efforts to meet with each potentially eligible Household to determine their relocation assistance eligibility. OPC will request that they provide all pertinent information pertaining to their potential eligibility. Each Household will be provided with a documents request letter in advance of their eligibility meeting with OPC. Information and documents ("Eligibility Documents") requested by OPC must be returned

to OPC within 30 days. Upon receipt of Eligibility Documents within the requisite 30 day period, OPC will review the Household's eligibility. **All documents retained by OPC will remain confidential unless disclosure is required by law.**

All Households having met the eligibility requirements will be issued a Notice of Eligibility ("NOE") detailing the level of assistance they will receive. Any Household that has been determined not to be eligible to receive assistance under the Relocation Assistance Program, that fail to return any requested Eligibility Documents to OPC within 30 days, or person(s) that do not meet the definition of Household will be issued a Notice of Ineligibility.

Any Household that is in disagreement with a Notice of Eligibility or a Notice of Ineligibility may appeal such determination to the City Manager by filing a Notice of Appeal within 15 days of the date the Notice of Eligibility or Ineligibility is issued. Upon receipt of a timely filed Appeal, the City Manager or his/her designee shall fix a time and place for hearing the appeal. The appeal shall be heard by an independent Hearing Officer designated by the City Manager. The decision by the Hearing Officer shall be deemed final. A written notice of the decision on the appeal shall be sent by regular mail. The notice shall advise that any action challenging the decision of the Hearing Officer must be filed with the Superior Court of the County of San Mateo pursuant to Code of Civil Procedure Section 1094.5 and that judicial review must be sought within 90 days following the date of the written notice.

In order to become and remain eligible for relocation assistance, any Tenant or Sub-tenant must execute an Agreement to Relocate with the City and any Tenant must also be deemed in Good Standing with the City.

Classifications of Persons Eligible for Relocation Assistance: The Relocation Assistance Program contemplates three classifications of persons who may be eligible to receive assistance. Specific types of assistance are described for each classification later in this Section of the Docketown Plan. Table 6 at the end of this Section provides a matrix of the types of assistance available to each classification.

1. **Live Aboard Tenant:** A Tenant who is the Owner of their Dwelling and lives aboard the Dwelling as their Primary Residence.
2. **Tenant With a Sub-tenant:** A Tenant who is the Owner of their Dwelling, but does not use that Dwelling as their Primary Residence, and instead has a Sub-tenant who uses the Tenant's Dwelling for the Sub-tenant's Primary Residence.
3. **Sub-tenant:** A Sub-tenant who lives aboard a Tenant's Dwelling for the purpose of the Sub-tenant's Primary Residence.

Households who do not meet the definitions and criteria of one of these three classifications are not eligible to receive any relocation assistance, such as persons with Non-Live Aboard Berthing License Agreements and Tenants who may have a Lease who are permitting the Dwelling to be used for short-term residential occupancy similar to that of a hotel.

Forms of Assistance: The Relocation Assistance Program consists of two components that parties falling into the classifications above may be eligible for: Relocation Advisory Services and Relocation Financial Assistance.

Relocation Advisory Services: All Live Aboard Tenants, Tenants With a Sub-Tenant, and Sub-tenants are eligible for Relocation Advisory Services offered by the City through OPC.

Relocation Advisory Procedures:

1. Determine the eligibility of each Household for relocation assistance within the parameters of the approved Relocation Assistance Program;
2. Fully inform eligible Households of the nature of relocation assistance and benefits, and procedures for obtaining relocation assistance and benefits;
3. Provide housing referrals to assist the Household with relocation to another marina or land-based housing;

4. Provide current information concerning housing opportunities for the six month period under the Docketown Relocation of Live Aboard Occupancy Notice as described later in the Docketown Plan. This information will be updated twice each month during the 6-month period;
5. Connect Households with special assistance needs by providing referrals to governmental and social service agencies, if needed;
6. Provide assistance that does not result in disparate treatment of Households based on race, nationality, color, religion, national origin, sex, marital status, familial status, disability, any other basis protected by the federal Fair Housing Amendments Act, the Americans with Disabilities Act, Title VI of the Civil Rights Act of 1964, Title VII of the Civil Rights Act of 1964, Title VIII of the Civil Rights Act of 1968, the California Fair Employment & Housing Act, and the Unruh Act, or any otherwise unlawful discrimination;
7. To assist each eligible person with completion of claims for relocation payments; and
8. Supply information concerning federal and state housing programs and other governmental programs that may provide additional assistance to the Household.

Relocation Advisory Assistance:

1. Relocation Assistance Specialist Contact:

A relocation representative from OPC will be available to assist any Household having questions in regard to relocation and/or assistance in relocating. Specific staff will be identified and provided to the Households at a later date.

Staff may be contacted by calling, **Toll Free: 1.800.400.7356**, during the hours of 9:00 a.m. to 6:00 p.m., Monday through Friday. Off hours will be arranged to meet the needs and time constraints of the Household.

The relocation offices are located at unless further notified:

**Overland, Pacific & Cutler, Inc.
7901 Oakport Street, Suite 4800
Oakland, CA 94621-2089**

2. Docktown Relocation Notice:

Docktown Households will be notified of the Docktown relocation of Live Aboard occupancy and the time within which the Household must relocate the Dwelling in writing through a Docktown Relocation of Live Aboard Occupancy Notice (the "Relocation Notice"). Relocation Notices will be served at least 180 days prior to the date they must relocate their Household Goods and/or Dwelling from Docktown.

Live Aboard Tenant / Tenant With a Sub-tenant will receive one hundred eighty (180) days' notice. Tenants who actively attempt to sell their Dwelling by publicly listing or offering their Dwelling for sale to a party who will relocate the Dwelling from Docktown may be provided up to one six-month extension of the notice at the City's discretion. Examples of such actions include providing listing agreements and advertisements showing the dates and means/methods of listing. In no event will a Live Aboard Tenant or Tenant with a Sub-tenant be provided any greater than one year to vacate Docktown under this Notice and Plan.

Sub-tenants will receive one hundred eighty (180) days' notice.

3. Replacement Housing Referrals:

Referrals will be provided based on the criteria provided below for each classification. Referrals will be limited to locations in California where OPC has a local office within fifty (50) miles. OPC's California office locations are in Oakland, Sacramento, Bakersfield, Long Beach, Irvine, San Diego, and Riverside. All Households who relocate will be



encouraged to actively participate in their own search and seek other services they may require to further assist with a successful relocation.

Live Aboard Tenant: Will be provided with referrals to available alternative marina berth sites and/or land-based replacement housing options based on their desire to pursue relocation of their Dwelling. OPC will provide two lists of referrals for the Tenant's use for a period of six (6) months. OPC will consider location and their financial limitations in the search.

Tenant With a Sub-tenant: Will be provided with referrals to available alternative marina berth sites based on their desire to pursue relocation of their Dwelling. OPC will provide two lists of referrals for the Tenant's use for a period of six (6) months. OPC will consider location and their financial limitations in the search.

Sub-tenant: Will be provided with referrals to available land-based replacement housing options based on their desire to pursue relocation. OPC will provide two lists of referrals for their use for a period of six (6) months. OPC will consider location and their financial limitations in the search.

4. Relocation Financial Assistance:

Despite no legal requirement to provide any Relocation Benefits, the City Council has decided to offer Relocation Financial Assistance for Tenants and Sub-tenants to help them to relocate their Dwelling, find a new marina slip for their Dwelling, move their Household Goods, and/or move to a new land-based Primary Residence. In order to receive Relocation Financial Assistance, a Household must have resided at Docktown for the 90-day period prior to December 31, 2016 under a valid Lease or Subtenant Agreement. Potential types of Relocation Financial Assistance that could be available depending on each Household's classification are set forth by classification and summarized in Table 5 below.

Each Household eligible to receive Relocation Financial Assistance shall be issued a Notice of Eligibility that will detail the benefits they will receive. Those Households not issued a Notice of Eligibility will not receive Relocation Financial Assistance.

Below are the types of Relocation Financial Assistance that will be made available for each classification.

Live Aboard Tenant

1. *Actual and Reasonable Moving Costs of Dwelling:*

In cases where the Dwelling can be moved to another marina, the City would pay the actual and reasonable cost to move the Dwelling. OPC would require the Owner of the Dwelling to submit at least two bids for review and approval. The City will reimburse or directly pay up to the low bid amount established by OPC. Costs to be considered in the move include the cost to disconnect utilities, secure internal and external features and attachments for the move, transportation, storage (no greater than twelve (12) months), sales taxes, moving insurance, handling, and utility reconnection fees required to move the Dwelling. The distance paid for is limited to the cost to move fifty (50) miles from Docktown.

In lieu of reimbursement of the actual documented cost, the Live Aboard Tenant could elect to receive a one-time fixed payment of three thousand dollars (\$3,000) to cover all costs associated with moving their Dwelling. Such payment will be made for the benefit of all Owners of the Dwelling who submit adequate proof of ownership.

2. *Actual and Reasonable Moving Costs of Household Goods:*

The City would pay the actual and reasonable costs to move Household Goods stored on the Live Aboard Tenant's Dwelling or elsewhere at Docktown. OPC would require the Live Aboard Tenant to submit at least two bids for review and approval. The City will reimburse or directly pay up to the low bid amount established by OPC. Costs to be considered in the move include the cost to

dismantle, pack, transport, and store Household Goods (no greater than twelve (12) months), sales taxes, insurance, handling, and consumer utility reconnection fees required in the move. The distance paid for is limited to the actual cost to move fifty (50) miles from Docktown.

In lieu of reimbursement of the actual documented cost, the Live Aboard Tenant could elect to receive a one-time fixed payment of one thousand five hundred dollars (\$1,500) to cover all costs associated with moving Household Goods.

3. Offer to Purchase of Non-Moveable Dwelling:

In cases where the Dwelling cannot be moved to another location due to its condition or lack of availability of a replacement berth, the City would present an offer to the Owner(s) of the Dwelling to purchase the Dwelling. The City's offer will be based on an independent appraiser's determination of the fair market value for the Dwelling structure or the most probable price at which the Dwelling will sell in its present state. Fair market value for the berthed property consists of the structure itself and does not take into account the location of the berthed property or any underlying land or water value. Such offer would be prepared by OPC on the City's behalf. Following receipt of the City's offer of acquisition, any Owner would then have 45 days to submit his/her own appraisal to the City for consideration. If the Owner's appraisal is within 10% of the City's offer of acquisition, the City will pay the Owner the amount submitted by the Owner's appraiser. If the Owner's appraisal amount is higher than 10%, the City will pay for an independent third party appraiser to render a final appraisal value for the Dwelling structure based upon his/her review of the two appraisals prepared by the City and the Owner. The City shall pay for all costs associated with the third party appraiser. Selection of a third party appraiser to perform the final valuation will be done using the following process: The City will submit three names of acceptable appraisers to the Owner and the Owner will select the third party appraiser from among those three names submitted by the City.

