

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE:	Adoption of Resolution No. 488 - Approving the Relocation Plan and the City Manager Property Acquisition Authority for the State Route 523 (N/NE 145 th Street) & I-5 Interchange Project
DEPARTMENT:	Public Works
PRESENTED BY:	Tricia Juhnke
ACTION:	<input type="checkbox"/> Ordinance <input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Motion <input type="checkbox"/> Discussion <input type="checkbox"/> Public Hearing

PROBLEM/ISSUE STATEMENT:

The State Route 523 (N/NE 145th Street) & Interstate-5 Interchange Project (Interchange Project), has an ambitious schedule to be completed prior to the Shoreline South/148th Station opening with light rail service in 2024. The Interchange Project is entering the right-of-way (ROW) acquisition phase. Property appraisals are underway, and settlement offers and negotiations with property owners will begin soon.

Currently, the City Manager has property acquisition and relocation claims authority up to \$50,000 under Shoreline Municipal Code (SMC) Section 2.60.090. The SMC allows for project specific adjustments in these acquisition policies. In order to keep the ROW process moving in a timely manner for the Interchange Project, staff is requesting that the City Council take action on proposed Resolution No. 488, which is project specific.

Proposed Resolution No. 488 increases the City Manager’s signing authority to \$1 million for property acquisition for the Interchange Project. Additionally, it approves the Relocation Plan that authorizes the City Manager to approve documented relocation claims up to the limits prescribed by federal or state law regardless of amount.

RESOURCE/FINANCIAL IMPACT:

The Interchange Project has sufficient funds for property acquisition; this Resolution and accompanying Ordinance do not negatively impact the project funding or financial impact. Proposed Resolution No. 488 impacts project resources and costs in two primary ways:

1. It reduces staff time needed to prepare staff reports and present property specific acquisitions or relocation to Council for approval.
2. In saving time in approving acquisitions, it reduces the likelihood of property costs increasing while staff receives Council approval.

Property values are professionally determined under contract with a Washington State Department of Transportation (WSDOT)-approved ROW consultant and are not affected by this proposed Resolution. All properties over \$25,000 are appraised by an

independent firm, then that appraisal is reviewed by a second independent firm. Offers are subject to WSDOT review. Since the City does not have a real estate division and staff with the expertise for property acquisition, the City is required to use a ROW consultant as approved by WSDOT. This ROW consultant prepares offers based on appraisals and federal regulations on the City's behalf. The ROW expert also provides guidance on relocation claims submitted to the City citing appropriate code.

RECOMMENDATION

Staff recommends that the City Council adopt proposed Resolution No. 488 for the Relocation Plan and granting the City Manager property acquisition authority of up to \$1 million for the State Route 523 (N/NE 145th Street) & Interstate-5 (I-5) Interchange Project.

Approved By: City Manager ***DT*** City Attorney ***MK***

BACKGROUND

The City of Shoreline is implementing improvements identified in the Council Approved [145th Street Multimodal Corridor Study](#) to improve access and safety for all travel modes using the corridor and to improve access to Sound Transit's 145th Street Light Station. The State Route 523 (N/NE 145th Street) & Interstate-5 Interchange Project (Interchange Project) will reduce congestion, improve traffic operations, pedestrian and bike access, and create a "gateway" into Shoreline on this segment of the corridor. The City has been successful in securing funds from multiple sources for design, right-of-way (ROW) acquisition and construction of this project. Funding from Sound Transit and Transportation Improvement Board are being used to fund property acquisition.

The Interchange Project has an ambitious schedule to be completed prior to the Shoreline South/148th Station opening with light rail service in 2024. The Interchange Project is entering the ROW acquisition phase and is currently conducting property appraisals and reviews and will be ready to make offers in the near future. In order to streamline the ROW acquisition process, staff is requesting that Council increase the City Manager's purchasing authority and approve the current Relocation Plan for the 145th Street Interchange Project. Proposed Resolution No. 488 provides for this increase in the City Manager's signing authority and approves the Relocation Plan that authorizes the City Manager to approve documented relocation claims up to the limits prescribed by federal or state law regardless of amount.

DISCUSSION

The City Council discussed proposed Resolution No. 488 at their March 21, 2022, Council meeting. The staff report for this Council discussion can be found at the following link:

<http://cosweb.ci.shoreline.wa.us/uploads/attachments/cck/council/staffreports/2022/staffreport032122-9a.pdf>.

Following discussion of this proposed Resolution, the Council provided direction to staff to bring proposed Resolution No. 488 back for action at tonight's Council meeting.

COUNCIL GOAL(S) ADDRESSED

The Interchange Project directly supports two of the City Council goals:

- Goal 2 - Continue to deliver highly-valued public services through management of the City's infrastructure and stewardship of the natural environment; and
- Goal 3 - Continue preparation for regional transit in Shoreline.

RESOURCE/FINANCIAL IMPACT

The Interchange Project has sufficient funds for property acquisition; this Resolution and accompanying Ordinance do not negatively impact the project funding or financial impact. Proposed Resolution No. 488 impacts project resources and costs in two primary ways:

1. It reduces staff time needed to prepare staff reports and present property specific acquisitions or relocation to Council for approval.

2. In saving time in approving acquisitions, it reduces the likelihood of property costs increasing while staff receives Council approval.

Property values are professionally determined under contract with a Washington State Department of Transportation (WSDOT)-approved ROW consultant and are not affected by this proposed Resolution. All properties over \$25,000 are appraised by an independent firm, then that appraisal is reviewed by a second independent firm. Offers are subject to WSDOT review. Since the City does not have a real estate division and staff with the expertise for property acquisition, the City is required to use a ROW consultant as approved by WSDOT. This ROW consultant prepares offers based on appraisals and federal regulations on the City's behalf. The ROW expert also provides guidance on relocation claims submitted to the City citing appropriate code.

