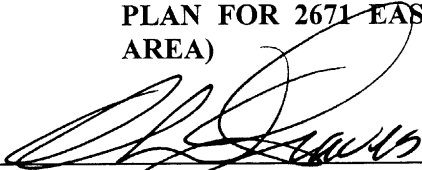




# City of Carson Report to Redevelopment Agency

May 9, 2011  
Special Orders of the Day

**SUBJECT: CONTINUED PUBLIC HEARING TO CONSIDER RESOLUTION NO. 11-20, APPROVING THE REPLACEMENT HOUSING PLAN AND THE RELOCATION PLAN FOR 2671 EAST TYLER STREET (CARSON CONSOLIDATED PROJECT AREA)**

  
Submitted by Clifford W. Graves  
Economic Development General Manager

  
Approved by Clifford W. Graves  
Interim Executive Director

## **I. SUMMARY**

This item was continued from the May 3, 2011 Redevelopment Agency meeting.

The subject of this report is Resolution No. 11-20 (Exhibit No. 1) approving the Replacement Housing Plan (RHP) and the Relocation Plan for 2671 East Tyler Street (Site) (Exhibit No. 2), which was purchased by the Carson Redevelopment Agency (Agency). The Agency will demolish the one single-family residence in preparation for the redevelopment of the Site.

In accordance with California Health and Safety Code §33413.5 (Exhibit No. 3), a redevelopment agency must adopt a RHP by resolution prior to destruction of any residential unit.

## **II. RECOMMENDATION**

TAKE the following actions:

1. OPEN the Continued Public Hearing, TAKE public testimony, and CLOSE the Public Hearing.
2. WAIVE further reading and ADOPT Resolution No. 11-20, "A RESOLUTION OF THE CARSON REDEVELOPMENT AGENCY OF THE CITY OF CARSON, CALIFORNIA, APPROVING THE REPLACEMENT HOUSING PLAN AND THE RELOCATION PLAN FOR 2671 EAST TYLER STREET (CARSON CONSOLIDATED PROJECT AREA)."

## **III. ALTERNATIVES**

1. MODIFY the resolution and/or its attachments and APPROVE as modified.
2. TAKE another action the Agency Board deems appropriate.

## **IV. BACKGROUND**

The Site is developed with a single-family residence and a small storage building. The house contains two bedrooms and one bathroom and is occupied by low-income tenants, as determined by the U.S. Department of Housing & Urban Development (HUD) and the California Health and Safety Code.

5

Agency staff prepared the RHP to address the proposed demolition of the single-family unit. Accordingly, the RHP describes the location of the replacement low-income unit to be destroyed, the timetable for replacement, and the means of financing for the replacement unit. The replacement housing unit will be located at 425 East Carson Street based on the bedroom requirements of the displaced household. The rent level for the replacement unit will be affordable as defined by the California Health and Safety Code §33413.5 (Exhibit No. 3).

A Notice of Public Hearing relating to the RHP and the Relocation Plan was published on March 31, 2011, more than 30 days prior to the public hearing as required by California Health and Safety Code §33413.5. On March 31, 2011, copies of the RHP and the Relocation Plan were sent via certified mail to the tenants of the Site.

With the Agency Board’s adoption of the Resolution No. 11-20, staff may proceed with providing relocation assistance and benefits to the tenants of the Site.

**V. FISCAL IMPACT**

Not associated with the adoption of the Replacement Housing Plan and the Relocation Plan. However, costs to be incurred by the Agency for the relocation of tenants shall not exceed \$25,000.00.

**VI. EXHIBITS**

1. Resolution No. 11-20. (pgs. 3-32)
2. Site Map. (pg. 33)
3. California Health and Safety Code §33413.5. (pg. 34)

Prepared by: Boris Sztorch, Senior Redevelopment Project Manager  
TO:Rev010511

Reviewed by:

City Clerk	City Treasurer
Administrative Services	Development Services
Economic Development Services	Public Services

**Action taken by Redevelopment Agency**

Date \_\_\_\_\_ Action \_\_\_\_\_

RESOLUTION NO. 11-20

A RESOLUTION OF THE CARSON REDEVELOPMENT AGENCY OF THE CITY OF CARSON, CALIFORNIA, APPROVING THE REPLACEMENT HOUSING PLAN AND THE RELOCATION PLAN FOR 2671 EAST TYLER STREET (CARSON CONSOLIDATED PROJECT AREA)

WHEREAS, pursuant to the California Health and Safety Code §33413 and 33413.5, the Carson Redevelopment Agency (Agency) must adopt a replacement housing plan addressing the need to replace any low- or moderate-income housing unit which may be destroyed or removed from the low- and moderate-income housing stock as part of a redevelopment project; and

WHEREAS, the Agency shall, within four (4) years of the destruction or removal of dwelling units, housing persons or families of low- and moderate-income, rehabilitate, develop, or construct, an equal number of replacement dwelling units for rent or sale to persons of low- and moderate-income, that have an equal or greater number of bedrooms as those removed from the housing stock; and

WHEREAS, the Agency recently acquired 2671 East Tyler Street, located in the Carson Consolidated Project Area, which is developed with a two bedroom single family home that is occupied by a low-income household; and

WHEREAS, the Agency acquired the site to be combined with adjacent properties already owned by the Agency to create a larger parcel to be redeveloped as an affordable housing project, which redevelopment will require the destruction of the single family home; and

WHEREAS, Agency staff has prepared a Replacement Housing Plan for 2671 East Tyler Street (Replacement Housing Plan) (Exhibit A) to meet the requirements of California Health and Safety Code §33413 et seq.; and

WHEREAS, Agency staff has prepared the Relocation Plan for 2671 East Tyler Street (Relocation Plan) (Exhibit B) pursuant to Title 25, §6038 of California Code of Regulations; and

WHEREAS, the proposed Replacement Housing Plan and the Relocation Plan both contain all of the provisions, terms, conditions, and obligations required by State and local law; and

WHEREAS, pursuant to the provisions of the California Health and Safety Code §33413.5, on May 9, 2011, the Agency conducted a duly noticed public hearing to consider the Replacement Housing Plan; and

WHEREAS, the Agency has duly considered all terms and conditions of the proposed Replacement Housing Plan and Relocation Plan.