The appraisal process and team is described in Appendix 3. Appraisals would be conducted at the City's cost. Offer of payment would be made available to all Owners of Dwellings regardless of income, age, disability status, or any other potentially discriminatory reason prohibited by law.

Live Aboard Tenants meeting the definition of Senior, Low-Income, Veteran, or Disabled as defined in this Docketown Plan are eligible to receive an offer to purchase their Dwelling if the Dwelling cannot be moved, in addition to the enhanced benefits described in paragraphs 6 and 7, below.

4. Cost of Sale Reimbursement:

Live Aboard Tenants who make unsuccessful attempts to actively sell their Dwelling by publicly listing or offering their Dwelling for sale to a party who will relocate the Dwelling from Docketown, and who incur costs associated with listing their Dwelling for sale may be reimbursed up to one thousand dollars (\$1,000) for such documented costs.

This payment will be made to the Owner or Owners documenting the incurrence of the expense.

5. Incentive Payments:

In addition to all other benefits for which they qualify, Live Aboard Tenants who agree to expedited relocations of their Household Goods and Dwellings and enter into an Agreement to Relocate with the City within the timeframes provided below are eligible to receive the following incentive payment:

<u>Qualifying Event for Incentive Payment</u>	<u>Incentive Payment Amount</u>
Execution of Agreement to Relocate Within 60 Days After Service of Relocation Notice	\$10,000
Execution of Agreement to Relocate Within 60-90 Days After Service of Relocation Notice	\$7,500
Execution of Agreement to Relocate Within 90-120 Days After Service of Relocation Notice	\$5,000

Failure to Execute Agreement to Relocate within 120 Days After Service of Relocation Notice Will Result in No Incentive Payment	\$0
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Such incentive payment will be made for the benefit of all Owners of the Dwelling.

Enhanced Benefits Only for Senior, Low-Income, Veteran, and Disabled Live Aboard Tenants

Live Aboard Tenants meeting the definition of Senior, Low-Income, Veteran or Disabled as defined in this Docktown Plan are eligible for one of two additional types of assistance, replacement housing payments or replacement berth rent.

6. *Replacement Housing Payments (Move to Land Based Housing):*

The City would provide a Replacement Housing Payment equal to three (3) months of the average apartment rent in Redwood City as established via a replacement housing rent survey conducted by OPC. The size of unit utilized to calculate the Household's payment will be based upon the number of bedrooms present in their Dwelling. This benefit will be offered to eligible Households who are either (1) unable to move their Dwelling to another marina or (2) elect not to move to another marina and move their Primary Residence from Docktown to land-based housing.

In the event a Dwelling is owned by multiple Owners, the Replacement Housing Payment enhanced benefit will be available only to the Owner(s) who live aboard the Dwelling as their Primary Residence and also meets the definition of Senior, Low-Income, Veteran or Disabled.

7. *Replacement Marina Berth Rent (Move to Another Marina):*

The City would provide a payment based on the difference between the Live Aboard Tenant's actual replacement berth rent and their current berth rent at Docktown. The total payment would equal to three (3) months of the differential. This payment will only be available to Senior, Low-Income, Veteran, or Disabled Live Aboard Tenants who move their Dwelling to another marina.

In the event a Dwelling is owned by multiple Owners, and the Owners qualify as Senior, Low-Income, Veteran or Disabled, those qualifying Owners would split the Replacement Marina Berth Rent enhanced payment.

Tenant With a Sub-tenant

1. *Actual and Reasonable Moving Costs of Dwelling:*

In cases where a Dwelling can be moved to another marina, the City would pay the actual and reasonable cost to move the Dwelling. OPC would require the Owner of the Dwelling to submit at least two bids for moving services for review and approval. The City will reimburse or directly pay up to the low bid amount established by OPC. Costs to be considered in the move include the cost to disconnect utilities, secure internal and external features and attachments for the move, transportation, storage (no greater than twelve (12) months), sales taxes, moving insurance, handling, and utility reconnection fees required to move the property. The distance paid for is limited to the actual cost to move fifty (50) miles from Docktown.

In lieu of reimbursement of the actual documented cost, the Tenant could elect to receive a one-time fixed payment of three thousand dollars (\$3,000) to cover all costs associated with moving their Dwelling. Such payment will be made for the benefit of all Owners of the Dwelling who submit adequate proof of ownership.

2. *Offer to Purchase Non-moveable Dwelling:*

In cases where the Dwelling cannot be moved to another location due to its condition or lack of availability of a replacement berth, the City would present an offer to the Owner(s) of the Dwelling to purchase the Dwelling. The City's offer will be based on an independent appraiser's determination of the fair market value for the Dwelling structure or the most probable price at which the Dwelling will sell in its present state. Fair market value for the berthed property consists of the structure itself and does not take into account the location of the berthed property or any underlying land or water value. Such offer would be prepared by OPC on

the City's behalf. Following receipt of the City's offer of acquisition, any Owner would then have 45 days to submit his/her own appraisal to the City for consideration. If the Owner's appraisal is within 10% of the City's offer of acquisition, the City will pay the Owner the amount submitted by the Owner's appraiser. If the Owner's appraisal amount is higher than 10%, the City will pay for an independent third party appraiser to render a final appraisal value for the Dwelling structure based upon his/her review of the two appraisals prepared by the City and the Owner. The City shall pay for all costs associated with the third party appraiser. Selection of a third party appraiser to perform the final valuation will be done using the following process: The City will submit three names of acceptable appraisers to the Owner and the Owner will select the third party appraiser from among those three names submitted by the City.

The appraisal process and team is described in Appendix 3. Appraisals would be conducted at the City's cost. Offer of payment would be made available to all Owners of Dwellings regardless of income, age, disability status, or any other potentially discriminatory reason prohibited by law.

Tenants With a Sub-tenant meeting the definition of Senior, Low-Income, Veteran, or Disabled as defined in this Docketown Plan are eligible to receive an offer to purchase their Dwelling if the Dwelling cannot be moved, in addition to the enhanced benefits described in paragraph 5, below.

3. *Cost of Sale Reimbursement:*

Owners of Dwellings who make unsuccessful attempts to actively sell their Dwelling by publicly listing or offering their Dwelling for sale to a party who will relocate the Dwelling from Docketown, and who incur costs associated with listing their Dwelling for sale, may be reimbursed up to one thousand dollars (\$1,000) for such costs.

This payment will be made to the Owner or Owners documenting the incurrence of the expense.

4. ***Incentive Payments:***

In addition to all other benefits for which they qualify, Tenants with a Sub-tenant who agree to expedited relocations of their Dwellings and enter into an Agreement to Relocate with the City within the timeframes provided below are eligible to receive the following incentive payment:

<u>Qualifying Event for Incentive Payment</u>	<u>Incentive Payment Amount</u>
Execution of Agreement to Relocate Within 60 Days After Service of Relocation Notice	\$10,000
Execution of Agreement to Relocate Within 60-90 Days After Service of Relocation Notice	\$7,500
Execution of Agreement to Relocate Within 90-120 Days After Service of Relocation Notice	\$5,000
Failure to Execute Agreement to Relocate within 120 Days After Service of Relocation Notice Will Result in No Incentive Payment	\$0

Such incentive payment will be made for the benefit of all owners of the Dwelling.

Enhanced Benefits Only for Senior, Low-Income, Veteran, and Disabled Tenants With a Sub-Tenant

Tenants with a Sub-tenant meeting the definition of Senior, Low-Income, Veteran or Disabled as defined in this Docktown Plan are eligible for one additional type of assistance, replacement berth rent.

5. ***Replacement Marina Berth Rent (Move to Another Marina):***

The City would provide a payment based on the difference between the Tenant with a Subtenant's actual replacement berth rent and their current berth rent at Docktown. The total payment would equal to three (3) months of the differential. This payment will only be available to Senior, Low-Income, Veteran, and Disabled Tenants with a Subtenant who move their Dwelling to another marina.

In the event a Dwelling is owned by multiple Owners, and the Owners qualify as Senior, Low-Income, Veteran or Disabled, those qualifying Owners would split the Replacement Marina Berth Rent enhanced payment.

Sub-tenant

1. Actual and Reasonable Moving Costs of Household Goods:

The City would pay the actual and reasonable cost to move a Sub-tenant's Household Goods stored on a Tenant's Dwelling or elsewhere at Docktown. OPC would require the Sub-tenant to submit at least two bids for moving services for review and approval. The City will reimburse or directly pay up to the low bid amount established by OPC. Costs to be considered in the move include the cost to dismantle, pack, transport, store (no greater than twelve (12) months), sales taxes, insurance, handling, and consumer utility reconnection fees required in the move. The distance paid for is limited to the actual cost to move fifty (50) miles from Docktown.

In lieu of reimbursement of the actual documented cost, the Sub-tenant could elect to receive a one-time fixed payment of one thousand five hundred dollars (\$1,500) to cover all costs associated with moving the Sub-tenant's Household Goods.

2. Incentive Payments:

In addition to all other benefits for which they qualify, Sub-tenants who agree to expedited relocations of their Household Goods and enter into an Agreement to Relocate with the City within the timeframes provided below are eligible to receive the following incentive payment:

<u>Qualifying Event for Incentive Payment</u>	<u>Incentive Payment Amount</u>
Execution of Agreement to Relocate Within 60 Days After Service of Relocation Notice	\$5,000
Execution of Agreement to Relocate Within 60-90 Days After Service of Relocation Notice	\$2,500
Execution of Agreement to Relocate Within 90-120 Days After Service of Relocation Notice	\$1,000
Failure to Execute Agreement to Relocate within 120 Days After Service of Relocation Notice Will Result in No Incentive Payment	\$0

Enhanced Benefits Only for Senior, Low-Income, Veteran, and Sub-Tenants

Sub-tenants meeting the definition of Senior, Low-Income, Veteran or Disabled as defined in this Docketown Plan are eligible for one additional type of assistance, replacement housing payments.

3. *Replacement Housing Payments (Move to Land Based Housing):*

The City would provide a Replacement Housing Payment equal to three (3) months' rent of the average apartment in Redwood City as established via a replacement housing rent survey conducted by OPC, only for Low-Income, Senior, Disabled, or Veteran Sub-tenants who move to land-based housing. The size of unit utilized to calculate the Household's payment will be based upon the number of bedrooms present in their Dwelling.

Table 6: Relocation Assistance Matrix

Household Classification	Type of Assistance Eligible to Receive*						
	Relocation Advisory Services Only	Referrals to Replacement Marina to Berth Dwelling	Referrals to Replacement Land Based Housing	Moving Assistance for Dwelling	Moving Assistance for Household Goods and Other Property Stored at Docktown	Enhanced Payments for Low-Income, Senior, Disabled, and Veterans: Three Month Replacement Berth Payment	Enhanced Payments for Low-Income, Senior, Disabled, and Veterans: Three Month Replacement Housing Payment
Live Aboard Tenant	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Tenant With a Sub-tenant	Yes	Yes	No	Yes	No	Yes	No
Sub-tenant	Yes	No	Yes	No	Yes	No	Yes

** All forms of assistance subject to City Council Approval of a Final Docktown Plan*



Payment of Relocation Benefits (Claims Process)

Claims and supporting documentation for relocation assistance payments must be filed with OPC by a Tenant or Sub-tenant (a “Claimant”) within ninety (90) days from the date they move from Docktown.

