

# Docktown Marina Update

Date: Dec. 8, 2016

Following a period of public comment on the Draft Docktown Plan, the City of Redwood City has made available a revised Docktown Plan that evaluates possible relocation options for Docktown residents. The revised Docktown Plan is available [here](#). The revised document considers the approximately 70 comments submitted in writing and at a November 17, 2016 community meeting. This plan will be considered for final adoption by the City Council on December 12, 2016.

Development of a Docktown Plan, and its adoption by December 31, 2016, was required under the terms of a settlement agreement to resolve outstanding issues related to a lawsuit filed against the City of Redwood City over residential uses at the Docktown Marina. While relocation benefits are not required under state law, the City believes that a process for evaluating the needs of Docktown residents and providing reasonable relocation assistance is consistent with the City's goals of equity and providing affordable housing assistance.

Based on comments received, two specific plan modifications have been made:

- The revised plan builds in flexibility to allow Docktown tenants to seek out their own property appraisals if desired, and authorizes the City to pay up to 10 percent more than the City-paid appraisal if the tenant-procured appraisal resulted in a higher value. Should the tenant-procured appraisal result in a value more than 10 percent greater than the City-paid appraisal, the tenant could request that a third appraiser determine the value of the property. The decision of the third appraiser would be binding.
- The revised plan now provides an appeal process in the event a tenant does not agree with the City's application of benefits. As part of this process, once a tenant receives a notice of benefits eligibility, they may submit an appeal within 15 days. An independent hearing officer, paid by the City, would then determine whether benefits had been appropriately provided under the terms of the Final Docktown Plan.

A summary of each comment received from November 15 through November 30, 2016, and responses to those comments, are provided in the revised Docktown Plan. Members of the public are invited to provide additional comments for consideration prior to or on December 12, 2016. At its discretion, the City Council may elect to approve the revised Docktown Plan as presented or make additional revisions to the plan.

The process of implementing the Final Docket Plan will begin in early 2017. City officials expect that implementing the plan will take some time, and the City's goal is to provide community members with a reasonable timeframe to transition.