NOW, THEREFORE, be it resolved by the Carson Redevelopment Agency as follows:

**Section 1.** The Replacement Housing Plan for 2671 East Tyler Street, attached hereto and incorporated as Exhibit A, is hereby approved.

**Section 2.** The Relocation Plan for 2671 East Tyler Street, attached hereto and incorporated as Exhibit B, is hereby approved.

**Section 3.** The Executive Director is hereby authorized to take all steps, and to sign all documents and instruments necessary to implement and carry out the Replacement Housing Plan and Relocation Plan on behalf of the Agency.

**PASSED, APPROVED and ADOPTED** this \_\_\_\_ day of May, 2011.

\_\_\_\_\_  
Chairman Jim Dear

ATTEST:

\_\_\_\_\_  
Agency Secretary Helen S. Kawagoe

APPROVED AS TO FORM:

\_\_\_\_\_  
Agency Counsel

Exhibit "A"

**REPLACEMENT HOUSING PLAN**

FOR

2671 E. Tyler Street Project  
Carson, CA 90810



Prepared by:

Carson Redevelopment Agency  
1 Civic Plaza, Suite 500  
Carson, California 90745  
(310) 233-4824

REPLACEMENT HOUSING PLAN  
FOR  
2671 E. TYLER STREET

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**CARSON REDEVELOPMENT AGENCY**  
**Replacement Housing Plan**  
**2671 East Tyler Street**

**I. INTRODUCTION**

This Replacement Housing Plan (Plan) has been prepared for the property located at 2671 East Tyler Street, Carson, CA 90810 (Property), located in the Carson Consolidated Project Area (formerly Project Area No. 4). This Plan was prepared pursuant to Section 33413 of the California Health and Safety Code by the Carson Redevelopment Agency (Agency).

Section 33413.5 requires that, not less than 30 days prior to the execution of an agreement for acquisition of real property, or the execution of an agreement for the disposition and development of property, or the execution of an owner participation agreement, which agreement would lead to the destruction or removal of dwelling units from the low- and moderate-income housing market, the Agency shall adopt by resolution a replacement housing plan.

In addition, Section 33413.5 mandates that the Replacement Housing Plan shall include the following components:

- The number of dwelling units, housing persons and families of very-low, low or moderate income to be removed and replaced by construction or rehabilitation;
- The general location of housing to be rehabilitated, developed or constructed pursuant to Section 33413;
- An adequate means of financing such rehabilitation, development, or construction;
- The timetable for meeting the RHP's relocation, rehabilitation, and replacement housing objectives; and
- A finding that the replacement housing does not require the approval of the voters pursuant to Article XXXIV (Article 34) of the California Constitution, or that such approval has been obtained.

**II. DEFINITIONS**

Extremely Low Income Household

Persons and families whose gross incomes do not exceed 30 percent of the area median income adjusted for family size.



Very-Low-Income Household

Persons and families whose gross incomes do not exceed 50 percent of the area median income adjusted for family size.

Low-Income Household

Persons and families whose gross incomes exceed 50 percent but do not exceed 80 percent of the area median income adjusted for family size.

Moderate-Income Household

Persons and families whose gross incomes exceed 80 percent but do not exceed 120 percent of the area median income adjusted for family size.

Affordable Owner-Occupied Housing Cost

Section 50052.5 of the California Health and Safety Code states that for any owner-occupied housing, "affordable housing costs" shall not exceed the following:

- (1) For extremely low households the product of 30 percent times 30 percent of the area median income adjusted for family size appropriate for the unit.
- (2) For very-low-income households the product of 30 percent times 50 percent of the area median income adjusted for family size appropriate for the unit.
- (3) For low-income households whose gross incomes exceed the maximum income for very-low income households and do not exceed 70 percent of the area median income adjusted for family size, the product of 30 percent times 70 percent of the area median income adjusted for family size. In addition, for any lower-income household that has a gross income that equals or exceeds 70 percent of the area median income adjusted for family size, it shall be optional for any state or local funding agency to require that affordable housing cost not exceed 30 percent of the gross income of the household.
- (4) For moderate low-income households whose gross incomes exceed the maximum income for lower-income households and do not exceed 110 percent of the area median income adjusted for family size, the product of 35 percent times 110 percent of the area median income adjusted for family size appropriate for the unit. In addition, for any moderate-income household that has a gross income that equals or exceeds 110 percent of the area median income adjusted for family size, it shall be optional for any state or local funding agency to require that affordable housing cost not exceed 35 percent of the gross income of the household.

### Affordable Rental-Occupied Housing Cost

Section 50053 of the California Health and Safety Code states that for any rental housing development, “affordable rent,” including a reasonable utility allowance, shall not exceed:

- (1) For extremely low income households the product of 30 percent times 30 percent of the area median income adjusted for family size appropriate for the unit.
- (2) For very-low-income households the product of 30 percent times 50 percent of the area median income adjusted for family size appropriate for the unit.
- (3) For low-income households whose gross incomes exceed the maximum income for very-low income households, the product of 30 percent times 60 percent of the area median income adjusted for family size appropriate for the unit. In addition, for those lower-income households with gross incomes that exceed 60 percent of the area median income adjusted for family size, it shall be optional for any state or local funding agency to require that affordable housing rent be established at a level not to exceed 30 percent of the gross income of the household.
- (4) For moderate low-income households, the product of 30 percent times 110 percent of the area median income adjusted for family size appropriate for the unit. In addition, for those moderate-income households whose gross incomes exceed 110 percent of the area median income adjusted for family size, it shall be optional for any state or local funding agency to require that affordable housing rent not exceed 30 percent of the gross income of the household.