The procedure for the preparation and filing of claims and the processing and delivery of payments will be set forth in the Notice of Eligibility.

SECTION 5: TIMELINE

This schedule is subject to change. All impacted Households will receive advance notification of the progress of the activities required. All dates shown below are subject to change.

- November 15-30, 2016: Public Comment Period of Draft Docktown Plan
- November 17, 2016: Meeting with Docktown Community Members to discuss Draft Docktown Plan (7 p.m. in the Community Room of the Redwood City Main Library, 1044 Middlefield Road)
- December 12, 2016: City Council Consideration and Approval of Final Docktown Plan
- January 3 – March 1, 2017: Conduct Relocation Assistance Eligibility Interviews and Provide Eligibility Notices
- March 1, 2017 – February 22, 2018: Conduct Relocations and Provide Benefits Following Docktown Relocation Notice



SECTION 6: FURTHER DOCKTOWN INFORMATION AND FEEDBACK

For additional information on the Docktown Plan or to provide information and input to the City, please email docktownplan@redwoodcity.org.

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APPENDIX 1: SAMPLE FORMS



INTERVIEW FORM

Tenant Name:

Phone Number:

Berth #:

Registration #:

Other Identification #:

Resident/Age/Primary Language (Record Additional Persons on Separate Page:

- 1.
- 2.
- 3.
- 4.

Household Composition Questions:

1. How long have you resided at Docktown?
2. What is the address of your primary home?
3. What is your annual gross household income (include all members below by name with income)?
Member 1:
Member 2:
Additional:
4. Do all persons occupying the property reside at Docktown year round?
5. Do you or anybody in your household have any disabilities?
6. Do you or anybody in your Household attend school? If yes, where?
7. What is your primary method of transportation?

Property Information:

1. Would you describe the property as a vessel?
2. When did you purchase the property?
3. How much did you purchase the property for?



4. When was the last date the property was moved?
5. Do you believe the property can be moved?
6. Is your registration current?
7. Do you have clear title to the property and may we have a copy of title?
8. What improvements have you made to the property?
9. How are utilities (electricity, water...) connected to the property?

Relocation Draft Docktown Planning Questions:

1. Would you want to move your property to another marina or to land based housing?
2. Would you possibly elect to sell your property versus move it?
3. Where you would like to relocate to?
4. Is this property and vacation or a recreational property, or primary residence?
5. Do you have any friends, family, or case works that assist you manage your affairs?
6. What challenges would you have in relocating?

General:

Do you have any comments or concerns?



I acknowledge the information provided above is accurate and factual to my knowledge.

Head of Household Signature:

Relocation Agent:

Name:
Date:

Name:
Date:

NOTES AND ADDITIONAL INFORMATION

Household Composition:

Property:

Relocation:



APPENDIX 2: HOUSING RESOURCE SURVEY DATA



Marinas (Data As of 11/1/2016)

<u>#</u>	Marina Name	Location	Availability
<u>1</u>	Fortman Marina	Alameda	None, Wait List Closed
<u>2</u>	Alameda Marina	Alameda	None, No Waiting List
<u>3</u>	Emery Cove Yacht Harbor	Emeryville	None, No Waiting List
<u>4</u>	Pillar Point Harbor	Half Moon Bay	None, No Waiting List
<u>5</u>	Westpoint Harbor	Redwood City	None, No Waiting List
<u>6</u>	Bair Island	Redwood City	None, No Waiting List
<u>7</u>	South Beach Harbor	San Francisco	None, No Waiting List
<u>8</u>	Coyote Point Marina	San Mateo	None, No Waiting List
<u>9</u>	Bethel Harbor	Bethel Island	None, No Waiting List
<u>10</u>	Suisun City Marina	Suisun City	None, No Waiting List
<u>11</u>	Oyster Point Marina	South San Francisco	No House Boats, 10 Year Waiting List
<u>12</u>	Grand Marina	Alameda	No House Boats, 10 Year Waiting List
<u>13</u>	Marina Bay Yacht Harbor	Richmond	No House Boats, Waiting List
<u>14</u>	Martinez Marina	Martinez	Live Aboard Accepted, Waiting List
<u>15</u>	Russo's Marina	Bethel Island	No Response
<u>16</u>	Sugar Barge Rv & Marina	Bethel Island	No Response
<u>17</u>	Antioch City Marina	Antioch	Available Space, Strict Vessel Requirements
<u>18</u>	Lloyds Holliday Harbor	Antioch	Available Space, Size Restriction



<u>19</u>	Port Of Redwood City	Redwood City	19 Potential Berths For Boats, No Barges
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Market Rate One Bedroom Apartments (Data As of 10/27/16)

Property Name and Address (All in Redwood City)	Highest Monthly Rent	Contact Phone #	Current Vacancies
Indigo Apt Homes 500 Jefferson Ave	\$2,349	650-290-5142	Yes
Riva Terra Apts 850 Davit Ln	\$2,779	(866) 915-7421	Yes
Franklin Street Apartment Homes 1 553 El Camino Real	\$2,910	(855) 980-0628	Yes
Locale 488 Winslow St	\$2,950	(650) 216-9142	Yes
Township Apartments 333 Main St	\$3,001	(855) 809-8627	Yes
707 Leahy Apartments 707 Leahy St	\$2,523	(650) 241-1641	Yes
Velocity At Clinton 910 Clinton St	\$2,498	(855) 348-1819	Yes
Velocity At Sequoia Station 1331 Jefferson Ave	\$2,423	(866) 490-6270	Yes
The Marston by Windsor 825 Marshall St	\$3,206	(844) 804-3178	Yes
Avenue Two 1107 2nd Ave	\$2,240	(650) 366-0555	Yes
201 Marshall Apartment 201 Marshall St	\$2,808	(844) 579-5564	Yes
Sequoia Redwood City 1212 Whipple Ave	\$2,528	(650) 381-9788	Yes
Blu Harbor 1 Blu Harbor Blvd	Opens Late 2016	(877) 716-0911	Waiting list Forming



Affordable Housing (Data As of 11/9/16)

<u>Property Name</u>	<u>Address</u>	<u>City</u>	<u>County</u>	<u>Contact #</u>	<u>Availability</u>
Park Alameda	2428 Central Avenue	Alameda	Alameda	(510) 864-1864	Application period opening soon. Not specified.
Stargell Commons	2700 Bette Street	Alameda	Alameda	(510) 841-4410	Rental Pre-applications available Nov. 11
Belmont Vista Senior	900 Sixth Avenue	Alameda	Alameda	650-591-8008	1BR and Studio available
North Rd Group Home	901 North Road	Alameda	Alameda	650-593-2669	No availability
Belmont Apts	800 F St	Alameda	Alameda	650-637-1183	No response to date
Crestview Group Home	503 Crestview Avenue	Alameda	Alameda	650-595-7398	No response to date
Horizons Apartments	825 Old County Road	Alameda	Alameda	650-802-8153	No response to date
The Lariat	1428 El Camino Real	Alameda	Alameda		No response to date
Waltermire Apartments	631 Waltermire Street	Alameda	Alameda	650-591-5249	No response to date
Lesley Terrace	2400 Carlmont Drive	Alameda	Alameda	650-593-1818	Waiting list closed
Lorin Station Plaza	3253 Adeline Street	Berkeley	Alameda	(510) 540-0382	Waiting list closed
Rosewood Manor Apartments	1615 and 1617 Russell Street	Berkeley	Alameda	(510) 540-0382	Waiting list closed
Strobridge Apartments	21000 Wilbeam Avenue	Castro Valley	Alameda	510-728-9181	No response to date



<u>Property Name</u>	<u>Address</u>	<u>City</u>	<u>County</u>	<u>Contact #</u>	<u>Availability</u>
Grove Way	2576/90 Grove Way	Castro Valley	Alameda	510-537-3170	Waiting list closed
Valor Crossing	7500 Saint Patrick Way	Dublin	Alameda	(510) 499-2491	Accepting applications. Opens Feb. 2017.
Carlow Court Apartments at Emerald Vista	6880 Mariposa Circle	Dublin	Alameda	925-361-0733	Waiting list closed
Camellia Place	5450 DeMarcus Blvd.	Dublin	Alameda	(925) 829-4900	Waiting list closed
Ambassador	3610 Peralta Street	Emeryville	Alameda	510-420-1140	No response to date
Emeryvilla	4320 San Pablo Avenue	Emeryville	Alameda	510-601-8235	Waiting list closed
Cottonwood Place	3701 Peralta Boulevard	Fremont	Alameda	510-790-4004	Waiting list closed
Pickering Place	20 W. Pickering Avenue	Fremont	Alameda	510-739-0931	Waiting list closed
Eden Baywood Apartments	4275 Bay Street	Fremont	Alameda	510-651-1075	Waiting list closed
Laguna Commons	41152 Fremont Boulevard	Fremont	Alameda	(510) 306-1222	Waiting list closed
Main Street Village	3615 Main Street	Fremont	Alameda	510-230-2369	Waiting list closed
Pacific Grove	41247 Roberts Avenue	Fremont	Alameda	510-668-1159	Waiting list closed
Redwood Lodge	40767 Fremont Blvd.	Fremont	Alameda	510-657-6231	Waiting list closed
Rotary Bridgeway	4145 Bay Street	Fremont	Alameda	510-226-7155	Waiting list closed



<u>Property Name</u>	<u>Address</u>	<u>City</u>	<u>County</u>	<u>Contact #</u>	<u>Availability</u>
Sequoia Manor	40789 Fremont Blvd.	Fremont	Alameda	510-770-1378	Waiting list closed
Avelina	221 Bryant Commons	Fremont	Alameda	510-353-1510	Waiting list closed
Oroysom Village	43280 Bryant Terrace,	Fremont	Alameda	510-770-8551	Waiting list closed
Century Village	41299 Paseo Parkway	Fremont	Alameda	510-651-1040	Waiting list closed
742 Harris	742 Harris Court	Hayward	Alameda	510-887-1543	Waiting list Closed
Tennyson Gardens	981 Tennyson Gardens	Hayward	Alameda	510-887-1323	Waiting list open
Montgomery Plaza	21659 Montgomery Avenue	Hayward	Alameda	510-538-6016	Waiting list closed
Olive Tree Plaza	671 West A Street	Hayward	Alameda	510-784-0866	Waiting list closed
Sparks Way Commons	2750 Sparks Way	Hayward	Alameda	510-537-3170	Waiting list closed
Sycamore Square	22650 Alice Street/363 Valle Vista	Hayward	Alameda	510-733-6285	Waiting list closed
Villa Springs	22328/22330 South Garden	Hayward	Alameda	510-783-8970	Waiting list closed
Weinreb Place	22605 Grand Street	Hayward	Alameda	510-881-0115	Waiting list closed
Hayward Senior	568 C Street	Hayward	Alameda	510-247-0833	Waiting list open
Alta Mira Senior and Family Apartments	28901 Mission Blvd	Hayward	Alameda	510-499-2491	Waiting list Closed
Eden Issei Terrace	200 Fagundes Court	Hayward	Alameda	510-785-2296	Waiting list closed



