



County of Santa Cruz

REDEVELOPMENT AGENCY

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TOM BURNS, AGENCY ADMINISTRATOR

July 27, 2000

Agenda: August 8, 2000

Board of Directors
County of Santa Cruz Redevelopment Agency
701 Ocean Street
Santa Cruz, CA. 95060

Heart of Soquel Mobile Home Park Transition Plan and Moving Assistance Program

Dear Members of the Board:

In 1993, the Agency acquired the Heart of Soquel Mobile Home Park, located in Soquel Village within the Soquel Creek floodway. The Soquel Village Plan calls for eventual conversion of the property to publicly-accessible open space on Soquel Creek, public parking, and a flood control project. At the time that the property was purchased, the Board indicated its interest in reducing residential use of the property as quickly as possible in order to reduce flooding impacts to the residents. The purpose of this letter is to address the status of the residential attrition on the property and suggest a further extension of the transition plan.

Background

At the time that the Agency purchased the property, your Board approved a five year attrition plan for reducing residency on the property, with the goal of eventually removing all residential uses because of the unsafe location within the floodplain. That transition period was later extended by an additional three years. The transition period was originally created in order to permit residents to time a move dependent on their own needs and desires, and the availability of other housing opportunities, and was based upon an anticipated future flood control project.

Although the Redevelopment Agency was not displacing or requiring tenants to move during the transition period (and was not obligated to provide relocation benefits), a Moving Assistance Program was created to assist residents that chose to move. Under the program, tenants could freely elect to move at any time and receive costs of moving, not to exceed \$1,000. (And in one case, the Board approved payment of over \$2,000 for extraordinary expenses.) We are recommending, because of the significant increase in moving and related costs since 1993, to raise that payment to \$2,500.

To date, the Moving Assistance Program and routine attrition, combined with a policy of not re-renting vacant coaches has reduced the park from twenty-three to three occupied coaches. Because the apartment units on the property are less susceptible than the coaches to the effects of flooding and provide much needed entry level housing, they have been re-rented as vacancies occur.

We are now in the final year of this transition period. With the successes to date and the lack of a pending redevelopment project for the property, it would be appropriate to further extend this program to 2005, while simultaneously updating the moving assistance program for the convenience and safety of the residents.

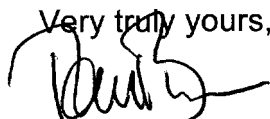
Summary and Recommendations

Continuing to provide rentals during the transition period temporarily still serves the best interests of the tenants and the community. Moving assistance is needed for residents, now more than ever, as the costs of moving have increased since 1993. The program is also desirable because it allows tenants the choice of a time to leave that is least disruptive in their lives.

It is therefore **RECOMMENDED** that your Board of Directors for the Redevelopment Agency take the following action:

1. Approve extending transitional occupancy of the Heart of Soquel Mobilehome Park until June 30, 2005 under the previously approved program guidelines; and
2. Approve the continuation of the Moving Assistance Program for the Heart of Soquel Mobilehome Park and increase the maximum payments per household to **\$2,500.**

Very truly yours,



Tom Burns

Redevelopment Agency Administrator

RECOMMENDED:



Susan A. Mauriello

Redevelopment Agency Director

cc. RDA

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