### Replacement Dwelling Unit

For this Plan, “Replacement Dwelling Unit” means a dwelling unit developed or constructed in the City of Carson, CA pursuant to Section 33413 in replacement of a dwelling unit destroyed or removed from the low- and moderate-income housing market by the Agency and which is decent, safe, and sanitary, contains at least the same number of bedrooms and other living areas as the dwelling unit destroyed or removed, and is available at affordable housing costs to low- and moderate-income households.

## **III. REPLACEMENT HOUSING REQUIREMENTS**

Section 33413 (a) of the California Health and Safety Code requires that:

“Whenever dwelling units housing persons of low- or moderate-income are destroyed or removed from the low- and moderate-income housing market as part of a redevelopment project which is subject to a written agreement with the redevelopment agency or where financial assistance has been provided by the agency, the agency shall, within four years of the destruction or removal, rehabilitate, develop or construct, or cause to be rehabilitated,

developed, or constructed, for rental or sale to persons and families of low- or moderate-income, an equal number of replacement dwelling units that have an equal or greater number of bedrooms as those destroyed or removed units at affordable housing costs within the territorial jurisdiction of the agency.”

“When dwelling units are destroyed or removed on or after January 1, 2002, 100 percent of the replacement dwelling units shall be available at affordable housing cost in the same or a lower category (low, very low, or moderate), as the persons displaced from those destroyed or removed units.”

Section 33413(f) of the California Health and Safety Code modifies this requirement as follows:

“Notwithstanding subdivision [33413] (a), the agency may replace destroyed or removed dwelling units with a fewer number of replacement dwelling units if the replacement dwelling units meet both of the following criteria:

- (1) The total number of bedrooms in the replacement dwelling units equals or exceeds the number of bedrooms in the destroyed or removed units. Destroyed or removed units having one or no bedroom are deemed for this purpose to have one bedroom.
- (2) The replacement units are affordable to and occupied by the same income level of households as the destroyed or removed units.”

#### **IV. PROJECT DESCRIPTION**

The property owner has offered the City an opportunity to purchase the Property located at 2671 East Tyler Street, in the City of Carson, west of the 710 Freeway and north of the 405 Freeway (see attached Site Map). The parcel consists of approximately 3,658 square feet and includes one 700 square foot single family residence. The property was built in 1946 and contains two bedrooms and one bath. It is surrounded by residential, commercial and industrial uses, along with schools and a recreational park located nearby.

The Agency intends to acquire the Property with Low- and Moderate-Income Housing Bond Funds to eliminate blight and remove the house currently occupied by a lower income household. The Agency will also provide for relocation benefits to the tenant and replacement housing costs.

The legal description of the Property is “Lot 1129 of Tract 7644, in the City of Carson, County of Los Angeles, State of California, as per map recorded in Book 84, pages of maps in the office of the County Recorder of said county. Assessor’s Parcel Number: 7308-002-034.

**V. UNIT TO BE REPLACED**

A total of one household will be permanently displaced as a result of the proposed project. The income level of the current tenants as determined by the Consultant qualifies the household under Section 104(d).

The total number of bedrooms in the replacement dwelling unit equals or exceeds the number of bedrooms in the removed unit. Hence, there will be no loss of the total number of bedrooms as required by Section 33413(f) of California Health and Safety Code.

Current No. of Bdrms.	Required No. of Bdrms.
2	2

The income level of the household currently living in the Project is below the Los Angeles County median income. Since the replacement housing unit (identified below) is affordable to households at 50 percent of the Los Angeles County median income (very-low-income), the rent level for the unit will be affordable to the lowest income category defined by the California Health and Safety Code, thus meeting the requirements of Section 33413(f) of the California Health and Safety Code.

**VI. FINANCING OF REPLACEMENT HOUSING**

The replacement housing unit will be financed from a variety of funding sources, including but not limited to 20% housing set-aside tax increment revenues, the State of California housing programs, low-income housing tax credits, Community Development Block Grant, and conventional bank-loans.

**VII. LOCATION OF REPLACEMENT HOUSING**

Pursuant to 33413 (a) of the California Health and Safety Code, the Agency will rehabilitate, develop, or construct one (1) housing unit with two (2) bedrooms, or 100 percent of the housing removed or destroyed as part of this project. Replacement housing is being development within the Redevelopment Project Area.

The Agency has entered into an Disposition and Development Agreement (DDA) with Related Companies of California to develop 64 affordable rental housing units, to be located at 425 E. Carson Street. The unit mix will include one, two and three bedroom units. It is anticipated that these units should be available for occupancy by 2012.



## **VIII. TIMETABLE FOR DEVELOPMENT OF REPLACEMENT HOUSING**

The Agency contracted with Overland, Pacific & Cutler, Inc., (Consultant) to provide relocation services for the tenants residing at 2671 E. Tyler Street. Following close of escrow, the Consultant will interview all potentially affected occupants to determine their relocation needs.