<u>Property Name</u>	<u>Address</u>	<u>City</u>	<u>County</u>	<u>Contact #</u>	<u>Availability</u>
Glen Berry	625 Berry Avenue	Hayward	Alameda	510-247-3199	Waiting list closed
Harris Court	734 - 751 Harris Court	Hayward	Alameda	510-887-1543	Waiting list closed
Huntwood Commons	27901 Huntwood Avenue	Hayward	Alameda	510-887-1543	Waiting list closed
Leidig Court Apartments	27751 Leidig Court	Hayward	Alameda		Waiting list closed
Sara Conner Court	32540 Pulaski Drive	Hayward	Alameda	510-487-1680	Waiting list closed
Cypress Glen	25100 Cypress Ave	Hayward	Alameda	510-887-4406	Waiting list open
Tennyson Gardens	981 Tennyson Road	Hayward	Alameda	510-887-1323	Waiting list open
Josephine Lum Lodge	2747 Oliver Drive	Hayward	Alameda	510-782-2311	Waiting list closed
Walker Landing	1433 North Lane	Hayward	Alameda	510-780-9127	Waiting list closed
EC Magnolia	22880 Watkins Street	Hayward	Alameda	510-886-7331	Waiting list closed
Vineyard Village	3700 Pacific Avenue	Livermore	Alameda	925-443-9270	Waiting list open
Pleasanton Gardens	251 Kottinger Drive	Pleasanton	Alameda	925-846-3050	Waiting list closed
Parkview	100 Valley Avenue	Pleasanton	Alameda	(925) 461-3042	Waiting list Open
Ridgeview Commons	5200 Case Avenue	Pleasanton	Alameda	925-484-5131	Waiting list open
Broadmoor Plaza	232 E. 14th Street	San Leandro	Alameda	(510) 553-9250	Waiting list is open
Estabrook Place	2103 East 14th Street	San Leandro	Alameda	510-347.5800	Waiting list open



<u>Property Name</u>	<u>Address</u>	<u>City</u>	<u>County</u>	<u>Contact #</u>	<u>Availability</u>
Fuller Lodge	2141 Bancroft Avenue	San Leandro	Alameda	510-618-1680	Waiting list open
Fuller Gardens	2390 East 14th Street	San Leandro	Alameda	510-618-1680	Waiting list open
Ashland Village Apartments	1300 Kentwood Lane	San Leandro	Alameda	510-481-2556	Waiting list Closed
Eden Lodge	400 Springlake Drive	San Leandro	Alameda	510-352-7008	Waiting list closed
Las Palmas	15370 Tropic Court	San Leandro	Alameda	510-357-6397	Waiting list closed
The Surf	15370 Tropic Court	San Leandro	Alameda	510-357-6397	Waiting list closed
Los Robles	32300 Almaden Blvd.	Union City	Alameda	(510) 471-6001	Waiting list closed
Rosewood Terrace	33935 Alvarado-Niles Road	Union City	Alameda	510-675-9282	Waiting list closed
Station Center	34888 11th Street	Union City	Alameda	(510) 240-5006	Waiting list closed
Wisteria Place	33821 Alvarado-Niles Road	Union City	Alameda	510-429-7360	Waiting list closed
10th & D Street	33407/09 10th Street	Union City	Alameda	510-537-3170	Waiting list Closed
Mission Gateway	33155 Mission Boulevard	Union City	Alameda	(510)411-0408	Waiting list closed
Visitacion Garden Apt.	8 Visitation Ave. V-7	Brisbane	San Mateo	415-989-1111	No response to date
Burlingame Apartments	11 Burlingame Avenue	Burlingame	San Mateo	650-368-3345	No response to date



<u>Property Name</u>	<u>Address</u>	<u>City</u>	<u>County</u>	<u>Contact #</u>	<u>Availability</u>
Neighborhood Housing	904 Bayswater Ave	Burlingame	San Mateo	408-279-2600	No response to date
Neighborhood Housing	1226 El Camino Real	Burlingame	San Mateo	408-279-2600	No response to date
Neighborhood Housing	1321 El Camino Real	Burlingame	San Mateo	408-279-2600	No response to date
Neighborhood Housing	1512-1516 Floribunda	Burlingame	San Mateo	408-279-2600	No response to date
Palm Ave Group Home	1400 Palm Avenue	Burlingame	San Mateo	650-697-7237	No response to date
La Terrazza	El Camino & Nevin Wy	Colma	San Mateo	650-992-3500	1-2BR Available
El Camino Village	7620 El Camino Real	Colma	San Mateo	650-802-3300	No response to date
Colma Ridge	85 Reiner Street	Colma	San Mateo	650-755-3591	No availability, waiting list is 3-5yrs
Trestle Glen	370 F Street	Colma	San Mateo	415-989-1111	No response to date
San Pedro Commons	101A Street	Colma	San Mateo	650-755-3591	Waiting list closed
Serramonte Ridge	862 Campus Drive	Daly City	San Mateo	650-997-0400	1 and 2 BR available
St. Andrew Community	2070 Sullivan Avenue	Daly City	San Mateo	650-755-7358	No availability
Hillcrest Senior	35 Hillcrest Drive	Daly City	San Mateo	650-991-8809	No response to date
Hillside Terrace	1293 Hillside Boulevard	Daly City	San Mateo	650-802-3319	No response to date



<u>Property Name</u>	<u>Address</u>	<u>City</u>	<u>County</u>	<u>Contact #</u>	<u>Availability</u>
Midway Village	47 Midway Drive	Daly City	San Mateo	650-802-3300	No response to date
Peninsula Del Rey	165 Pierce	Daly City	San Mateo	650-731-8524	No response to date
School House Station	99 School Street	Daly City	San Mateo	650-991-1638	No response to date
Tehanan II	20-Third Avenue	Daly City	San Mateo	650-578-8691	No response to date
Vista Grande Apts	6730 Mission Street	Daly City	San Mateo	650-997-0670	No response to date
	111 Santa Barbara	Daly City	San Mateo	650-578-8691	No response to date
Villa Fontana	50 East Market Street	Daly City	San Mateo	650-994-8010	Waiting list open
Bay Oaks	2400 Gloria Way East	East Palo Alto	San Mateo	650-324-2525	No response to date
Clarke Avenue	2377,2387,2397 Clarke Avenue	East Palo Alto	San Mateo	650-473-9838	No response to date
Courtyard at Bay Road	1730 Bay Road East	East Palo Alto	San Mateo	650-329-7879	No response to date
Light Tree Apartments	1805 East Bayshore	East Palo Alto	San Mateo	650-328-4700	No response to date
Nugent Square	2369 University Avenue	East Palo Alto	San Mateo	650-322-2061	No response to date
Peninsula Park Apartments`	1977 Tate Street	East Palo Alto	San Mateo	415-989-1111	No response to date
The Woodlands	1767 Woodland	East Palo Alto	San Mateo	650-299-8000	No response to date



<u>Property Name</u>	<u>Address</u>	<u>City</u>	<u>County</u>	<u>Contact #</u>	<u>Availability</u>
Woodlands/Newell	1767 Woodland Ave	East Palo Alto	San Mateo	650-324-2525	No response to date
Runnymede Gardens	2301 Cooley Avenue	East Palo Alto	San Mateo	650-323-1106	Waiting list closed
Foster's Landing	700 Bounty Drive	Foster City	San Mateo	650-574-3060	1br available
Waverly	88 Triton Park Ln	Foster City	San Mateo	415-381-3001	Accepting applications
Triton Pointe	1125 E. Hillsdale Blvd	Foster City	San Mateo	415-381-3001	Accepting applications/waitlist forming
Foster Square	710 Foster City Blvd	Foster City	San Mateo	650-356-2910	No response to date
Marlin Cove	1000 Foster Blvd.	Foster City	San Mateo	650-349-3200	No response to date
Metro Center Senior	100 Village Lane	Foster City	San Mateo	415-989-1111	No response to date
Miramar Apartments	1288 East Hillsdale	Foster City	San Mateo	650-287-4389	No response to date
The Plaza	One Plaza View Lane	Foster City	San Mateo	877-506-2678	Units available
HIP Housing Mgmt	Gull Avenue	Foster City	San Mateo	650-348-6820	Waiting list closed
Irvington Terrace	4109 Broadmoor Common	Foster City	San Mateo	(510) 979-1159	No response to date
Serquoia Belle Haven - Senior Housing	1221 Willow Road	Menlo Park	San Mateo	1-855-APTS-NOW (to add to "interest list")	"Interest list" open



<u>Property Name</u>	<u>Address</u>	<u>City</u>	<u>County</u>	<u>Contact #</u>	<u>Availability</u>
Gateway Apartments	1345 Willow Road	Menlo Park	San Mateo	650-323-5615	No response to date
Oakley St. Group Home	Address Not Provided	Menlo Park	San Mateo	650-494-0550	No response to date
Partridge Kennedy	817 Partridge Avenue	Menlo Park	San Mateo	650-324-3160	No response to date
Willow Court	1105, 1141 Willow	Menlo Park	San Mateo	650-323-5615	No response to date
Willow Road	1157-1161 Willow	Menlo Park	San Mateo	650-348-6820	No response to date
Willow Terrace	1115 - 1143 Willow	Menlo Park	San Mateo	(650) 323-5615	No response to date
Crane Place	1331 Crane Street	Menlo Park	San Mateo	650-325-2442	Waiting list closed
Dolores Lia Apartments	1275 El Camino Real	Millbrae	San Mateo	(650) 589-1247	No response to date
Pinedera	120 S. El Camino Real	Millbrae	San Mateo	edwinlaw@pwdgi.com	Waiting list 1-2 years
Oceana Terrace	903 Oceana Blvd	Pacifica	San Mateo	650-359-6161	Accepting applications
Casa Pacifica	1060 Terra Nova	Pacifica	San Mateo	650-359-6127	No response to date
Oceanview	555 Crespi Drive	Pacifica	San Mateo	650-359-2114	No response to date
Pacific Oaks	750 Oddstad Blvd.	Pacifica	San Mateo	650-359-7559	No response to date
Pacific Pines	2590 Francisco Blvd	Pacifica	San Mateo	650-557-9101	No response to date