RECOMMENDATION

Staff recommends that the City Council adopt proposed Resolution No. 488 for the Relocation Plan and granting the City Manager property acquisition authority of up to \$1 million for the State Route 523 (N/NE 145th Street) & Interstate-5 (I-5) Interchange Project.

ATTACHMENTS

Attachment A: Proposed Resolution No. 488

RESOLUTION NO. 488

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHORELINE, WASHINGTON APPROVING THE RELOCATION PLAN AND INCREASING CITY MANAGER PROPERTY ACQUISITION AUTHORITY FOR STATE ROUTE 523 (N/NE 145TH STREET) & INTERSTATE-5 (I-5) INTERCHANGE PROJECT.

WHEREAS, for many years the City has been seeking to redevelop the State Route 523 Corridor, commonly referred to as N/NE 145th Street, to provide safety and transportation improvements, and has designed a project in this regard, the State Route 523 (N/NE 145th Street) & Interstate-5 (I-5) Interchange Project (“145th Interchange Project”); and

WHEREAS, the 145th Interchange Project is contained in the City’s Capital Improvement Plan and the City has obligated the Central Puget Sound Regional Transit Authority (Sound Transit) Funding Agreement funds for the 145th Street Interchange Project; and

WHEREAS, pursuant to SMC 2.60.090(A)(2), the City Manager may acquire real property as part of an approved and funded project contained in the City’s Capital Improvement Plan up to \$50,000 unless another amount is specifically authorized for a particular project; and

WHEREAS, SMC 2.60.090(A)(3) states that when property acquisition requires relocation of the residents that exceeds the City Manager’s acquisition authority, the City Manager may authorize relocation claims up to the limits prescribed by federal or state law provided that the City Council has approved a project relocation plan; and

WHEREAS, the 145th Interchange Projects requires a number of property acquisitions which, given the present real estate market, are expected to exceed the City Manager’s authority granted in SMC 2.50.090(A)(2); and

WHEREAS, the City has developed a Relocation Plan for the 145th Interchange Project which includes good faith parcel relocation costs estimates that exceed the City Manager’s acquisition authority and the City Council may approve a higher relocation limit for the 145th Interchange Project and issue an addendum to that Relocation Plan due to changes in acquisition requirements; and

WHEREAS, given the potential for property acquisition and relocation costs to exceed the City Manager’s authority set forth in SMC 2.60.090(A) for the 145th Interchange Project, the City Council has determined that it would be more efficient to increase that authority;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SHORELINE, WASHINGTON, HEREBY RESOLVES:

Section 1. Real Property Acquisition Authority. The City Manager is authorized to acquire real property for the State Route 523 (N/NE 145th Street) & Interstate-5 (I-5) Interchange

Project when the cost of the property is no greater than \$1,000,000.00, subject to SMC 2.60.090(A)(2)(a)-(b). All purchases in excess of this amount shall be approved by the City Council.

Section 2. Relocation Plan. Exhibit A is approved as the Project Relocation Plan for the State Route 523 (N/NE 145th Street) & Interstate-5 (I-5) Interchange Project. The City Manager is authorized to approve properly documented relocation claims up to the limits prescribed by federal or state law, regardless of the amount.

Effective Date. This Resolution shall take effect and be in full force upon passage.

ADOPTED BY THE CITY COUNCIL ON APRIL 4, 2022.

Mayor Keith Scully

ATTEST:

Jessica Simulcik Smith, City Clerk



SR 523 (N/NE
145TH STREET) &
I-5 INTERCHANGE
IMPROVEMENTS
City of Shoreline

March 2022

RELOCATION PLAN AMENDMENT

March 2022 – Roxanne Grimm – DCI Engineers

INTRODUCTION:

This project is situated in the City of Shoreline, (the “City”) located in King County, just north of Downtown Seattle bordering the northern Seattle City limits. The City of Shoreline is located along the Puget Sound. The city was incorporated in 1988 with an estimated population of 56,730 and has a total land area of 12.3 square miles.

DCI Engineers has been engaged to carry out relocation services for the project on behalf of the City of Shoreline.

This Relocation Plan is prepared in accordance with Chapter 12 of the Washington State Department of Transportation Right of Way Manual and the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA), as amended. The relocation services provided on this project will adhere to State and Federal regulations.

A. GENERAL**1. Assurances:**

The displacing agency or assigned agent will inform the displaced parties of relocation payments and the services that will be provided. Displacee’s needs have been inventoried and evaluated. From this analysis, a plan has been developed which will provide for timely and efficient relocation of the displaced parties.

No person, lawfully occupying real property, will be required to move from the acquired dwelling or business without being provided a written assurance of at least ninety (90) days prior to the earliest date by which they could be required to vacate the property. No person to be displaced from a residential dwelling shall be required to move unless at least one comparable replacement property is made available. If no housing is available within the financial means of the displaced persons, Housing Last Resort will be made available.

2. Project Description

SR-523 (145th Street N/NE) in Shoreline is a major east-west route for northwest King County. The street connects Shoreline neighborhoods with businesses, parks and services, as well as linking Seattle, Lake Forest Park, Kenmore and Bothell. In the coming years, 145th Street will also be a primary connection to Sound Transit Light Rail at 145th and I-5. I-5 is a major north-south route that also serves King County, as well as the commuters and residents of the U.S. west coast states.

The SR-523 (145th Street N/NE) & I-5 Interchange Improvements project will add safety and operational improvements including replacing the two signalized intersections for the interchange with roundabouts, relocated utilities, street lighting, a shared-use path in some sections and sidewalk improvements with bicycle facilities in areas. The bounds of the project are along SR-523 between 1st Ave NE and 6th Ave NE.

3. Number of Displacements:

The project calls for the partial or full acquisition of 11 parcels of which 3 property acquisitions are anticipated to require the displacement of 13 residential (0 owner occupants, 10 tenant occupants and 3 landlords).