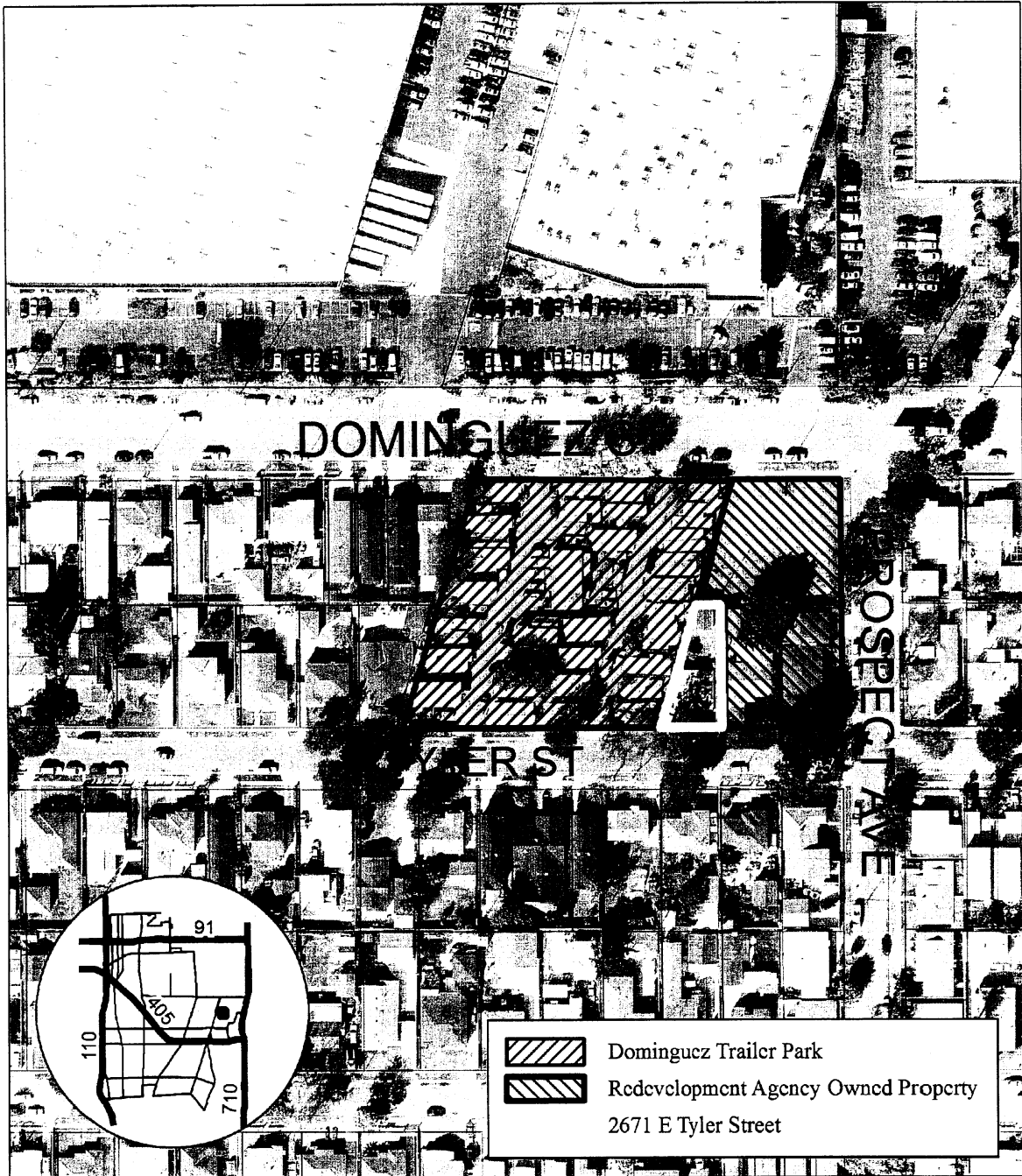
The Consultant will also research the marketplace for available replacement locations and present options to occupants and Agency staff. The Agency and Consultant will work closely with the occupants to assist in locating suitable replacement sites and eligible relocation expenses. The Agency plans to complete all relocation of occupants within four to five months from the date of acquisition of the Property.


## **IX. COMPLIANCE WITH ARTICLE 34 OF THE CALIFORNIA CONSTITUTION**

Article 34 of the California Constitution requires voter approval of all low-rent housing projects that are developed, constructed, or acquired by a public entity. Under Section 37001 of the California Health and Safety Code, the Project is not a "low-rent housing project" as defined in Section 2 of Article 34 of the California Constitution because the housing units to be developed will replace dwelling units currently occupied by lower-income households. Therefore, the proposed replacement housing does not require the approval of voters pursuant to Article 34 of the California Constitution.


## **X. PROVISION FOR PUBLIC REVIEW AND COMMENT**

In accordance with Section 33413.5, a draft of the Replacement Housing Plan has been made available for review and comment by the general public and other public agencies.





**Site Map**  
**2671 E Tyler Street**  
**APN 7308-002-034**



**EXHIBIT NO. 2**

Date Printed: Tuesday, March 01, 2011  
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 PDF: H:\EDS\Server\Redevelopment\Site Maps\MXD\2671\_E\_Tyler\_.SL.pdf

Exhibit "B"

## RELOCATION PLAN

FOR

2671 E. Tyler Street Project  
Carson, CA 90810



Prepared by:

Carson Redevelopment Agency  
1 Civic Plaza, Suite 500  
Carson, California 90745  
(310) 233-4824

**Relocation Plan**  
**For**  
**2671 East Tyler Street Project**

Prepared by  
Carson Redevelopment Agency

**INTRODUCTION**

In April 2010, the City of Carson (City) acquired an adjoining one-acre property located at 2666 E. Dominguez Street (also known as Dominguez Trailer Park). Over the past six (6) years the Carson Redevelopment Agency (Agency) acquired several contiguous parcels (e.g., 2673 E. Tyler St., 2677 E. Tyler St., and 21009 S. Prospect Ave.). Since January 2010, city staff has been in discussions with the owners to acquire 2671 E. Tyler St. (Project Site), the last parcel needed to assemble a 2.54 acre site. The Agency continued its redevelopment effort with the intention of developing a new 100% affordable housing project.