<u>Property Name</u>	<u>Address</u>	<u>City</u>	<u>County</u>	<u>Contact #</u>	<u>Availability</u>
Hilton House	606 Hilton Street	Redwood City	San Mateo	(650) 348-6660	Units available
Pine/Middlefield	508 Pine Street	Redwood City	San Mateo	(650) 348-6660	Closed waiting list
Redwood City	875 Walnut Street	Redwood City	San Mateo	(650) 367-8176	Closed waiting list
Pescadero Apartments	950 Redwood Shores	Redwood City	San Mateo	(650) 591-6666	Waiting list 5 years
Casa de Redwood	1280 Veterans Blvd	Redwood City	San Mateo	650-369-4819	No response to date
Kainos A & B House	3631 Jefferson Avenue	Redwood City	San Mateo	(650) 363-2423	No response to date
Kainos Group Home	3631 Jefferson Avenue	Redwood City	San Mateo	(650) 363-2423	No response to date
Kainos La Vista	3631 Jefferson Avenue	Redwood City	San Mateo	(650) 363-2423	No response to date
Kainos Triplex	1209 Chantal Way	Redwood City	San Mateo	(650) 363-2423	No response to date
Oxford Street Apts	1505-1509 Oxford	Redwood City	San Mateo	(650) 348-6820	No response to date
Radius Apartments	640 Veterans Blvd	Redwood City	San Mateo	(866) 351-8638	No response to date
Redwood Court	635 Spruce Street	Redwood City	San Mateo	(650) 363-2119	No response to date
Redwood Oaks	330-340 Redwood Ave.	Redwood City	San Mateo	(650) 802-3319	No response to date
Rolison Road	3272 Rolison Road	Redwood City	San Mateo	(650) 364-4664	No response to date



<u>Property Name</u>	<u>Address</u>	<u>City</u>	<u>County</u>	<u>Contact #</u>	<u>Availability</u>
Wy's House	2033 Jefferson Avenue	Redwood City	San Mateo	(650) 363-2423	No response to date
The Lane	2580 El Camino Real	Redwood City	San Mateo	(650) 366.4043	No availability
Hope House IV	9264 4th Avenue	Redwood City	San Mateo	(650) 364-4664	No availability
Berkshire Avenue	40 Berkshire Avenue	Redwood City	San Mateo	(650) 403-0403	No response to date
Cassia St. Group Home	420 Cassia Street	Redwood City	San Mateo	(650) 363-8125	No response to date
Cedar Street Apts	104 Cedar Street	Redwood City	San Mateo	(650) 368-3345	No response to date
Franklin Street	1553 El Camino Real	Redwood City	San Mateo	(650) 216-6886	No response to date
Hallmark Apartments	531 Woodside Road	Redwood City	San Mateo	(949) 719-1818	No response to date
Hope House V	96 Buckingham Avenue	Redwood City	San Mateo	(650) 364-4664	No response to date
YAIL	37 Clinton Street	Redwood City	San Mateo	(650) 367-9610	No response to date
City Center Plaza	950 Main Street	Redwood City	San Mateo	(650) 261-1750	Units available
St. Clare Apartments	2683 Marlborough Ave	Redwood City	San Mateo	(650) 365-7829	Waiting list closed
Avalone San Bruno	1099 Admiral Court	San Bruno	San Mateo	(650) 589-9100	No response to date
Village at the Crossing	1101 National Ave	San Bruno	San Mateo	(650) 588-8036	No response to date



<u>Property Name</u>	<u>Address</u>	<u>City</u>	<u>County</u>	<u>Contact #</u>	<u>Availability</u>
	817 Walnut St S	San Carlos	San Mateo	(650) 348-6820	No response to date
Robbins Nest	717 Cedar Street	San Carlos	San Mateo	(650) 348-6660	Waiting list 5-8 years
Laurel Theatre Apts	1500 Laurel St	San Carlos	San Mateo	(650) 279-3780	Waiting list closed
Belmont Building	220 East Third Avenue	San Mateo	San Mateo	(650) 292-0991	No response to date
Darcy Building	205 S. Ellsworth Street	San Mateo	San Mateo	(650) 678-3781	No response to date
Edgewater Isle	1510 Marina Vista	San Mateo	San Mateo	(650) 802-3319	No response to date
Humboldt House	232 S Humboldt St	San Mateo	San Mateo	(650) 344-5009	No response to date
Palm Residences	1705 Palm Avenue	San Mateo	San Mateo	(415) 753-5567	No response to date
Pilgrim Plaza	120 North San Mateo Ave.	San Mateo	San Mateo	(650) 342-2051	No response to date
Santa Inez Apartments	24 East Santa Inez Ave	San Mateo	San Mateo	(650) 347-2008	No response to date
	106 North El Dorado St	San Mateo	San Mateo	(650) 348-6820	No response to date
Fountainglen at	4000 S. El Camino	San Mateo	San Mateo	(650) 212-4400	No response to date
St. Matthew	215 East 2nd Avenue	San Mateo	San Mateo	(650) 342-7211	Waiting list available
Park Towers	700 Laurel Avenue	San Mateo	San Mateo	(650) 342-2051	Waiting list closed



<u>Property Name</u>	<u>Address</u>	<u>City</u>	<u>County</u>	<u>Contact #</u>	<u>Availability</u>
Verano	1365 Mission Road	South San Francisco	San Mateo	650-755-0610	No response to date
Commercial Avenue	317 & 321 Commercial	South San Francisco	San Mateo	(650) 348-6820	No response to date
Greenridge	1565 El Camino Real	South San Francisco	San Mateo	(650) 616-4570	No response to date
Sundial	215 4th Lane	South San Francisco	San Mateo	(650) 616-4570	No response to date
None	636 El Camino Real S	South San Francisco	San Mateo	(650) 827-4000	No response to date
Fairway Apartments	77 Westborough Blvd	South San Francisco	San Mateo	(650) 588-4005	Waiting list closed
Coastside Senior Housing	925 Main Street	Half Moon Bay	San Mateo	650-276-4819	No response to date
Half Moon Village	801 Arnold Way	Half Moon Bay	San Mateo	650-802-3300	No response to date
Moonridge I and II	2001 Miramontes Point	Half Moon Bay	San Mateo	650-560-4872	No response to date
Ocean View Plaza	1001 Main Street	Half Moon Bay	San Mateo	650-726-5863	No response to date
Main Street Park I	1101 Main Street	Half Moon Bay	San Mateo	650-712-1350	Waiting list 5-8 years
Main Street Park II	1101 Main Street	Half Moon Bay	San Mateo	650-712-1350	Waiting list 5-8 years
Wavecrest Plaza	2456 S. Cabrillo Hwy	Half Moon Bay	San Mateo	650-560-0055	Waiting list closed
Lesley Gardens	701 Arnold Way	Half Moon Bay	San Mateo	650-726-4888	Waiting list closed



<u>Property Name</u>	<u>Address</u>	<u>City</u>	<u>County</u>	<u>Contact #</u>	<u>Availability</u>
Studio 819 Apartments	819 N. Rengstorff Avenue	Mountain View	Santa Clara	(650) 600-8889	Waiting list closed
Life's Garden	450 Old San Francisco Road	Sunnyvale	Santa Clara	(408) 245-5433	Waiting list closed
Life's Garden	450 Old San Francisco Road	Sunnyvale	Santa Clara	(408) 245-5433	Waiting list closed
Borregas Court	101 West Weddell Drive	Sunnyvale	Santa Clara	(408)745-7450	Waiting list open for studios
801 Alma Family Apartments	801 Alma Street	Palo Alto	Santa Clara	(650)600-8885	Waiting list closed
Gateway Santa Clara	1000 El Camino Real	Santa Clara	Santa Clara	(408) 260-2900	Waiting list closed
Presido El Camino	1450 El Camino Real	Santa Clara	Santa Clara	408-246-4900	Waiting list closed
Peacock Commons	3661 Peacock Court	Santa Clara	Santa Clara	(408) 850-6144	Waiting list closed



APPENDIX 3: APPRAISAL AND ACQUISITION PROCESS AND TEAM

Overview of the Appraisal and Dwelling Acquisition Process for Docktown Marina Residents

In cases where a Dwelling cannot be moved, the City will make an offer to acquire the Dwelling based upon an appraisal. The appraisal process and team and the offer, negotiation and acquisition process is described below.

Appraisal Process

Why is an appraisal needed?

Each independent appraisal will determine the current fair market value of a property, information the City will use if it is determined that moving a vessel to a new location is unfeasible.

How does the appraisal process start?

Please contact Jose Garcia at 510.924.3014 or by email at jgarcia@opcservices.com at your earliest convenience.

What should you expect during the appraisal?

In order to prepare an accurate appraisal and provide a reasonable opinion of value, the appraiser requires permission to board your property. S/he will inspect the exterior and interior spaces.

How is a property's value assessed?

Following an appraisal, a "fair market value" for a berthed property or the most probable price at which the property will sell in its present state will be determined by the appraiser. Fair market value for the berthed property consists of the structure itself and does not take into account the location of the berthed property or any underlying land or water value.

How is fair market value determined?

There are three main techniques that can be used in determining the fair market value for berthed properties:

1. *Cost to acquire.* Includes research, closing costs and other necessary expenditures.
2. *Sale value in marketplace.* The property is compared to recently sold comparable properties.
3. *Expected future income.* Determines the amount of income that a property can potentially generate.

The following factors are also taken into consideration when determining a property's fair market value:

- Type of vessel/structure
- Size
- Age
- Quality
- Condition

What are the qualifications of the appraisers?

Two appraisers will determine the fair market value of your property: 1) a tangible asset/personal property appraiser; and 2) a marine appraiser. The qualifications for each are as follows:

MARCUS R. PIGROM, ASA
SENIOR MANAGER, TANGIBLE ASSETS

Mr. Pigrom joined appraising firm Desmond, Marcello & Amster in 2005 as a personal property and fixtures and equipment appraiser and became senior manager, tangible assets in 2009. He has successfully completed hundreds of appraisal assignments and his appraisal experience includes a wide variety of personal property and business types in the manufacturing, retail and service sectors. Representative projects include the appraisal of mobile homes and other livable personal property, industrial machinery and equipment, medical facilities and service stations. His experience includes coordinating appraisal activities with real estate appraisers identify commercial and residential improvements for purposes of compensation.

Mr. Pigrom has prepared residential personal property and fixture and equipment appraisals for numerous agencies across California including Caltrans, Los Angeles Metropolitan Transportation Authority, City of Hayward, City of Santa Ana Public Works, Santa Clara Valley Transportation Authority, the City of Capitola, and Port San Luis Harbor District.

Professional Affiliations

Mr. Pigrom is an Accredited Senior Appraiser (ASA) of the American Society of Appraisers in the Machinery and Technical Specialties discipline.

JEFF KEISER
PRINCIPAL MARINE SURVEYOR

Mr. Keiser has worked in the marine industry for more than 21 years. He has captained research vessels and numerous pleasure charters in the Caribbean, Puget Sound and San Francisco. In Southern Florida, he restored classic yachts and graduated from Chapman School of Seamanship's Surveyor program.

Mr. Keiser draws upon extensive and diverse experience in the marine industry to thoroughly evaluate and value vessels. In addition to survey reports, he offers

consultation services that include damage assessment and sailing lessons for coastal and offshore cruising.

Mr. Keiser has prepared appraisals and surveys for Boats and Live-a-Board vessels.

Professional Affiliations

Mr. Keiser is an Accredited Marine Surveyor member of SAMS®, the Society of Accredited Marine Surveyors.

Will I Receive a Copy of the Appraisal?