B. INVENTORY OF INDIVIDUAL NEEDS

1. Occupancy Survey

The proposed project will require the relocation of individuals/families and/or personal property form the following residential parcels:

Parcel No.: 7568700765
522 NE 145th ST



Displacee No.: 001
Displacee Name: Ray Bernsten
Relocation Type: Non-Residential (Landlord)

According to King County records this property is improved with 1050 square foot home. It sits on a 6,399 square foot lot with 2 bedrooms and 2 bathrooms. The home uses oil as the main source of heat.

According to records the home was purchased by Ray Bernsten, a married person as his separate estate on 12/20/2013. This property was recently rezoned to MUR-70, Mixed Use Residential (70' height) in anticipation of the opening of the Sound Transit Light Rail Stations in 2023. Since the rezone this property and many of the neighboring properties have been solicited by several developers to sell their property for potential assemblage. It is expected that most, if not all of these properties, will be purchased by developers within the next year. At this time the ROW plans do not show an impact to the residence, but the parcel is being included in the relocation plan in case it is determined that a relocation is needed. The landlord asked that we not contact the tenants at this time.

Estimated Reestablishment: \$50,000.00

Displacee No.: 002-003

Displacee Name: Tenant Names TBD (Landlord requested tenants not be contacted at this time)

Relocation Type: Residential Tenant

According to Ray Bernsten (landlord), the residence is occupied by two (2) adult tenants. There are no language restrictions. The 2 tenants are not related. The monthly rent is \$1,600. The tenants also pay utilities. The 2 tenants split rent and utilities equally.

Currently, the median rent is around \$2,500 /mo. for roughly 1,800 sf for a 2 bed, 2 bath home.

Estimated Moving Cost: \$5,000.00

Estimated Rent Supplement: \$65,000.00

Displacee Information

Project Title:		Parcel No.: 7568700765
Legal Name of Business:		Displacee No.: 001
Owner(s) Name(s), is different from above: Ray Bernsten		
Date of Purchase: 12/20/2013	Email Address:	Business Phone:
Subject Site Address: 522 NE 145 th ST Shoreline, WA 98155	Business Mailing Address: 6913 23 rd Ave NE Seattle, WA 98115	Alternate Phone:
		Cell Phone: 509-446-1127
Title VI Required Information:		
Ethnic Identification Category: <input type="checkbox"/> African American <input type="checkbox"/> Asian/Pacific Islander <input type="checkbox"/> American Indian/Alaskan Native <input checked="" type="checkbox"/> Caucasian <input type="checkbox"/> Hispanic American <input type="checkbox"/> Other _____		
MWBE: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		DBE: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
(Minority Women Business Enterprise)		(Disadvantaged Business Enterprise)

Unit Information

Building Type: <input checked="" type="checkbox"/> SFR <input type="checkbox"/> Duplex <input type="checkbox"/> Triplex <input type="checkbox"/> Fourplex <input type="checkbox"/> Apartment <input type="checkbox"/> Other _____		
Total Sq Ft: 1050	Lot Size: 6399	Number of Units:
Garage/Carport: 0	ADA Installations:	

Tenant Information

Unit No.:	Unit No.:	Unit No.:
Tenant Name:	Tenant Name:	Tenant Name:
Tenant Phone No.:	Tenant Phone No.:	Tenant Phone No.:
Sq Ft of Unit:	Sq Ft of Unit:	Sq Ft of Unit:

Rent Amount: \$	Rent Amount: \$	Rent Amount: \$
Utilities: Water pd by: _____ Sewer pd by: _____ Power pd by: _____	Utilities: Water pd by: _____ Sewer pd by: _____ Power pd by: _____	Utilities: Water pd by: _____ Sewer pd by: _____ Power pd by: _____
Heat Source: Oil	Water Source: City Water	Sewer Source: Sewer
Leases on File: Yes <input type="checkbox"/> No <input type="checkbox"/> Copies Obtained: Yes <input type="checkbox"/> No <input type="checkbox"/>		File Schedule "E" or "C": <i>*Must provide copies of recent tax return</i>
Personal Property on-site owned by Landlord: Any outside specialists needed: Yes <input type="checkbox"/> No <input type="checkbox"/> Time required to vacate:		
Plans to Reestablish: Yes <input type="checkbox"/> No <input type="checkbox"/>		Advance Payment Needed: Yes <input type="checkbox"/> No <input type="checkbox"/>
Site Requirements:		

Relocation Cost Estimate

Reestablishment Expenses: \$ 50,000.00	Moving Cost: \$	Site Search Cost: \$1500.00
Specialist:		Date: 03/09/22

Displacee Information

Project Title:		Parcel No.: 7568700765
Name of Displacee(s): TBD		Displacee No.: 002
Date of Occupancy:	<input type="checkbox"/> Owner <input checked="" type="checkbox"/> Tenant	Cell Phone:
Site Address: 522 NE 145 th ST Shoreline, WA 98155	Mailing Address: 522 NE 145 th ST Shoreline, WA 98155	Work Phone:
		Home Phone:
		Email Address:

Residential Information

Total Sq Ft: 1,050	No. Bedrooms: 2	No. Bathrooms: 1	Total No. Rooms: 5	Lot Size: 6,399 SF	Year Built: 1948		
Subject DS&S:	Garage Stalls: None	Other major site improvements: None					
Building Type: <input checked="" type="checkbox"/> Single Story <input type="checkbox"/> 1.5 Story <input type="checkbox"/> 2 Story <input type="checkbox"/> Split Level <input type="checkbox"/> Basement <input type="checkbox"/> Other							
Replacement Preference: <input type="checkbox"/> Purchase <input type="checkbox"/> Rent		<input type="checkbox"/> Own Transportation <input type="checkbox"/> Need Transportation <input type="checkbox"/> Need Public Transportation					
Adults: 001	M <input type="checkbox"/>	F <input type="checkbox"/>	Ethnic Identification Category: <input type="checkbox"/> African American <input type="checkbox"/> Asian/Pacific Islander <input type="checkbox"/> American Indian/Alaskan Native <input type="checkbox"/> Caucasian <input type="checkbox"/> Hispanic American <input type="checkbox"/> Other <i>Title VI Required Information</i>	Utilities: Heat <input type="checkbox"/> NatGas <input type="checkbox"/> Electric <input checked="" type="checkbox"/> Oil <input type="checkbox"/> Propane Water <input type="checkbox"/> Well <input checked="" type="checkbox"/> City Water <input type="checkbox"/> Septic <input checked="" type="checkbox"/> Sewer	Dwelling Type: <input checked="" type="checkbox"/> Single Family Dwelling <input type="checkbox"/> Apartment <input type="checkbox"/> Duplex <input type="checkbox"/> Mobile Home <input type="checkbox"/> Condominium <input type="checkbox"/> Recreational Vehicle		
002	<input type="checkbox"/>	<input type="checkbox"/>					
Children:	FT <input type="checkbox"/>	PT <input type="checkbox"/>				M <input type="checkbox"/>	F <input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>				<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Move Type: x <input type="checkbox"/> Schedule Move Payment Number of Rooms <input type="checkbox"/> Commercial Move <input type="checkbox"/> Actual Cost Move Advanced Move Payment Needed: <input type="checkbox"/> Yes <input type="checkbox"/> No		

Disability Issues/Special Needs/Comments:
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Financial Information

Head of Household:		Spouse/Partner/Roommate:																																					
Employer:		Employer:																																					
Occupation:		Occupation:																																					
Location:	No. of miles from home:	Location:	No. of miles from home:																																				
Owner: <table style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 70%;">Mortgage Balance</td><td style="width: 30%;">\$</td></tr> <tr><td>Interest Rate</td><td></td></tr> <tr><td>Loan Type</td><td></td></tr> <tr><td>Remaining Term</td><td></td></tr> <tr><td>Monthly Payment (P&I)</td><td>\$</td></tr> <tr><td>Lender Name</td><td></td></tr> <tr><td>Contact Number</td><td></td></tr> <tr><td>Taxes & Insurance</td><td>\$</td></tr> </table>		Mortgage Balance	\$	Interest Rate		Loan Type		Remaining Term		Monthly Payment (P&I)	\$	Lender Name		Contact Number		Taxes & Insurance	\$	Tenant: <table style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 70%;">Monthly Rent</td><td style="width: 30%;">\$</td></tr> <tr><td>Monthly Utilities</td><td></td></tr> <tr><td style="padding-left: 100px;">Heat</td><td>\$</td></tr> <tr><td style="padding-left: 100px;">Power</td><td>\$</td></tr> <tr><td style="padding-left: 100px;">Sewer</td><td>\$</td></tr> <tr><td style="padding-left: 100px;">Water</td><td>\$</td></tr> <tr><td>Lot/Ground Rent</td><td>\$</td></tr> <tr><td>Rent Subsidy</td><td>\$</td></tr> <tr><td>Gross Monthly Income</td><td>\$</td></tr> </table> <p>Source of Income: <input type="checkbox"/> Wages <input type="checkbox"/> Retirement <input type="checkbox"/> Social Security <input type="checkbox"/> Other _____</p> <p><i>*Note: Utilities only include heat, light, water & sewer</i></p> <table style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 70%;">Damage/Security Deposit</td><td style="width: 30%;">\$</td></tr> </table>		Monthly Rent	\$	Monthly Utilities		Heat	\$	Power	\$	Sewer	\$	Water	\$	Lot/Ground Rent	\$	Rent Subsidy	\$	Gross Monthly Income	\$	Damage/Security Deposit	\$
Mortgage Balance	\$																																						
Interest Rate																																							
Loan Type																																							
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Rent Subsidy	\$																																						
Gross Monthly Income	\$																																						
Damage/Security Deposit	\$																																						

Relocation Cost Estimate

RHP: \$	Moving Cost: \$	Date:	Relocation Specialist:
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Parcel No.: 7568700770
516 NE 145th ST



Displacee No.: 001
Displacee Name: John Chou
Relocation Type: Non-Residential (Landlord)

According to King County records this property is improved with 760 square foot home. It sits on a 6,402 square foot lot with 2 bedrooms and 2 bathrooms. The home has a 180 square foot carport and oil is the main source of heat.

According to records the home was purchased by John and Sandy Chou, a married couple on 12/17/2019. Sandy Chou released interest with a QCD to John Chou at the time of purchase. This property was recently rezoned to MUR-70, Mixed Use Residential (70' height) in anticipation of the opening of the Sound Transit Light Rail Stations in 2023. Since the rezone this property and many of the neighboring properties have been solicited by several developers to sell their property for potential assemblage. It is expected that most, if not all of these properties, will be purchased by developers within the next year.

At this time the ROW plans do not show an impact to the residence, but the parcel is being included in the relocation plan in case it is determined that a relocation is needed. The landlord asked that we not contact the tenants at this time.

Estimated Reestablishment: \$50,000.00

Displacee No.: 002-004

Displacee Name: Tenant Names TBD (Landlord requested tenants not be contacted at this time)

Relocation Type: Residential Tenant

According to John Chou (landlord) there are three (3) tenants occupying the residence. The 760 square foot home is rented by 3 adult males of Hispanic ethnicity. They are all unrelated and all the tenants speak little English. According to the landlord, Mr. Chou, one of the tenants has cancer, it is unclear of whether they are still working, but are still paying rent. Rent for the residence is \$1,750 per month and all utilities are paid by the tenants. It is assumed that rent is split equally amongst the 3 tenants.

Currently, the median rent is around \$2,500 /mo. for roughly 1,800 sf for a 2 bed, 2 bath home.