As a result of the plans for the Project Site, one existing household will be permanently relocated. Overland Pacific & Cutler (OPC), an experienced acquisition and relocation firm, will provide all required relocation assistance and benefits. The Agency will provide relocation benefits to the household as required by the California Relocation Assistance and Real Property Acquisition Guidelines, Title 25, California Code of Regulations, chapter 6, section 6000 et seq. (Guidelines). The entire Project, including its initial and subsequent phases, is subject to HUD regulations governing relocation and minimization of displacement. These regulations are found in Section 104(d) of the Housing and Community Development Act of 1974, (the Act) as amended [42 United States Code, Section 5304(d)] and implementing regulations at 24 Code of Federal Regulations, Part 42.

The location of the housing, which is the subject of this relocation plan, is generally described as 2671 East Tyler Street, Carson, CA 90810 (*Attachment 1*).

Agency staff has prepared and will administer this Relocation Plan (Plan). This Plan sets forth policies and procedures necessary to conform to statutes and regulations established by the California Relocation Assistance Law, California Government Code section 7260 et seq. (CRAL) and Guidelines.

No displacement activities will take place prior to the required reviews and approval of this Plan.

## **A. ASSESSMENT OF NEEDS**

To obtain information for the preparation of this Plan, a personal interview was conducted with both members of the household living on the Project site. The Agency retained OPC to assist in the planning and implementation of this single displacement. The table on *Attachment 2* shows some of the household characteristics and needs.

## **B. REPLACEMENT HOUSING RESOURCES**

Resource housing studies were made in February and March 2011 to identify available comparable, decent, safe and sanitary units available in close proximity to the Project site.

The survey focused on confirming the availability of decent, safe, and sanitary units, which contain the required minimum number of bedrooms, are of adequate size for the household, and are comparable with respect to the number of rooms and habitable living space. Based on the results of that survey, an adequate number of available comparable, decent, safe, and sanitary units of adequate size and the required number of bedrooms and location, were found to meet the needs of the displaced household (*Attachment 4*).

## **C. CONCURRENT RESIDENTIAL DISPLACEMENT**

There will be proposed displacing activities in the vicinity of the project that will not impact the ability to relocate the displaced household.

## **D. TEMPORARY HOUSING**

There is no anticipated need for temporary housing. Should such a need arise, the displacing entity will respond appropriately and in conformance with all applicable laws and requirements. The Agency will assist in advance payments to help secure a replacement housing unit for the displaced household.

## **E. PROGRAM ASSURANCES AND STANDARDS**

There are adequate funds to relocate the one household located at 2761 E. Tyler Street. Services will be provided to ensure that displacement does not result in different or separate treatment of this household based on race, nationality, color, religion, national origin, sex, marital status, familial status, disability or 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 VIII of the Civil Rights Act of 1968, the California Fair Employment & Housing Act, and the Unruh Act, as well as any other arbitrary or unlawful discrimination.

No one will be displaced without 90 days notice and unless “comparable” replacement housing can be located and is available. “Comparable” housing includes standards such as: decent, safe, and sanitary (as defined in § 6008(d) of the Guidelines); comparable as to the number of bedrooms, living space, and type and quality of construction of the acquired unit but not lesser in rooms or living space than necessary to accommodate the displaced household; in an area that does not have unreasonable environmental conditions; not generally less desirable than the acquired unit with respect to location to schools, employment, health and medical facilities, and other public and commercial facilities and services; and within the financial means of the displaced household as defined in section 6008, subdivision (c)(5) of the Guidelines. The relocation program to be implemented by the displacing entity conforms to the standards and provisions set forth in Government Code section 7260 et seq., the Guidelines, California Health and Safety Code Section 33410 et seq., if applicable, and all other applicable regulations and requirements.

The entire Project, including its initial and subsequent phases, is subject to HUD regulations governing relocation and minimization of displacement. These regulations are found in Section 104(d) of the Housing and Community Development Act of 1974, (the Act) as amended [42 United States Code, Section 5304(d)] and implementing regulations at 24 Code of Federal Regulations, Part 42.

#### **F. RELOCATION ASSISTANCE PROGRAM**

OPC Consulting is available to assist the displaced household with questions about relocation and/or assistance. Brian Everett can be contacted at (562) 304-2000, located at 3740 Schaufele Ave., Suite 150, Long Beach, CA 90808. A comprehensive relocation assistance program, with technical and advisory assistance, is being provided to the household being displaced. Close contact has and will be maintained with the household. Specific activities include:

1. Distribution of General Information Notice that was given to the household in February 2011(*Attachment 5*)
2. Timely referrals to at least three comparable replacement units as defined above and, if necessary, transportation will be provided to inspect potential replacement units.
3. Assistance with completion and filing of relocation claims, rental applications, and appeals forms, if necessary.

#### **G. CITIZEN PARTICIPATION/PLAN REVIEW**

This Plan will be provided to the household and will be made available to the public for the mandatory thirty (30) day review period. Comments to this Plan will be included as a Plan addendum prior to submission for approval by the Agency. A copy of the approved Plan will be forwarded to the California Department of Housing and Community Development (HCD).

## H. RELOCATION BENEFIT CATEGORIES

Relocation benefits will be provided in accordance with the CRAL, the Guidelines, and all other applicable regulations and requirements. Benefits will be paid upon submission of required claim forms and documentation in accordance with approved procedures. The displacing entity will provide appropriate benefits for each displaced household as required by the above laws and requirements.

### 1. Residential Moving Expense Payments

The subject household will be eligible to receive a payment for moving expenses. Payments will be made based upon either a fixed room count schedule or an invoice for actual reasonable moving expenses from a licensed professional mover.

- a.) Fixed Payment - A fixed payment for moving expenses is based on the number of rooms containing furniture or other personal property to be moved. The fixed moving payment will be based upon the most recent Federal Highway Administration schedules maintained by the California Department of Transportation, as indicated in *Attachment 6*.

- OR -

- b.) Actual Reasonable Moving Expense Payments - The displaced household may elect to have a licensed, professional mover perform the move; if so, the displacing entity will pay for the actual cost of the move up to 50 miles and all reasonable charges for packing, unpacking, insurance, and utility connection charges. The payment will be made directly to the mover or as reimbursement to the displaced household.