A summary of the appraisal report will be provided to you, however, you will not receive a copy of the full report.

Acquisition Process

Below are the steps involved in the acquisition process. Please note that no Owner(s) is obligated to sell their Dwelling to the City.

Offer Preparation

Once the appraisal is completed, OPC will prepare an offer letter for presentation to the Owner(s) of the Dwelling as listed on the current title.

Initial Meeting With OPC

OPC will meet with the Owner(s) listed on title to present the offer in person. If the Owner(s) prefer to have the offer mailed to them or for OPC to meet with another party on their behalf, OPC will oblige their written directions to do so. Email communication can be used.

At this meeting OPC will ask the Owner(s) to sign the offer letter acknowledging receipt of it. This will not form an agreement between the Owners(s) and the City. There will be a place for the Owner(s) to accept the offer, which will then direct OPC to prepare the acquisition agreement and bill of sale for the Dwelling. The Owner(s) may choose to reject the offer and then if desired, follow procedures to hire their own appraiser to provide a valuation as described in the Plan.

Acceptance of Offer

If the Owner(s) acknowledges acceptance of the offer on the offer letter, as stated above, OPC will prepare the acquisition agreement and bill of sale. Once these documents are approved by the City, OPC will again meet with the Owner(s) in person to have them signed. If the Owner(s) prefer to have the agreement mailed to them or for OPC to meet with another party on their behalf, OPC will oblige their written directions to do so. Email communication can be used. Once signed, the agreement will be signed by the City and OPC will provide an original agreement to

the Owner(s) for their records and the process to execute the terms of the agreement will commence.

May I Obtain my Own Appraisal?

Yes. The Owner(s)'s appraiser scope of work and qualifications must be presented along with a summary of their valuation to the City for consideration in the negotiations process. Following receipt of the City's offer of acquisition, any Owner(s) would then have 45 days to submit his/her own appraisal to the City for consideration. The City will not reimburse any costs associated with the Owner(s) appraisal.

What If My Appraisal Exceeds the City's?

If the Owner(s)'s appraisal is within 10% of the City's offer of acquisition, the City will pay the Owner(s) the amount submitted by the Owner(s)'s appraiser. If the Owner(s)'s appraisal amount is higher than 10%, the City will pay for an independent third party appraiser to render a final appraisal value for the Dwelling structure based upon his/her review of the two appraisals prepared by the City and the Owner(s). The City shall pay for all costs associated with the third party appraiser. Selection of a third party appraiser to perform the final valuation will be done using the following process: The City will submit three names of acceptable appraisers to the Owner(s) and the Owner(s) will select the third party appraiser from among those three names submitted by the City.

More Information

Should you have additional questions about the appraisal process, please contact Jose Garcia at 510.924.3014 or by email at jgarcia@opcservices.com.

**APPENDIX 4: RELOCATION DRAFT DOCKTOWN PLAN COMMENTS AND
RESPONSES**

Individual comments received from tenants and other interested parties during the comment period for the Draft Docktown Plan are included here for presentation to the City Council on December 12, 2016. OPC has prepared a response to each written comment received during the comment period open from November 15 to November, 30 2016, as well as comments and questions recorded by City Staff at the November 17, 2016 public meeting.

The Comments Resolution Matrix provided on the following pages lists comments received, includes responses to the comments and, where applicable, lists changes made to the Draft Docktown Plan to address the comment.

Comment #	Section(s) of Plan Applicable To	Summarized Comment	Response	Resolution
1	Section 4: Relocation Eligibility	I do not have live aboard status. Do I understand that I do not have relocation assistance eligibility	The Relocation Assistance Program contemplates three classifications of persons who may be eligible to receive assistance: (1) a Tenant who is the owner of their Dwelling and lives aboard the Dwelling as their Primary Residence; (2) a Tenant who is the Owner of their Dwelling, but does not use that Dwelling as their Primary Residence, and instead has a Sub-tenant who uses the Tenant's Dwelling for the Sub-tenant's Primary Residence; and (3) a Sub-tenant who lives aboard a Tenant's Dwelling for the purpose of the Sub-tenant's Primary Residence. Households who meet the definitions and criteria of one of these three classifications are encouraged to meet with OPC for an interview so that OPC can collect information regarding their household composition and use of their Dwelling. Specific types of assistance are described for each classification in Section 4 of the Draft Docktown Plan, and Table 6 provides a matrix of the types of assistance available to each classification.	No Change to Document
2	Not Specific to Draft Docktown Plan's Content or Intent	Commenter advised he provided copies of appraisals for three boats to OPC. Not happy about the closure and proposed relocation process.	Comments received. Will be shared with City Council.	No Change to Document
3	Introduction - Definitions; Section 4: Relocation Eligibility	What is an absent tenant vs. subtenant?	The Docktown Plan does not refer to an "absent tenant." A Sub-tenant is a person who does not own the Dwelling upon which they are living, but instead has a written agreement with the Tenant to use the Tenant's Dwelling as the Sub-tenant's Primary Residence. A Tenant With a Sub-tenant, by contrast, owns a Boat or Barge-Based Dwelling unit located at Docktown and has a written Lease with	No Change to Document

Comment #	Section(s) of Plan Applicable To	Summarized Comment	Response	Resolution
			the City of Redwood City, but does not use that Dwelling as their Primary Residence.	
4	Section 4: Relocation Eligibility	What if a boat has multiple owners? What if there is more than one owner for the boat and only one of the owners occupies the boat – who gets assistance?	If a Dwelling has more than one Owner and only one Owner is living aboard a Dwelling as their Primary Residence, the Owners would have to share in any proceeds of the Actual and Reasonable Moving Costs of Dwelling, Offer to Purchase of Non-Moveable Dwelling, Cost of Sale Reimbursement, and, if eligible, any Incentive Payment. If more than one Owner meets the definition of Senior, Low-Income, Veteran, or Disabled under the Plan, the Owners would also have to split the enhanced benefit of Replacement Marina Berth Rent. However, the Replacement Housing Payment enhanced benefit will be available only to the Owner who is living aboard the Dwelling as their Primary Residence and also meets the definition of Senior, Low-Income, Veteran or Disabled.	Definition of "Owner" or "Ownership" revised to include multiple parties owning a Dwelling. Additional language has been added to Section 4 to address cases where multiple owners of a Dwelling are involved. Language has been added to items 6 and 7 under Relocation Assistance for Live Aboard Tenants.
5	Overall Plan	Can we modify the Draft Docktown Plan? - Such as including funding to renovate municipal docks and use money for more docking space – take the \$3M in relocation money to make the municipal marina facility larger – if you have a place	The City Council can provide direction to modify the Docktown Plan. \$3 million was set aside in the litigation settlement to address any environmental issues and to provide relocation assistance. The City is considering spending additional funds to pay for improvements at the Municipal Marina operated by the Port to support liveaboard uses at that Marina. There are no current plans or funding to expand the Municipal Marina.	No Change to Document

Comment #	Section(s) of Plan Applicable To	Summarized Comment	Response	Resolution
		built, it's easier to relocate people.		
6	Section 4 - Relocation Assistance - Land Based Replacement Housing Payment for Low-income, Senior, Disabled or Veteran Households	The relocation assistance is based on a one bedroom home. What about a family with a household composition of two kids?	Comment received. This payment ONLY applies to Live Aboard Tenant households or Sub-tenant Households who are Low-Income or with a member who is Senior, Disabled, or a Veteran.	Section 4 of the Plan has been modified to clarify that the size of the unit utilized to calculate the Household's payment will be based upon the number bedrooms present in their Dwelling.
7	Introduction - Plan Development Process	Will OPC be available for interviews?	Yes. Please contact Jose Garcia at 510.924.3014 to schedule a time to meet.	No Change to Document
8	Section 4 - Eligibility	Owners who have roommates, how does this work with the plan?	Replacement Housing Payments are available only for Live Aboard Tenants and Sub-tenants meeting the definition of Senior, Low-Income, Veteran or Disabled as defined in the draft Plan. Each Household, however, would only be entitled to one Replacement Housing Payment for each Dwelling.	The definition of "Household" has been revised. Additional language has been added to Section 4 to address roommates.
9	Introduction and Section 6	How can the City Council adopt the draft plan on the same night that they plan to discuss it on 12/12?	The Draft Plan has been available for public review since November 15, 2016 and the City Council has had the opportunity to review the Draft Plan since that date. At the December 12, 2016 meeting, the Council will discuss their questions, comments, and concerns and take any other actions related to the Plan.	No Change to Document

Comment #	Section(s) of Plan Applicable To	Summarized Comment	Response	Resolution
10	Introduction - Definition and Section 4: Relocation Eligibility	If I travel more than 51% of a week can the Dwelling be considered my primary residence.	The draft Plan has been modified to clarify that proof of primary residence can be established by providing copies of tax returns, California Driver's License or voter registration information.	The definition of "Primary Residence" was modified.
11	Section 4 - Relocation Assistance	In the 1970s, the Alviso house boat relocation package was \$40K. Why is it only \$10K here? What is the maximum assistance package for barges?	The Draft Plan contains several types of Relocation Financial Assistance that will be made available for Live Aboard Tenants, Tenants With a Sub-tenant, and Sub-tenants. No specified maximum Relocation Financial Assistance payment is established, regardless of whether the Dwelling is a Boat Dwelling or Barge-Based Dwelling. Ten thousand dollars (\$10,000) is not the maximum amount of financial assistance that is available for tenants and sub-tenants at Docktown. There is a maximum amount of \$10,000 that would be offered as an incentive payment to Live Aboard Tenants and Tenants with a Sub-tenant who agree to expedited relocations of their Household Goods and Dwellings, as detailed in Section 4 of the Plan, but this payment is in addition to all other benefits for which they may qualify.	No Change to Document
12	Appendix 3 - Appraisals	When will we see complete appraisals by third party appraisers? Can we contest Appraisal? Who are the appraisers going to be?	The draft Plan has been modified to provide an opportunity for an Owner to obtain their own appraisal which can then be submitted to the City for consideration in final valuation. If the Owner's appraisal is within 10% of the valuation set forth in the City's offer of acquisition, then the City shall pay the valuation established by the Owner's appraisal. If the Owner's appraisal is higher than 10%, then the City will hire a third party appraiser to prepare a final valuation based upon the City's and Owner's appraisals. The appraisal team is described in Appendix 3.	Section 4 and Appendix 3 were revised.