Estimated Moving Cost: \$5,000.00

Estimated Rent Supplement: \$95,000.00

Displacee Information

Project Title:		Parcel No.: 7568700770
Legal Name of Business:		Displacee No.: 001
Owner(s) Name(s), is different from above: John Chou		
Date of Purchase: 12/19/2019	Email Address:	Business Phone:
Subject Site Address: 516 NE 145 th ST Shoreline, WA 98155	Business Mailing Address: PO Box 75461 Seattle, WA 98175	Alternate Phone:
		Cell Phone: 206-660-2778
Title VI Required Information:		
Ethnic Identification Category: <input type="checkbox"/> African American <input checked="" type="checkbox"/> Asian/Pacific Islander <input type="checkbox"/> American Indian/Alaskan Native <input type="checkbox"/> Caucasian <input type="checkbox"/> Hispanic American <input type="checkbox"/> Other _____		
MWBE: Yes <input type="checkbox"/> No <input type="checkbox"/>		DBE: Yes <input type="checkbox"/> No <input type="checkbox"/>
(Minority Women Business Enterprise)		(Disadvantaged Business Enterprise)

Unit Information

Building Type: <input checked="" type="checkbox"/> SFR <input type="checkbox"/> Duplex <input type="checkbox"/> Triplex <input type="checkbox"/> Fourplex <input type="checkbox"/> Apartment <input type="checkbox"/> Other _____		
Total Sq Ft: 760	Lot Size: 6,402 SF	Number of Units: 3
Garage/Carport: Carport (180 SF)	ADA Installations:	

Tenant Information

Unit No.:	Unit No.:	Unit No.:
Tenant Name:	Tenant Name:	Tenant Name:
Tenant Phone No.:	Tenant Phone No.:	Tenant Phone No.:
Sq Ft of Unit:	Sq Ft of Unit:	Sq Ft of Unit:

Rent Amount: \$583	Rent Amount: \$583	Rent Amount: \$583
Utilities: Water pd by: <u>Tenant</u> Sewer pd by: Tenant Power pd by: Tenant	Utilities: Water pd by: Tenant Sewer pd by: Tenant Power pd by: Tenant	Utilities: Water pd by: Tenant Sewer pd by: Tenant Power pd by: Tenant
Heat Source: Oil	Water Source: City Water	Sewer Source: Sewer
Leases on File: Yes <input type="checkbox"/> No <input type="checkbox"/> Copies Obtained: Yes <input type="checkbox"/> No <input type="checkbox"/>		File Schedule "E" or "C": <i>*Must provide copies of recent tax return</i>
Personal Property on-site owned by Landlord: Any outside specialists needed: Yes <input type="checkbox"/> No <input type="checkbox"/> Time required to vacate:		
Plans to Reestablish: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		Advance Payment Needed: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Site Requirements:		

Relocation Cost Estimate

Reestablishment Expenses: \$50,000	Moving Cost: \$	Site Search Cost: \$1500.00
Specialist:		Date: 03/08/22

Displacee Information

Project Title:		Parcel No.: 7568700770	
Name of Displacee(s):		Displacee No.: 002	
Date of Occupancy:	<input type="checkbox"/> Owner <input checked="" type="checkbox"/> Tenant	Cell Phone:	
Site Address: 516 NE 145 th ST Shoreline, WA 98155	Mailing Address: 516 NE 145 th ST Shoreline, WA 98155	Work Phone:	
		Home Phone:	
		Email Address:	

Residential Information

Total Sq Ft: 760	No. Bedrooms: 2	No. Bathrooms: 2	Total No. Rooms: 6	Lot Size: 6,402 SF	Year Built: 1948
Subject DS&S:	Garage Stalls: 180 SF	Other major site improvements:			
Building Type: <input checked="" type="checkbox"/> Single Story <input type="checkbox"/> 1.5 Story <input type="checkbox"/> 2 Story <input type="checkbox"/> Split Level <input type="checkbox"/> Basement <input type="checkbox"/> Other _____					
Replacement Preference: <input type="checkbox"/> Purchase <input type="checkbox"/> Rent		<input type="checkbox"/> Own Transportation <input type="checkbox"/> Need Transportation <input type="checkbox"/> Need Public Transportation			
Adults:	M	F	Ethnic Identification Category: <input type="checkbox"/> African American <input type="checkbox"/> Asian/Pacific Islander <input type="checkbox"/> American Indian/Alaskan Native <input type="checkbox"/> Caucasian <input checked="" type="checkbox"/> Hispanic American <input type="checkbox"/> Other <i>Title VI Required Information</i>	Utilities: Heat <input type="checkbox"/> NatGas <input type="checkbox"/> Electric <input checked="" type="checkbox"/> Oil <input type="checkbox"/> Propane Water <input type="checkbox"/> Well <input checked="" type="checkbox"/> City Water <input type="checkbox"/> Septic <input checked="" type="checkbox"/> Sewer	Dwelling Type: <input checked="" type="checkbox"/> Single Family Dwelling <input type="checkbox"/> Apartment <input type="checkbox"/> Duplex <input type="checkbox"/> Mobile Home <input type="checkbox"/> Condominium <input type="checkbox"/> Recreational Vehicle
Male (1) Age: 40+	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
Male (2) Age: 40+	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
Male (3) Age: 40+	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
Children:	FT	PT	M	F	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Move Type: <input type="checkbox"/> Schedule Move Payment <input type="checkbox"/> Commercial Move Advanced Move Payment Needed: <input type="checkbox"/> Yes <input type="checkbox"/> No					
Number of Rooms _____ <input type="checkbox"/> Actual Cost Move <input type="checkbox"/> Yes <input type="checkbox"/> No					

Disability Issues/Special Needs/Comments:
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Financial Information

