

Draft Docktown Plan

November 14, 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 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 closure of Docktown.



Definition of Terms Used in the Draft Docktown Plan

The following definitions apply to terms used throughout this Draft 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 Draft 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 Draft 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.

"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"** mean a party with a valid Lease with the City who can demonstrate, through proof of 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 sleep at more than 50% of the 2016 calendar year.

"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 Draft Docktown Plan

This Draft Docktown Plan is intended to provide the City and persons impacted by relocation of Households at Docktown with a reasonable closure 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 closure, cessation of use, or the change of use of marinas. The relocation of the types of Households discussed in the Draft 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 Draft Docktown Plan

The assistance described in the Draft Docktown Plan is limited to those persons who meet the definitions of a Tenant, Tenant With Sub-tenant, or Sub-tenant.

Draft Docktown Plan Development Process

OPC has developed the Draft 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 Draft 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 Draft Docktown Plan

In any relocation process, a written plan is an important document for communication and management of the process. The Draft 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 Draft Docktown Plan both describes the Relocation Assistance Program and what those impacted by the Plan can expect from it.

Each section of the Draft 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 this Draft Docktown Plan

The City encourages comments regarding the Draft Docktown Plan. To ensure that all comments can be timely considered by Staff and the City Council, written comments should be sent via email to docktownplan@redwoodcity.org no later than November 30,



2016. Please include “Draft Docktown Plan Comment” in the subject line of the email. Verbal comments may be provided to OPC at a meeting for Docktown Community members on November 17 at 7 p.m. in the Community Room of the Main Library, 1044 Middlefield Road in Redwood City.

This Draft Docktown Plan will be publicly available to Households for comment as later described. Once the review process is completed, comments will be addressed and necessary revisions will be made prior to submitting the Draft Docktown Plan 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 Draft Docktown Plan as presented or make revisions to the Plan. The City Council is obligated to adopt a Docktown Plan before December 31, 2016

All written comments received will be included in Appendix 4.



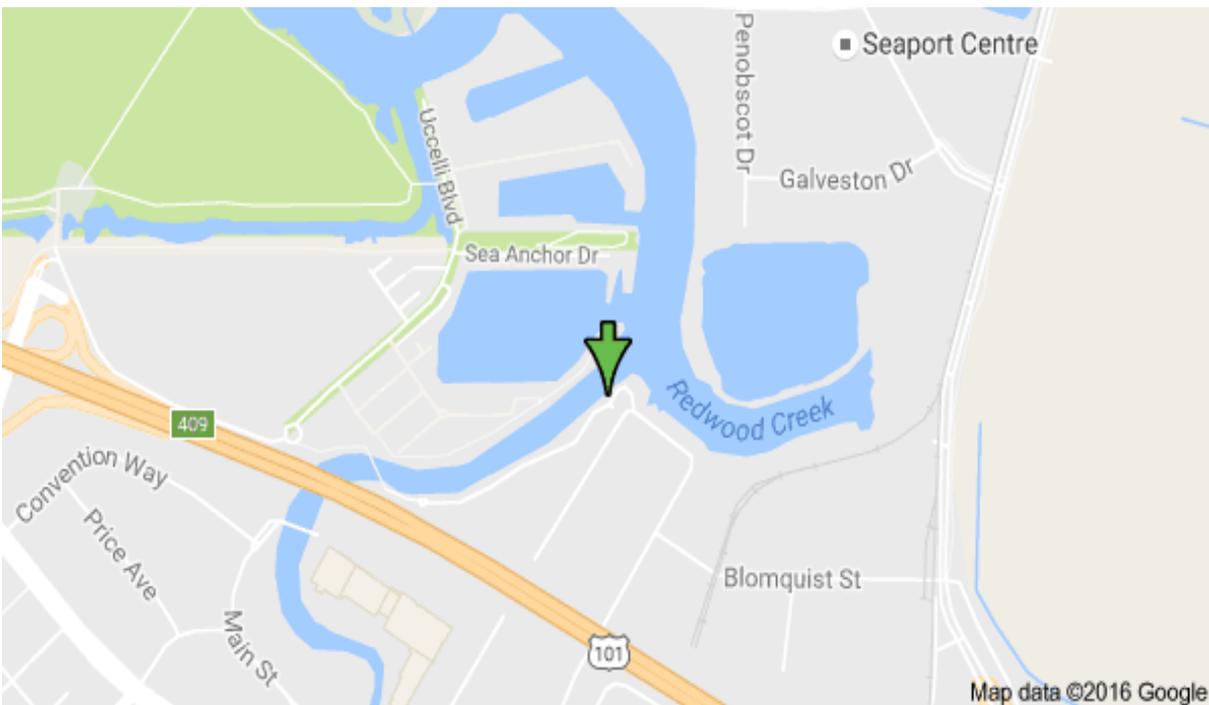
SECTION 1: EXISTING CONDITIONS

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 Dwelling and individuals, such as Seniors, Disabled Persons, Veterans, and Low Income Households, were more likely to face a greater impact from the proposed closure of 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 Draft Docktown Plan.