Comment #	Section(s) of Plan Applicable To	Summarized Comment	Response	Resolution
13	Appendix 3 - Appraisals	Will the appraisers look at the underside of the boat?	The appraisers assignment will include inspection of the Dwelling. The inspection will include those parts of the Dwelling accessible to them without raising the Dwelling from the water or inspecting it from below the water line.	No Change to Document
14	Appendix 3 - Appraisals	Will location be considered?	No. The appraisal will be based on the appraisers opinion of value of the Dwelling structure only and will not take into account the location.	No Change to Document
15	Section 5	When is the closure notice going to be sent?	Relocation Notices are anticipated to be issued at the beginning of March 2017.	No Change to Document
16	Section 4 - Relocation Assistance Payment - Incentive Payments	Does a person get \$10K when they vacate Docktown within 60 days of the closure notice?	Eligible Live Aboard Tenants and Tenants with a Sub-tenant who agree to expedited relocations of their Dwellings and enter into an Agreement to Relocate with the City within 60 days after service of the Relocation Notice will receive an incentive payment of \$10,000, in addition to all other benefits for which they qualify. Eligible Sub-tenants who agree to expedited relocations of their Household Goods and enter into an Agreement to Relocate with the City within 60 days after service of the Relocation Notice will receive an incentive payment of \$5,000, in addition to all other benefits for which they qualify.	No Change to Document
17	Section 4 - Relocation Advisory Assistance - Relocation Notice	Will the closure notice be universal for everyone?	Yes.	No Change to Document
18	Introduction and Section 1 -Existing Conditions	Why is there no mention of the four vacant board slips at the rowing club right next door in the relocation plan?	These slips are not considered part of the Docktown Marina.	No Change to Document
19	Not Specific to Draft Docktown Plan's Content or Intent	Why portray that special legislation has completely failed as there could be	Comments received. Will be shared with City Council.	No Change to Document

Comment #	Section(s) of Plan Applicable To	Summarized Comment	Response	Resolution
		another effort for new legislation in the new year?		
20	Appendix 3 - Appraisals	What is fair market value?	Please refer to Appendix 3.	Section 4 and Appendix 3 were revised.
21	Section 4 - Relocation Assistance Payment - Incentive Payments	If you actively have your boat up for sale do you still get 10K?	Eligible Live Aboard Tenants and Tenants with a Sub-tenant who agree to expedited relocations of their Dwellings and enter into an Agreement to Relocate with the City within 60 days after service of the Relocation Notice will receive an incentive payment of \$10,000, in addition to all other benefits for which they qualify. Eligible Sub-tenants who agree to expedited relocations of their Household Goods and enter into an Agreement to Relocate with the City within 60 days after service of the Relocation Notice will receive an incentive payment of \$5,000, in addition to all other benefits for which they qualify. Having a boat up for sale does not invalidate eligibility for benefits.	No Change to Document
22	Not Specific to Draft Docktown Plan's Content or Intent	Can we use the \$3M in relocation money to buy more land to move a ¼ mile and build another set of docks?	\$3 million was set aside in the litigation settlement to address any environmental issues and to provide relocation assistance. The City is considering spending additional funds to pay for improvements at the Municipal Marina operated by the Port to support liveaboard uses at that Marina. There are no current plans or funding to buy land and build more docks.	No Change to Document

Comment #	Section(s) of Plan Applicable To	Summarized Comment	Response	Resolution
23	Not Specific to Draft Docktown Plan's Content or Intent	Was OPC the lowest bidder for the City's relocation services contract?	The City considered and vetted several relocation consultants that responded to the City's Request for Proposal and after careful evaluation decided to retain the services of Overland, Pacific and Cutler, Inc. to prepare the Draft Docktown Plan and advise the City on a reasonable relocation assistance process, and to provide potential relocation advisory services and financial assistance options for Households who may be impacted by relocation of Live Aboard occupancy at Docktown. The proposals from relocation consultants were analyzed based upon the professional experience and capabilities of the firms and the contract was awarded as a professional services contract which does not require awarding the contract to the lowest bidder.	No Change to Document
24	Section 4 - Relocation Assistance Payments	We were told that the City would revisit this issue after the holidays. Also, \$10K and only three months' rent is unfair and ridiculous. You also need to take into consideration land vs. water view, there is unfair cost equity	Comments received. Will be shared with City Council.	No Change to Document
25	Appendix 3 - Appraisals	What places and times have the two appraisers had experience dealing with house boats? The two proposed appraisers have no floating home experience.	Comments received and Docktown Plan modified.	Section 4 and Appendix 3 of the Plan have been revised to modify the appraisal process and to provide additional information about the

Comment #	Section(s) of Plan Applicable To	Summarized Comment	Response	Resolution
				qualifications of the appraisers.
26	Not Specific to Draft Docktown Plan's Content or Intent	Have either of you two visited Docktown and taken a tour? Don't you want to show that you care? OPC staff was not allowed to take a boat tour.	OPC staff responsible for conducting interviews and collecting other data visited Docktown several times during the preparation of the Draft Docktown Plan. Liability issues prohibited a boat tour.	No Change to Document
27	Introduction - Intent of Plan	The Draft Docktown Plan does not comply with the California Relocation Assistance Law.	The Docktown Plan is not subject to either State or Federal relocation assistance regulations. Thus, the City respectfully disagrees with this comment.	No Change to Document
28	Introduction - Comment, Review, Approval and Updates	Timing for comments - not enough time especially for seniors and disabled, the timing includes the holidays and it is not reasonable. The City needs to extend public comment to 30 days.	Comments received. Will be shared with City Council.	No Change to Document
29	Not Specific to Draft Docktown Plan's Content or Intent	What does full public access to the land Docktown is located on mean? Requests to be kept informed of plans.	The City serves as a trustee for the State lands on which Docktown is located. The statutes granting the subject property allow for limited use of these public trust lands for the establishment, improvement and conduct of a harbor and for the construction, maintenance and operation of wharves, docks, piers, slips, quays and other utilities, structures, facilities, etc. necessary or for the promotion, accommodation, and operation of flood control projects. The State's intent is for all California residents to have access to public trust	No Change to Document

Comment #	Section(s) of Plan Applicable To	Summarized Comment	Response	Resolution
			lands, such as the lands upon which Docktown is located, and the State has indicated that private residential use is inconsistent with such public access.	
30	Entire Plan	Why do occupants have to move? And what relocation assistance will be provided?	Commenter identified themselves as resident of Santa Cruz and not impacted by relocation of Live Aboard occupancy at Docktown. Commenter is encouraged to review the plan and other documents available online at http://www.redwoodcity.org/departments/community-development-department/planning-housing/planning-services/docktown-marina	No Change to Document
31	Not Specific to Draft Docktown Plan's Content or Intent	Disagrees with lawsuit filed by Ted Hanning against the City of Redwood City and method of relocation.	Comments received. Will be shared with City Council.	No Change to Document
32	Not Specific to Draft Docktown Plan's Content or Intent	Commenter supports continuing to explore legislative options. Concerns regarding the re-use of the site and potential that the site will be abandoned or vacant long-term and becoming blighted.	Comments received. Will be shared with City Council.	No Change to Document

Comment #	Section(s) of Plan Applicable To	Summarized Comment	Response	Resolution
33	Section 4 - Relocation Assistance Payments	I can't afford to live on land, and will save money by staying in the marina as long as possible. Many of my neighbors are in the same position. If you want to encourage people to move, you will need to greatly increase the payout amount to something that allows them to afford to move.	Comments received. Will be shared with City Council.	No Change to Document
34	Section 4 - Relocation Assistance Payment and Appendix 3 - Appraisals	Please explain in writing and with a specific examples (class: non-movable floating home, non-movable boat, movable boat) what "Offer Based on Fair Market for Structure" means. Also explain 'Contributor Value'. Again, not only a general definition, but specific examples for each class.	As described in the Draft Docktown Plan a "Dwelling cannot be moved to another location due to its condition or lack of availability of a replacement berth would be considered non-moveable. Fair market value for the berthed property consists of the structure itself and does not take into account the location of the berthed property or any underlying land or water value.	Section 4 and Appendix 3 have been revised.
35	Appendix 3 - Appraisals	Are we able to get our own assessment and if so will it be considered in the evaluation of our house.	The draft Plan has been modified to allow the Owner to obtain their own appraisal which can then be submitted to the City for consideration in final valuation. If the Owner's appraisal is within 10% of the valuation set forth in the City's offer of acquisition, then the City shall pay the valuation established by the Owner's appraisal. If the Owner's appraisal is higher than 10%, then the City will hire a third party appraiser to prepare a final valuation based upon the City's and Owner's appraisals.	Section 4 and Appendix 3 have been revised to modify the appraisal process.

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36	Introduction	If the city buys us out of our homes what is the city planning on doing with them?	Disposal methods of the Dwellings has yet to be determined for those Dwellings the City may acquire.	No Change to Document
37	Section 4 - Relocation Assistance	Will the city work with us if we want to transfer a Floating home to land? How would local building codes apply.	Such an option is not specifically contemplated in the Draft Docktown Plan. If the Owner pursued this alternative they be required to comply with all applicable zoning requirements and building code requirements. The Owner would be limited to the moving costs described in the Draft Docktown Plan, which do not include permit costs and costs associated with land use approvals.	No Change to Document
38	Section 4 - Relocation Assistance and Section 5 - Schedule	When will we get our assessments.	In accordance with the schedule proposed in the Draft Docktown Plan, OPC would plan to start conducting eligibility interviews in January and would plan to have notices of eligibility prepared and delivered to those persons eligible for assistance by March 1, 2017. This schedule is subject to change.	No Change to Document
39	Introduction and Section 3 - Replacement Housing Survey	Is the city still considering the possibility of opening a new marina that we can transfer to.	Additional marina resources in Redwood City are discussed in Section 3 of the Draft Docktown Plan	No Change to Document
40	Introduction	Is the city going to continue to negotiate with state lands.	The State Lands Commission has made clear that the City can no longer permit private residential uses at Docktown Marina. In January 2016, the City entered into a Settlement Agreement to resolve the Docktown litigation which, among other obligations, requires the City to develop a plan to comply with the granting statues and Public Trust Doctrine by December 2016, and to begin implementing that plan in 2017.	No Change to Document
41	Introduction	Disagrees with the degree of detail in the introduction.	Comments received. Will be shared with City Council.	No Change to Document

Comment #	Section(s) of Plan Applicable To	Summarized Comment	Response	Resolution
42	Definitions	Disagrees with the use of Barge Based Dwelling	Comments received. Will be shared with City Council.	No Change to Document
43	Section 1 - Characteristics of Persons and Dwellings	Disagrees with OPC survey method to obtain information from Docktown Households	Comments received. Will be shared with City Council.	No Change to Document
44	Introduction - Comment, Review, Approval and Updates	Under the terms of the Hannig settlement which the city signed, they are obligated to adopt a Docktown Plan by the end of the year. There are alternate plans which will be submitted separately.	Comments received. Will be shared with City Council.	No Change to Document
45	Section 3 - Replacement Housing Survey	Commented on results of the housing survey showing limited replacement housing opportunities.	Comments received. Will be shared with City Council.	No Change to Document
46	Section 4 - Relocation Advisory Assistance - Relocation Notice	The Hannig settlement requires only that the City "begin to implement" the Docktown Plan adopted by the City by end of 2017. There is no justification for "beginning to implement" a plan any sooner, and this process needs to play itself out over a more reasonable time period.	Comments received. Will be shared with City Council.	No Change to Document