### 2. Rental Assistance/Down Payment Assistance

Residential tenants to be displaced and who have established residency within the Project site for a minimum of 90 days prior to the “initiation of negotiations” will be eligible for both Rental Assistance and Moving Expense Payments.

“Initiation of Negotiations” is defined as the **later** of the actual date of acquisition **or** the date of the Agreement between the private entity and the public agency for purposes of acquiring and developing or rehabilitating the subject property.

In this case, the estimated or actual date of “initiation of negotiations” for this household is February 16, 2011, the date the Agency entered into negotiations to purchase the Project Site. The household will be eligible for Rental Assistance and Moving Expense Payments.

Except in the case of a Last Resort situation, Rental Assistance Payments will be limited to a maximum of \$5,250 based upon the monthly housing need over a forty-two (42) month period. In addition, the households may opt to apply the amount to which they are entitled toward the purchase of a replacement housing unit.

If a household chooses to purchase a replacement home rather than rent, the household will have the right to request a lump sum payment of the entire balance to which they are entitled.

### **3. Assistance to Homeowners**

No homeowners will be displaced by this Project.

### **4. Last Resort Housing Payment**

There is adequate “comparable replacement housing” according to the attached housing survey (*Attachment 4*). However, because of the low total income of the displaced household, the “ability-to-pay” will create a Last Resort Housing Payment in this instance. Based on annual income, the household may also qualify for Section 104(d) benefits.

## **I. PAYMENT OF RELOCATION BENEFITS**

Relocation benefit payments will be made expeditiously. Claims and supporting documentation for relocation benefits must be filed with the displacing entity within eighteen (18) months from: (i) the date the claimant moves from the acquired property; **or** (ii) the date on which final payment for the acquisition of real property is made, whichever is later. Procedures for preparing and filing of claims and processing and delivering of payments are attached as *Attachment 7*.

The Agency can provide benefits in either a lump sum or installment payments, depending on the needs of the household.

No household will be displaced until “comparable” housing is located as defined above and in Section 6008, subdivisions (c) and (d) of the Guidelines. OPC relocation staff will inspect any replacement units to which referrals are made to verify that they meet all the standards of decent, safe, and sanitary as defined in Section 6008, subdivision (d) of the Guidelines. However, no household will be denied benefits if it chooses to move to a replacement unit which does not meet the standards of decent, safe, and sanitary housing.

The entire Project, including its initial and subsequent phases, is subject to HUD regulations governing relocation and minimization of displacement. These regulations are found in Section 104(d) of the Housing and Community Development Act of 1974,

(the Act) as amended [42 United States Code, Section 5304(d)] and implementing regulations at 24 Code of Federal Regulations, Part 42.

**J. EVICTION POLICY**

The displacing entity recognizes that eviction is permissible only as a last resort and that relocation records must be documented to reflect the specific circumstances surrounding any eviction. Eviction will only take place in cases of nonpayment of rent, serious violation of the rental agreement, a dangerous or illegal act in the unit, or if the household refuses all reasonable offers to move. Eviction may affect the eligibility of a person legally entitled to relocation benefits.

**K. APPEALS POLICY**

The appeals policy will follow the standards described in Section 6150 et seq. of the Guidelines. Briefly stated, the displaced household will have the right to ask for review when there is a complaint regarding any of its rights to relocation and relocation assistance, such as a determination as to eligibility, the amount of payment, or the failure to provide a comparable replacement housing referral. Information regarding the appeals policy and procedure is contained in *Attachment 8*.

**L. PROJECTED DATES OF DISPLACEMENT**

The household will receive a 90-day notice to vacate before it is required to move. Relocation is expected to be completed in June or July 2011, but in any event, the household will not be required to move until the 90-day notice has expired.

**M. ESTIMATED RELOCATION COSTS**

Any and all required financial assistance will be provided will be provided by the Agency using Redevelopment Housing Funds. The relocation budget estimate for this Project is not expected to exceed \$10,000.

**N. SUMMARY**

The Agency is committed to providing the displaced household at the Project site with all appropriate relocation assistance and services as required under the state relocation guidelines in order to address the needs of the displaced household.