Characteristics of Persons and Dwellings

In developing this Draft 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 closure of 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 Draft Docketown Plan describes the persons and property impacted by the relocation of Docketown 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 closure of the Docketown Marina.

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 Draft Docketown 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 Draft Docktown Plan describes the process for the review and approval of this Draft 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 Draft Docktown Plan and other pertinent materials;
3. Provision of electronic copies of this 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 this Draft Docketown Plan;

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

Closure 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 closure 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 detailing the level of assistance they will receive. Any Household that is not issued a Notice of Eligibility is not eligible to receive assistance under the Relocation Assistance Program.

In order to become and remain eligible for relocation assistance, the person must also be deemed in Good Standing.

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 Draft 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 Docktown Closure Notice as described later in the Draft Docktown 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; and

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 Closure Notice:

Docktown Households will be notified of the Docktown closure and the time within which the Household must relocate the Dwelling in writing through a Docktown Closure Notice (the "Closure Notice"). Closure 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 Docketown 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 Docketown 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.

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.

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 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. Such offer would be prepared by OPC on the City's behalf. 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 draft 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.

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 Closure Notice | \$10,000 |
| Execution of Agreement to Relocate Within 60-90 Days After Service of Closure Notice | \$7,500 |
| Execution of Agreement to Relocate Within 90-120 Days After Service of Closure Notice | \$5,000 |
| Failure to Execute Agreement to Relocate within 120 Days After Service of Closure Notice Will Result in No Incentive Payment | \$0 |



***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 draft 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 one bedroom apartment rent in Redwood City as established via a replacement housing rent survey conducted by OPC. 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 Docketown to land-based housing.

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 Docketown. 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.

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 Docketown.

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.

2. Offer to Purchase Non-moveable Dwelling:

In cases where a 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 of the Dwelling to purchase the Dwelling based on its fair market value according to an independent appraisal prepared for the Dwelling and compensation as approved 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 draft 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.

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:

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

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

Tenants with a Sub-tenant meeting the definition of Senior, Low-Income, Veteran or Disabled as defined in this draft 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.



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 Closure Notice | \$5,000 |
| Execution of Agreement to Relocate Within 60-90 Days After Service of Closure Notice | \$2,500 |
| Execution of Agreement to Relocate Within 90-120 Days After Service of Closure Notice | \$1,000 |
| Failure to Execute Agreement to Relocate within 120 Days After Service of Closure Notice Will Result in No Incentive Payment | \$0 |



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

Sub-tenants meeting the definition of Senior, Low-Income, Veteran or Disabled as defined in this draft 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 one bedroom 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.

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 Docketown.

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: CLOSURE 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 Docketown Plan
- November 17, 2016: Meeting with Docketown Community Members to discuss Draft Docketown Plan (7 p.m. in the Community Room of the Redwood City Main Library, 1044 Middlefield Road)
- December 12, 2016: City Council Consideration of Draft Docketown Plan and Approval of Final Docketown 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 Docketown Closure Notice



SECTION 6: FURTHER DOCKTOWN INFORMATION AND FEEDBACK

For additional information on the Draft Docktown Plan or to provide information and input to the City, please email [**docktownplan@redwoodcity.org**](mailto:docktownplan@redwoodcity.org) or attend a meeting November 17, at 7 p.m. in the Community Room of the Redwood City Main Library, 1044 Middlefield Road.

Persons reviewing this document who wish to make written comment to it that will be included in the Draft Docktown Plan submitted to the City Council for review are also encouraged to email [**docktownplan@redwoodcity.org**](mailto:docktownplan@redwoodcity.org). Please include “Draft Docktown Plan Comment” in the subject line of the email.



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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 |



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 PROCESS AND TEAM

Overview of Appraisal Process for Docktown Marina Residents

The draft Docktown plan being released in mid-November will include a proposed relocation assistance program aimed at ensuring a smooth transition for all residents. The City of Redwood City is working with an experienced relocation expert – Overland, Pacific & Cutler (OPC) – and a critical part of what they're doing is providing an independent appraisal of all properties berthed at Docktown.

Below is more information about the overall 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?

All Docktown tenants were contacted in writing by OPC in September 2016 about setting up a time and date that works best for an appraisal meeting. If you do not recall receiving this letter, or still need to set up your appraisal appointment, 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.

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) an equipment 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 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, and Santa Clara Valley Transportation Authority.

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.

Professional Affiliations

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

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 will be included in the Draft Docktown Plan presented to the City Council on December 12, 2016. OPC will prepare a response to each comment written received in numerical order of when it was received by OPC as shown on the Index of Comments provided below. The Index of Comments is followed by the actual comment received.

SAMPLE INDEX OF COMMENTS

| COMMENTOR | DATE RECEIVED BY OPC | METHOD OF DELIVERY | RESPONSE TO COMMENT |
|------------------|---------------------------------|-------------------------------|--------------------------------|
| | | | |

COMMENTS AND RESPONSES

[TO BE ADDED TO FINAL DRAFT DOCKTOWN PLAN IF RECEIVED]