Comment #	Section(s) of Plan Applicable To	Summarized Comment	Response	Resolution
47	Section 4 - Replacement Housing Referrals	No referrals lists provided can be considered valid unless they include housing that is actually available. That precludes nearly all Marinas and Affordable Housing lists.	Eligible Households will be provided housing referrals to assist the Household with relocation to another marina or land-based housing at the time Relocation Advisory Services are provided to the Household. The Housing Resource Survey Data provided in Appendix 2 was intended to provide information on the current market conditions discovered during the planning process, and was not intended to serve as a housing referrals list.	No Change to Document
48	Introduction and Section 4 - Relocation Assistance	The assumption that the City has no legal obligation to provide Relocation benefits to Docktown residents is based on assumptions that are fallacious. Our attorneys will show that Redwood City has an obligation to create a EIR report before closing Docktown, which must address these issues. Additionally, in most cases time-based incentive payments being offered are woefully inadequate.	Comments received. Will be shared with City Council.	No Change to Document

Comment #	Section(s) of Plan Applicable To	Summarized Comment	Response	Resolution
49	Section 5: Timeline	December 12 is much too soon for the City to vote on a complex plan presented without resident input, and little time for our attorneys to consider all the implications of plan policies. Furthermore, the Dec 12 date is presented as the date the plan will be presented and approved. The assumption that the plan will be adopted the same day it is presented to the council for discussion would provide a clear indication that the plan adoption was decided prior the meeting, behind closed doors, which may be a violation of the Brown Act, and in any event, makes it clear that the City is not operating in good faith.	Comments received. Will be shared with City Council.	No Change to Document
50	Appendix Section	The Plan as distributed lacks the forms, surveys, and other documents that the residents must have in their possession for consideration and discussion long before the plan is adopted.	Comments received. Will be shared with City Council.	No Change to Document
51	Appendix 2 - Housing Resource Survey Data	Feels information is not adequate and may contain error.	Information shown relates to the properties contacted for the survey. It should be noted that the phone numbers listed are the contacts for the	No Change to Document

Comment #	Section(s) of Plan Applicable To	Summarized Comment	Response	Resolution
			properties which may be outside of the area the property is physically located in.	
52	Appendix 3 - Appraisals	Feels appraiser qualifications are in adequate.	Comments received. Will be shared with City Council.	Section 4 and Appendix 3 have been revised to modify the appraisal process and to provide additional information about the qualifications of the appraisers.
53	Definitions	The plan treats Floating Homes as vessels (barges). The Supreme Court ruled that Floating Homes are not vessels. Any appraisal should treat these as full 'homes' being displace and compensate accordingly.	Comments received. Will be shared with City Council.	No Change to Document
54	Introduction	Redwood City continues to assert that Docktown is illegal. The Attorney General has NOT declared Docktown illegal, Public Trust is NOT inflexible and SLC has NOT made a decision.	Comments received. Will be shared with City Council.	No Change to Document
55	Introduction - Comment, Review, Approval and Updates	The Draft Docktown Plan is massively complex. A 30-90 day comment period is needed. Just like the Hannig settlement, it seems the final decision on the Docktown	Comments received. Will be shared with City Council.	No Change to Document

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		plan will be made prior to vote as it is presented at the same City council meeting on the day of the vote.		
56	Not Specific to Draft Docktown Plan's Content or Intent	The Hannig Settlement said Docktown was contributing to the contamination of Redwood Creek however, The recent EIR found that it is not.	Comments received. Will be shared with City Council.	No Change to Document
57	Not Specific to Draft Docktown Plan's Content or Intent	The Hannig settlement only calls for a Plan, it does not have to be a Closure Plan. It could very easily be an Interim Plan with a Long Term Plan of Lease, Land Swaps, etc.	Comments received. Will be shared with City Council.	No Change to Document
58	Not Specific to Draft Docktown Plan's Content or Intent	The Hannig settlement also says that the plan needs to BEGIN to be implemented by the end of 2017. It does not say the marina needs to be removed.	Comments received. Will be shared with City Council.	No Change to Document
59	Introduction - Comment, Review, Approval and Updates, Section 4 Relocation Assistance Payments, and Appendix 3	Disagrees with review period length, believes Barge Based Dwellings need to be classified as Floating Homes for appraisal purposes, believes that relocation assistance payments will not	Comments received. Will be shared with City Council.	No Change to Document

Comment #	Section(s) of Plan Applicable To	Summarized Comment	Response	Resolution
		be adequate, and disagrees with the closure.		
60	Introduction - Comment, Review, Approval and Updates, Section 4 Relocation Assistance Payments, and Appendix 3	Similar comments as above. No additional comments other than those provided by others.	Comments received. Will be shared with City Council.	No Change to Document
61	Introduction, Section 3 and Section 4	Stated position that assistance for veterans is needed provided disagreement with the process and reasoning for closing Docktown.	Comments received. Will be shared with City Council.	No Change to Document
62	See comments 46-56	Verbatim language as comments 46-56	Comments received. Will be shared with City Council.	No Change to Document
63	Overall Plan	Disagrees with plan.	Comments received. Will be shared with City Council.	No Change to Document
64	Overall Plan	States Draft Dock Town Plan is subject to the California Environmental Quality Act	The approval of the Docktown Plan for relocation of Live Aboard occupancy at Docktown is not subject to and is statutorily exempt from CEQA pursuant to Section 15268 of the CEQA Guidelines, entitled Ministerial Projects, pursuant to the State's determination that the granting statutes and the Public Turst Doctrine do not allow continued residential use of the Marina. The Docktown Plan is also categorically exempt from CEQA because it can be seen with certainty that there is no possibility that the adoption of the plan may have a significant effect on the environment (14 CCR § 15061(b) (3)),	No Change to Document

Comment #	Section(s) of Plan Applicable To	Summarized Comment	Response	Resolution
			and the Docktown Plan assures the maintenance, restoration, enhancement, or protection of a natural resource and the environment (14 CCR §§ 15307, 15308). Further response provided by letter under separate cover to commenter and is attached to staff report.	
65	Section 4 - Relocation Assistance Payments	As a resident of the Docktown community, this plan is insulting. I am being forced from my home, which I own. The proposed "compensation" wouldn't even cover rent for a 1 bedroom apartment for one year. I am not being displaced from my home for a short period of time; I am being kicked out permanently. I would be willing to move to another live aboard marina in the area, but there are not any. I would also be willing to move to land-based housing, but cannot afford it in the long term.	Comments received. Will be shared with City Council.	No Change to Document
66	Section 4 - Relocation Assistance Payments	This proposal does not offer long-term housing solutions, nor the financial compensation to support them. A minimum of \$50,000 would be a step in the right direction for kicking people	Comments received. Will be shared with City Council.	No Change to Document

Comment #	Section(s) of Plan Applicable To	Summarized Comment	Response	Resolution
		<p>out of their homes. This process has been beyond stressful. Having the financial resources to explore long-term housing options would be a relief.</p>		
67	<p>Not Specific to Draft Docktown Plan's Content or Intent</p>	<p>There is no way that sufficient federal or state money is ever going to be donated to build a dike following the path of the present bay shoreline. The only construction of that sort, if any, will be done in straight lines. When the bay rises, everything between El Camino and the present bay location will likely be abandoned. In order to protect Redwood City's finances, every developer who applies for a building permit (no matter where in the city construction is proposed) must execute, at the very least, a hold harmless and indemnification clause to protect the city from any and all effects of global warming. An assumption of the risk clause would be appropriate as well.</p>	<p>Comments received. Will be shared with City Council.</p>	<p>No Change to Document</p>

Comment #	Section(s) of Plan Applicable To	Summarized Comment	Response	Resolution
68	Not Specific to Draft Docktown Plan's Content or Intent	Why not swap city land at BIAC for the contested granted land at Docktown? Would that settle everything without moving anyone?	Comments received. Will be shared with City Council.	No Change to Document
69	Not Specific to Draft Docktown Plan's Content or Intent	Will we ever be able to speak to the allusive City Manager. She has not had the courage to show her face in person to the residents and hides behind Aaron Aknin.	Comments received. Will be shared with City Council.	No Change to Document
70	Not Specific to Draft Docktown Plan's Content or Intent	What was the city expectations of the residents of Docktown being contacted by Overland, Pacific and Cutler. I received a letter and left a voice mail message for them. They did not call back but a neighbor told me they knocked on my door around 3PM on a Tuesday. Do think we are all unemployed and sit around the house all day.	Please contact Jose Garcia at 510.924.3014 to schedule a time to meet.	No Change to Document

Comment #	Section(s) of Plan Applicable To	Summarized Comment	Response	Resolution
71	Not Specific to Draft Docktown Plan's Content or Intent	Where is the communication with the residents. I have attended all IHPP meetings, spoken at several City Council meetings about dock town but was never notified by the city of the release of the plan. I have also send questions previously via email about Docktown. I will also mention that we have filled out questionnaires and provided email addresses on our leases. My estimate is that Redwood City has had a minimum of 20 notifications of my contact info but has chosen to ignore that information and relying on another resident to communicate with the other residents.	The City has updated its records. OPC is also in possession of your contact information and include you on further communications.	No Change to Document

Comment #	Section(s) of Plan Applicable To	Summarized Comment	Response	Resolution
72	Overall Plan	<p>My office, the Law Foundation of Silicon Valley, has recently been retained by the Redwood Creek Association of the Docktown community. I write regarding the Draft Docktown Plan. We are requesting a meeting with you and the City Manager early next week to discuss the proposal. We are concerned that the plan as written does not comply with state law concerning relocation assistance and would like to discuss these concerns with you. We also write to express our deep concern about the abbreviated two-week time frame in which residents and community members may submit comments to Redwood City about the draft plan. This is concerning for all residents, but is especially concerning for disabled and senior residents who may need to seek assistance with understanding this complex proposal. The time frame is even more abbreviated that it appears, since it</p>	<p>The Docktown Plan is not subject to either State or Federal relocation assistance regulations. Thus, the City respectfully disagrees with this comment.</p>	<p>No Change to Document</p>

Comment #	Section(s) of Plan Applicable To	Summarized Comment	Response	Resolution
		<p>encompasses a major holiday during which many residents, the lawyers they may choose to retain to advise them, will undoubtedly be traveling to see family. To ensure that residents have a reasonable amount of time to read, analyze, seek private legal counsel, and comment in writing, we ask that you extend the deadline for the public to comment at least 30 days. I am available on November 22, 2016 to meet in person in Redwood City, and may have additional dates and times.</p>		
73	Overall Plan	<p>Cease and Desist Letter. Claims the City violated the City Charter; City Council lacks jurisdiction over Docktown; the Board of Port Commissioners has jurisdiction over Docktown.</p>	<p>The City Council has jurisdiction over Docktown pursuant to ordinances and resolutions adopted by the City Council and the Port Board. Further response provided by letter under separate cover to commenter and is attached to staff report.</p>	<p>No Change to Document</p>

Comment #	Section(s) of Plan Applicable To	Summarized Comment	Response	Resolution
74	Overall Plan	Hello - Will Docktown have any affordable units available for teachers? If so, how does one apply? Thank you!	There is no proposed project of this nature for Docktown.	No Change to Document