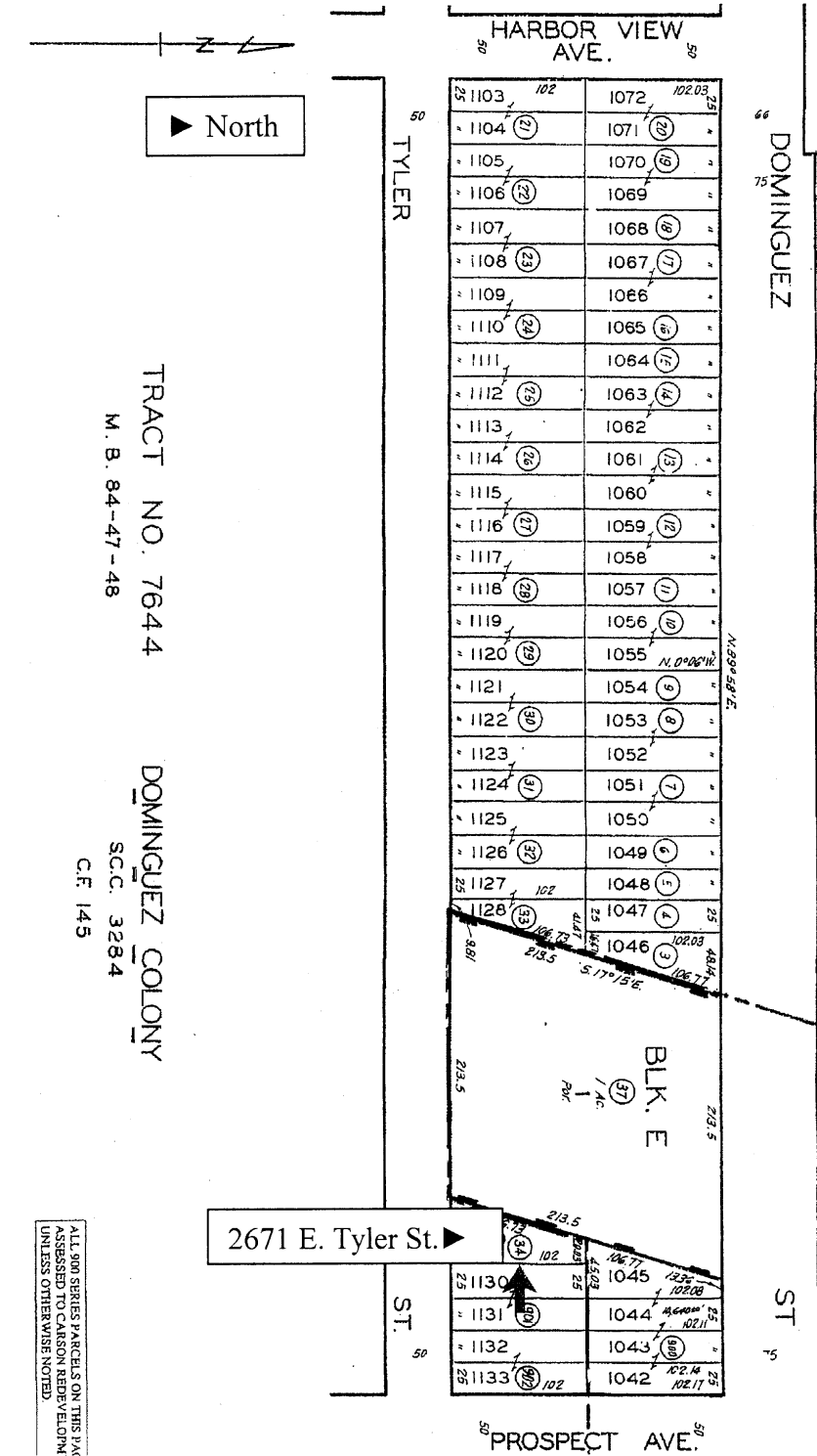
The Relocation Plan clearly shows there are ample units available nearby, and the financial benefits will subsidize the resulting increase in rent, if any, for the mandated 42 months of subsidy.

## TABLE OF ATTACHMENTS

- Attachment 1:** Project Site Map
- Attachment 2:** Household Characteristics and Needs
- Attachment 3:** HCD Income Limits for Los Angeles County - 2010
- Attachment 4:** Replacement Housing Survey Results
- Attachment 5:** General Information Notice given to Displaced Household
- Attachment 6:** Current Fixed Payment Moving Schedule
- Attachment 7:** Relocation Payment Policy
- Attachment 8:** Relocation Appeals Policy and Procedures
- Attachment 9:** Plan Addendum – Comments on the Plan

Attachment 1

Project Site Map



*Attachment 2*

Household Characteristics and Needs

<b>Household</b>	<b>Number of Occupants</b>	<b>Number of Children</b>	<b>Number of Persons with Disabilities</b>	<b>Average Occupancy per Bedroom</b>	<b>Special Language Needs</b>
Fernando Vasquez and Gina De Luna	5	3	0	2.5	None

*Attachment 3*

HCD Income Limits for Los Angeles County - 2010

The following figures were published on June 17, 2010 by the California Department of Housing and Community Development (HCD) for use in the County of Los Angeles to define and determine housing eligibility by income level.

Area Median Income: \$63,000								
<b>Income Level</b>	<b>1 person</b>	<b>2 person</b>	<b>3 person</b>	<b>4 person</b>	<b>5 person</b>	<b>6 person</b>	<b>7 person</b>	<b>8 person</b>
<b>Extremely Low</b>	17,400	19,900	22,400	24,850	26,850	28,850	30,850	32,850
<b>Very Low</b>	29,000	33,150	37,300	41,400	44,750	48,050	51,350	54,650
<b>Low</b>	46,400	53,000	59,650	66,250	71,550	76,850	82,150	87,450

*Attachment 4*

Replacement Housing Survey Results

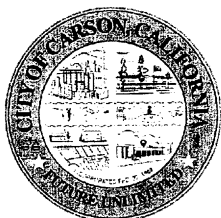
Date Available Units Identified *	Address of Available Units	Bdrm	Bath	Rent	Notes
3/14/11	1461 Lemon Ave. Long Beach, CA	2	1	\$1,300	Washer/dryer hookups; will consider small pets; \$3,300 move-in amount
3/14/11	2139 Myrtle Ave., Long Beach, CA	2	1	\$1,300	Washer/dryer hookups; \$35 credit check; \$500 pet deposit; \$2,800 move-in amount
3/14/11	1550 N. Neptune Ave., Wilmington, CA	2	1	\$1,650	\$50 credit report/security deposit; \$20 key deposit; \$1,650 move-in amount
3/14/11	1231 W. Gardena Blvd., Gardena, CA	2	2	\$1,650	First month's rent and security required; \$25 credit check; \$500 pet deposit; \$3,650 move-in amount
3/14/11	3535 Falcon Ave., Long Beach, CA	2	1	\$1,650	Washer/dryer hookups; \$35 credit check; \$25 key deposit; \$3,300 move-in amount

\* Market data indicates that there has been no substantial decrease in the availability of comparable replacement dwellings.