Head of Household:		Spouse/Partner/Roommate:																																					
Employer:		Employer:																																					
Occupation:		Occupation:																																					
Location:	No. of miles from home:	Location:	No. of miles from home:																																				
Owner: <table style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 70%;">Mortgage Balance</td><td style="width: 30%;">\$</td></tr> <tr><td>Interest Rate</td><td></td></tr> <tr><td>Loan Type</td><td></td></tr> <tr><td>Remaining Term</td><td></td></tr> <tr><td>Monthly Payment (P&I)</td><td>\$</td></tr> <tr><td>Lender Name</td><td></td></tr> <tr><td>Contact Number</td><td></td></tr> <tr><td>Taxes & Insurance</td><td>\$</td></tr> </table>		Mortgage Balance	\$	Interest Rate		Loan Type		Remaining Term		Monthly Payment (P&I)	\$	Lender Name		Contact Number		Taxes & Insurance	\$	Tenant: <table style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 70%;">Monthly Rent</td><td style="width: 30%;">\$</td></tr> <tr><td>Monthly Utilities</td><td></td></tr> <tr><td style="padding-left: 100px;">Heat</td><td>\$</td></tr> <tr><td style="padding-left: 100px;">Power</td><td>\$</td></tr> <tr><td style="padding-left: 100px;">Sewer</td><td>\$</td></tr> <tr><td style="padding-left: 100px;">Water</td><td>\$</td></tr> <tr><td>Lot/Ground Rent</td><td>\$</td></tr> <tr><td>Rent Subsidy</td><td>\$</td></tr> <tr><td>Gross Monthly Income</td><td>\$</td></tr> </table> <p>Source of Income: <input type="checkbox"/> Wages <input type="checkbox"/> Retirement <input type="checkbox"/> Social Security <input type="checkbox"/> Other _____</p> <p><i>*Note: Utilities only include heat, light, water & sewer</i></p> <table style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 70%;">Damage/Security Deposit</td><td style="width: 30%;">\$</td></tr> </table>		Monthly Rent	\$	Monthly Utilities		Heat	\$	Power	\$	Sewer	\$	Water	\$	Lot/Ground Rent	\$	Rent Subsidy	\$	Gross Monthly Income	\$	Damage/Security Deposit	\$
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Relocation Cost Estimate

RHP: \$	Moving Cost: \$	Date:	Relocation Specialist:
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Parcel No.: 2832100190
14235 4th Ave NE



Displacee No.: 001
Displacee Name: Lakeside School
Relocation Type: Nonresidential (Landlord)

Parcel #2832100190 contains approximately 896,089 SF of land. Situated on the NE corner of the parcel sits a single-family residence. The dwelling is located at 14235 4th Ave NE, Seattle, WA 98125 near intersecting N 145th St and 4th Ave NE. The 1,120 SF home sits upon a lot approximately 6,400 SF (~80' x 80') in size. King County Assessor records does not assess the home as a separate dwelling on the 896,089 SF parcel. Lakeside School holds ownership of the dwelling and rents to the school's groundskeeper. According to current project design plans, the dwelling will not survive construction. We currently plan for total acquisition of the dwelling with relocation for the landlord and tenant occupants, pending final design. Reestablishment will most likely be on a Lakeside property cottage.

Currently, the average sold price for a similar home in Shoreline is \$770,000 (or \$546 per square foot).

Estimated Reestablishment: \$50,000.00

Displacee No.: 002

Displacee Name: Chima Jatabarry, Abdoulie Jatabarry, Mariama Sowe, Fatoumata Jatabarry & Kujegi Jatabarry

Relocation Type: Residential Tenant

The home is rented to the Lakeside School groundskeeper and family. The home is a 3 bedroom occupied by 3 adults and 2 children. The tenants took occupancy September 1, 2016. The single story + basement home is equipped with 1.5 bathrooms. The tenants have a \$500.00 security deposit and pay \$2250.00 in monthly rent, plus \$100.00 for monthly heat and \$90.00 for monthly power.

Currently, the median rent is around \$3,000 /mo. for roughly 2,000 sf for a 3 bed, 2 bath home.

Estimated Moving Cost: \$5,000.00

Estimated Rent Supplement: \$52,000.00

Utilities: Water pd by: Landlord Sewer pd by: Landlord Power pd by: Tenant	Utilities: Water pd by: Sewer pd by: Power pd by:	Utilities: Water pd by: Sewer pd by: Power pd by:
Heat Source:	Water Source:	Sewer Source:
Leases on File: Yes <input type="checkbox"/> No <input type="checkbox"/> Copies Obtained: Yes <input type="checkbox"/> No <input type="checkbox"/>		File Schedule "E" or "C": <i>*Must provide copies of recent tax return</i>
Personal Property on-site owned by Landlord: Any outside specialists needed: Yes <input type="checkbox"/> No <input type="checkbox"/> Time required to vacate:		
Plans to Reestablish: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Advance Payment Needed: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Site Requirements:		

Relocation Cost Estimate

Reestablishment Expenses: \$50,000	Moving Cost: \$	Site Search Cost: \$1500.00
Specialist:		Date: 03/08/22

Displacee Information

Project Title:		Parcel No.: 2832100190	
Name of Displacee(s): Chima Jatabarry, Mariama Sowe, Fatoumata Jatabarry, Kujegi Jatabarry, Abdoulie Jatabarry		Displacee No.: 002	
Date of Occupancy: 9/1/2016	<input type="checkbox"/> Owner <input checked="" type="checkbox"/> Tenant	Cell Phone:	
Site Address: 14235 4 th Ave NE Seattle, WA 98125	Mailing Address: 12435 4 th Ave NE Seattle, WA 98125	Work Phone:	
		Home Phone:	
		Email Address:	

