

HAYWARD CITY COUNCIL

RESOLUTION NO. 18-

Introduced by Council Member _____

RESOLUTION ESTABLISHING MAY 1, 2018 AS THE NOTICE OF TERMINATION DATE FOR RENTAL AGREEMENTS WITH TENANTS IN FORMER ROUTE 238 PROPERTIES; APPROVING A ROUTE 238 TENANT TRANSFER ASSISTANCE PROGRAM; AND APPROPRIATION OF \$245,000 FROM FUND 412—238 PROPERTY MANAGEMENT

WHEREAS, in 2016 the City negotiated a Purchase and Sale Agreement (PSA) with Caltrans to assume responsibility for the sale of the Caltrans acquired former Route 238 properties to private developers; and

WHEREAS, Pursuant to the PSA, the City has acquired Parcel Groups 5, 7 and 9 from Caltrans, containing 37 residential and eight commercial tenants, located in the Bunker Hill, Mission/Carlos Bee and Foothill/Oak Street areas respectively; and

WHEREAS, in December 2017 the City sent notice to the tenants of the transfer of ownership and the requirement for tenants to move in 2018; followed by a meeting with the tenants on April 2, 2018 informing them of the proposed rental agreement termination date and Tenant Transfer Assistance Program; and

WHEREAS, the timely resale of the acquired properties, pursuant to the PSA with Caltrans, requires termination of the rental agreements to allow demolition and site preparation activities to conclude by December 31, 2018; and

WHEREAS, notwithstanding that most of the tenants received relocation stipends pursuant to the 2009 Settlement Agreement, or are ineligible for payments pursuant to California Government Code Section 14528.6, the City of Hayward desires to assist with the timely vacation of the properties through the creation of a Tenant Transfer Assistance Program;

THEREFORE, BE IT RESOLVED, the City Council of the City of Hayward hereby establishes May 1, 2018 as the date of Notice of Termination of rental agreements in parcel groups 5, 7 and 9; and requires all tenants vacate premises by the termination date of July 31, 2018 (90 Days); and

FURTHER BE IT RESOLVED, the City Council approves the Tenant Transfer Assistance Program consisting of: 1) incentive payments to vacate the premises before the 90-day deadline on the following schedule:

INCENTIVE MOVE TIMING	PAYMENT AMOUNT
Vacate Within 30 Days of Termination Notice	\$4,500
Vacate Within 60 Days of Termination Notice	\$3,000
Vacate Within 90 Days of Termination Notice	\$2,000
Vacate After Termination Deadline	\$0

And, 2) the engagement of a Tenant Transfer Assistance Program Agent to provide services to tenants to assist with their timely move, including but not limited to the following: a) Filing the appropriate forms for incentive payments; b) Obtaining the refund of security deposits including performing walk thru inspections; c) Researching and referring affordable and market rate housing opportunities; and, d) Obtaining and referring information on moving resources; and

FURTHER BE IT RESOLVED, the City Council hereby appropriates \$245,000 from Fund 412 for the costs of the program.

IN COUNCIL, HAYWARD, CALIFORNIA _____, 2018

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:
MAYOR:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

City Attorney for the City of Hayward