Residential Information

Total Sq Ft: 1,120	No. Bedrooms: 3	No. Bathrooms: 1.5	Total No. Rooms: 7	Lot Size: Approx. 80'x80'	Year Built: 1948-49		
Subject DS&S:	Garage Stalls: 0	Other major site improvements: None					
Building Type: <input checked="" type="checkbox"/> Single Story <input type="checkbox"/> 1.5 Story <input type="checkbox"/> 2 Story <input type="checkbox"/> Split Level <input checked="" type="checkbox"/> Basement <input type="checkbox"/> Other							
Replacement Preference: <input type="checkbox"/> Purchase <input checked="" type="checkbox"/> Rent		<input type="checkbox"/> Own Transportation <input type="checkbox"/> Need Transportation <input type="checkbox"/> Need Public Transportation					
Adults: Chima Jatabarry	M <input type="checkbox"/>	F <input type="checkbox"/>	Ethnic Identification Category: <input type="checkbox"/> African American <input type="checkbox"/> Asian/Pacific Islander <input type="checkbox"/> American Indian/Alaskan Native <input type="checkbox"/> Caucasian <input type="checkbox"/> Hispanic American <input type="checkbox"/> Other <i>Title VI Required Information</i>	Utilities: Heat <input type="checkbox"/> NatGas <input type="checkbox"/> Electric <input type="checkbox"/> Oil <input type="checkbox"/> Propane Water <input type="checkbox"/> Well <input type="checkbox"/> City Water <input type="checkbox"/> Septic <input type="checkbox"/> Sewer	Dwelling Type: <input type="checkbox"/> Single Family Dwelling <input type="checkbox"/> Apartment <input type="checkbox"/> Duplex <input type="checkbox"/> Mobile Home <input type="checkbox"/> Condominium <input type="checkbox"/> Recreational Vehicle		
Mariama Sowe	<input type="checkbox"/>	<input type="checkbox"/>					
Abdoulie Jatabarry	<input type="checkbox"/>	<input type="checkbox"/>					
Children: Fatoumata Jatabarry	FT <input type="checkbox"/>	PT <input type="checkbox"/>				M <input type="checkbox"/>	F <input type="checkbox"/>
Kujegi Jatabarry	<input type="checkbox"/>	<input type="checkbox"/>				<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>				<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Move Type: <input type="checkbox"/> Schedule Move Payment <input type="checkbox"/> Commercial Move Advanced Move Payment Needed:		
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Number of Rooms _____ <input type="checkbox"/> Actual Cost Move <input type="checkbox"/> Yes <input type="checkbox"/> No		

Disability Issues/Special Needs/Comments: None

Financial Information

Head of Household:		Spouse/Partner/Roommate:	
Employer:		Employer:	
Occupation:		Occupation:	
Location:	No. of miles from home:	Location:	No. of miles from home:
Owner: Mortgage Balance \$ _____ Interest Rate _____ Loan Type _____ Remaining Term _____ Monthly Payment (P&I) \$ _____ Lender Name _____ Contact Number _____ Taxes & Insurance \$ _____		Tenant: Monthly Rent \$2250.00 Monthly Utilities Heat \$100.00 Power \$90.00 Sewer \$0.00 Water \$0.00 Lot/Ground Rent \$0.00 Rent Subsidy \$0.00 Gross Monthly Income \$ _____ Source of Income: <input type="checkbox"/> Wages <input type="checkbox"/> Retirement <input type="checkbox"/> Social Security <input type="checkbox"/> Other _____ *Note: Utilities only include heat, light, water & sewer Damage/Security Deposit \$500.00	

Relocation Cost Estimate

RHP: \$ _____	Moving Cost: \$ _____	Date: _____	Relocation Specialist: _____
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2. Summary of Replacement Sites:

Inspection of available housing in the area suggests that there should be no problem finding decent, safe, and sanitary replacement housing.

The table below shows a breakdown of the number of units needed and the number of units currently available specifically by housing size and rental housing properties.

Type of Unit	Units Needed	Units Available
Home for Sale (2-3 Bedroom home, 700SF – 1,700SF)	2	6
Home for Sale (3-4 Bedroom home, 980SF – 2,200SF)	1	7
Rental Housing	3	12
Rooms for Rent	5	177

C. INVENTORY OF AVAILABLE HOUSING

1. Decent, Safe and Sanitary Requirements:

Inspection of available housing in the area suggests that there should be decent, safe and sanitary (DSS) replacement housing.

2. Residential

Single Family Dwelling Purchase – According to Redfin.com which includes listings from the Northwest Multiple Listing Service (NWMLS), as of March 2, 2022, there are 13 active residential (single-family residence) listings with two to five bedrooms and one to three bathrooms on a standard residential lot, which would be suitable for the displacee's needs. These listings are all located within the City of Shoreline and range from \$749,950 to \$2,295,000.

Single Family Dwelling Rental – A similar search was conducted for single-family residential rentals and according to Zillow.com, there are 12 active residential rentals ranging in price from \$2,050/mo to \$3,350/mo.

Rooms for rent – A search was conducted for rooms for rent in the area and according to Craigslist, there are over 175 rooms ranging in price from \$900/mo to \$3,075/mo.

D. ANALYSIS OF INVENTORIES

1. Summary of Available Housing

Owners – The housing market in this area is competitive. In the last 90 days 122 have sold in the City of Shoreline in which more than half of those were under contract in less than 30 days. Several homes on the market are advertised toward developers in result of the nearby Sound Transit project and MUR-70 zoning update. These homes have a longer duration on the market, but homes advertised towards single family are under contract at a rate which indicates a competitive (hot) market.

Tenants – It is estimated that there are 10 displaced residential tenants. There are plenty of replacement rentals in the area. Some of the tenants have not been contacted at this time at the request of their landlords. Enough information was gathered from the landlords to complete the plan. After moving into the right of way phase, all affected displacees will be contacted and given General Information Notices.

E. SOURCES OF INFORMATION

Sources for real estate offerings: The Northwest Multiple Listings Service (NWMLS) website is a reliable source to determine the inventory of residential rental properties available and was used for the development of this information. Other online searches of Craigslist, Redfin and Zillow were made to verify additional available properties.

Other: Specific subject property information was found through the King County Assessor's website. Criteria provided under the Uniform Relocation Act (URA).

F. RELOCATION PROJECT OFFICE

The project office for this project location is provided below and is adequately staffed with a relocation agent to assist all displacees.

DCI Engineers
707 W 2nd Avenue
Spokane, WA 99201
Direct: 509-960-0079

G. ALTERNATIVE AND/OR LAST RESORT HOUSING NEEDS**1. Impact on Available Housing**

This project should not have an impact on available housing in the area. Sound Transit currently has an ongoing project in the area, however, the acquisitions of their project is complete.

2. Last Resort Housing

The area appears to have several single-family dwelling neighborhoods. Due to the dated conditions and the location of the single-family dwellings and the potential for limited incomes for most of the tenants, it appears that several displaced individuals in this project will fall into Housing of Last Resort. In this project area, most commonly used criteria for housing of last resort will likely be replacement housing payments in excess of the URA limit. Other alternatives are available such as rehabilitation or construction of a replacements dwelling, but they would be far more expensive.

3. Subsidized Housing

Any displacee currently receiving any subsidized housing payments will be advised to continue with such benefits. If any other displaced persons meet the financial need requirement, they will be advised of the opportunity to apply for section 8 or other Public Housing assistance programs.

H. PARCELS INCLUDED

756870-0770

756870-0765

283210-0190

I. SUMMARY OF ESTIMATED RELOCATION COST

Residential – Mortgage interest rates are at record lows. Research indicates that many homeowners refinanced to lower their monthly payment and lower interest rates since interest rates dropped in result of the COVID-19 pandemic. However, the impacts of the COVID-19 pandemic are beginning to lessen in 2022. Mortgage interest rates are predicted to raise 3 times throughout 2022. If mortgage interest rates rise as predicted prior to relocation activities, those property owners who took advantage of the low interest rates, even interest only loans, will no longer be able to obtain a replacement mortgage with the same favorable interest rate. The costs associated with compensating an owner for the loss of favorable financing on the existing mortgage in the financing of replacement housing (also referred to as “Mortgage Interest Differential Payment (MIDP)) will be calculated. In addition, costs associated with reimbursing residential property owners for the incidental purchase expenses of replacement housing will be paid.

Residential

Estimated RHP:	\$362,000.00
Incidentals/MIDP:	\$4,500.00
Estimated Moving Cost:	\$1,500.00
Total Relocation Estimate:	\$368,000.00



Transportation Building
 310 Maple Park Avenue S.E.
 P.O. Box 47300
 Olympia, WA 98504-7300
 360-705-7000
 TTY: 1-800-833-6388
www.wsdot.wa.gov

Last Resort Housing

New Payment Option

90 Day Owner Occupants

FHWA has approved a new Last Resort Housing Plan (LRH Plan) for Washington State. This optional payment plan goes into effect on January 1, 2022, with the ability to re-evaluate and request an extension from FHWA on an annual basis.

The LRH Plan is intended to address the current competitive housing market in Washington State. This optional payment will provide additional relocation assistances in situation where displacees are making offers to purchase replacement properties but aren't having success due to properties selling for over the list price.

LRH PLAN PROCESS

When a project is located within a competitive market where properties are selling for a premium over asking price, an agency may choose to complete a market analysis to determine the average sale price to list price ratio. If the analysis shows properties in a project area are selling for above list price, then the entire project will be declared eligible for this policy under Last Resort Housing. The agency will update the market analysis no fewer than 4 times per year to ensure a reasonable LRH payment is being offered.

The basic concept of the LRH Plan is to add a payment to the Replacement Housing Payment (RHP) based on a predetermined percentage of the list price of the most comparable home.

APPLYING THE OPTIONAL LRH PLAN

1. Complete a market analysis of your agency's project area to determine if the LRH Plan will apply.
 - a. This analysis can be completed each time a 90 Day Owner Occupant is displaced or periodically on a project wide basis, but no fewer than 4 times per year.
 - b. Determine the best, and simplest way to capture the results of the market analysis to include in your Housing Comparison Worksheet writeup (a copy will be required for each RHP approval).
2. Compute a RHP for eligible 90-day Owner Occupants following the standard process.
 - a. The Price Differential Report has been updated to assist you (LPA542).

3. Once your RHP and LRH Plan payment are approved, you can complete an updated Notice of Eligibility informing the displacee of the payments available to them.
4. If after 6 months, the displacee has not secured replacement property, and updated LRH payment amount will need to be recomputed.

EXAMPLE CALCULATION

If it is determined by the agency that homes are selling for 105% of the list price, the agency would add a LRH payment that is equal to 5% of the asking price of the most comparable home.

Example:

Most Comparable Dwelling:	\$450,000
Displacement Dwelling Value:	<u>\$430,000</u>
Replacement Housing Payment:	\$20,000 RHP
Last Resort Housing Plan Payment:	<u>+ \$22,500 (5% of \$450,000 = \$22,500)</u>
Total Relocation Payment available:	\$42,500

These additional funds will assist the displacee by providing additional purchasing power for a replacement property.

Washington State has a very diverse real estate landscape, and more than one Multiple Listing

Service is used depending on the location of your agency's project. Because of this, the LRH Plan policy must be flexible to allow for a market analysis to be completed using a variety of resources. The resource used to complete the market analysis is not as important as the validity of the information and the consistency of the resource used project wide. This means your agency would not want to use a variety of resources on a single project. Determine early in the project planning phase which resource the project will use to complete the market analysis and keep it consistent.

Possible resources to complete a market analysis include, but are not limited to:

- NWMLS, Realtor.com, Redfin, Zillow, various appraisal associations, etc.

Each project will need to identify which methodology will be used to calculate the LRH Plan payment in the project Relocation Plan. Documentation will be required in each file where a payment is made.

THINGS TO REMEMBER

- LRH Plan must be offered on a project wide basis
- This new option may begin being offered starting January 1, 2022
- LRH Plan is only eligible to 90-Day Owner Occupants (not available to tenants wanting to use relocation benefits to become homeowners)
- If relocation has already begun on a project (notices mailed) this option is not available
- If a Relocation Plan has been approved but relocation has not started (notices NOT mailed), a Supplemental Relocation Plan can be submitted adding this option
- If a project begins relocation during an approved calendar year, then the project would be allowed to continue with this option, should the plan not be extended, until all the relocations for that specific project have been completed.