*Attachment 5*

GENERAL INFORMATION NOTICE

CITY OF CARSON



**General Information Notice**

Residential Occupant to Be Displaced

CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

February 22, 2011

Fernando & Gina Velasquez  
and All Other Occupants  
2671 E. Tyler St.  
Carson, CA 90810

Dear Occupants:

The Carson Redevelopment Agency (hereafter called "Displacing Agency") is interested in acquiring the property you currently occupy at 2671 E. Tyler St., Carson, CA for the Dominguez Trailer Park Project (Project). This notice is to inform you of your potential rights and benefits under the *California Relocation Assistance Act* and the *State Relocation Guidelines*. If the Displacing Agency acquires the property and you are displaced for the Project, you will be eligible for relocation assistance under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA), as amended, and Section 104(d) of the Housing and Community Development Act of 1974.

**PLEASE BE ADVISED THAT THIS IS NOT A NOTICE TO VACATE  
THE PREMISES AND YOU SHOULD NOT MOVE NOW.**

The Displacing Agency has retained the professional firm of **Overland, Pacific & Cutler, Inc.** (OPC) to represent the Agency and assist in the relocation process.

In order to assess and better plan for the relocation needs of possible displaced households in the Project, the Displacing Agency is preparing a Relocation Plan. In order to prepare this relocation plan, OPC staff will need to meet with you to assess your relocation needs. OPC would like to schedule an appointment to interview you as soon as possible. If you want to make an appointment that is convenient for you, please contact Brian Everett, at 562-304-2000.

You should continue to pay your monthly rent to your landlord because failure to pay rent and meet your obligations as a tenant may be cause for eviction and loss of relocation assistance. You are urged not to move or sign any agreement to purchase or lease a unit before receiving formal notice of eligibility for relocation assistance. If you move or are evicted before receiving such notice, you will not be eligible to receive relocation assistance. Please contact us before you make any moving plans.

If the Displacing Agency acquires the property and you are eligible for relocation assistance, you will be given advisory services, including referrals to replacement housing, and at least 90 days advance written notice of the date you will be required to move. You would also receive a payment for moving expenses and may be eligible for financial assistance to help you rent or buy a replacement dwelling. Any person aggrieved by a determination as to eligibility for, or the amount of, a payment authorized by the Displacing Agency's Relocation Assistance Program may have the appeal application reviewed by the Displacing Agency in accordance with its appeals procedure. Complete details on appeal procedures are available upon request from the Displacing Agency.

Note that pursuant to Public Law 105-117, aliens not lawfully present in the United States are not eligible for relocation assistance, unless such ineligibility would result in exceptional hardship to a qualifying spouse, parent, or child. All persons seeking relocation assistance will be required to certify that they are a United States citizen or national, or an alien lawfully present in the United States.

Again, this is not a notice to vacate and does not establish eligibility for relocation payments or other relocation assistance. If the Displacing Agency decides not to purchase the property, you will be notified in writing.

If you have any questions about this or any other relocation issues, please contact Brian Everett, Relocation Consultant, at 562-304-2000.

Sincerely,

Boris Sztorch  
Senior Redevelopment Project Manger

Received by: Fernando Velasquez

Delivered on: February 28, 2011

Mailed on: February 22, 2011  
Date

*Attachment 6*

Current Fixed Payment Moving Schedule

Occupant Owns Furniture

1 room	\$800.00
2 rooms	\$1,000.00
3 rooms	\$1,175.00
4 rooms	N/A
5 rooms	N/A
6 rooms	N/A
7 rooms	N/A
8 rooms	N/A
Each additional room	N/A

Occupant Does Not Own Furniture

1 room	\$550.00
2 rooms	\$750.00
3 rooms	\$925.00
N/A	N/A
N/A	N/A
N/A	N/A
N/A	N/A
N/A	N/A
N/A	N/A
N/A	N/A

## *Attachment 7*

### Relocation Payment Policy

Claims and supporting documentation for relocation benefits must be filed with the Displacing Agency within 18 months from the date the claimant moves from the acquired property.

The procedures for the preparation and filing of claims and the processing and delivery of payments will be as follows:

1. Relocation consultant will meet with displacee and assist household in completing all necessary relocation claim forms. Claimant(s) will provide all necessary documentation to substantiate eligibility for assistance.
2. Assistance amounts will be determined in accordance with the provisions of the Uniform Act.
3. Upon approval of claim, OPC will submit the claim to the Displacing Agency to procure a check to the displacee.
4. Within two weeks the Displacing Agency will provide relocation consultant with the check made payable to the displacees.
5. Relocation consultant will deliver check to displacees and provide OPC with documentation that displacees received the check.

## *Attachment 8*

### Relocation Appeals Policy and Procedures

The Relocation Appeals Board (Board) was created in 1974 by the City to promptly hear all complaints filed and to review and recommend modification, if necessary, in the decision of the Agency, regarding eligibility for relocation assistance payments, the amount of such payments, the adequacy of replacement housing for persons displaced because of acquisition of real property by the City or Agency for public purpose, or any other complaint by residents of the City relating to relocation.

The Board is empowered to hear and consider appeals from the determination of the Agency regarding: (1) eligibility for relocation assistance; (2)

### Relocation Appeals Procedures

1. Agency Determination. If the Agency should deny eligibility, disapprove the full amount of assistance claimed, or refuse to consider the merits of a claim because of untimely filing or for any other reason, the Agency shall include in its written notification to the claimant the reasons for its decision and the procedures for appeal to the Relocation Appeals Board.

Any claimant aggrieved by any determination of the Agency may request a full written explanation of the Agency's determination and the basis therefor if he or she feels that the explanation offered with the notification of the determination is inadequate. Such requests for a full written explanation must be responded to by the Agency within 15 days of its receipt.

2. Limitation on Appeals. An aggrieved claimant must file a request for review of the determination of the Agency with the Board within six (6) months of the date of receipt of the determination.
3. Request for Review. All request for review made to the Board shall be in writing, and may be made on forms prescribed by the Board. The request for review shall state the facts complained of, the error or other defect in the Agency's determination and the relief which the claimant seeks. The Agency may assist the claimant in prepare an appeal, if necessary.
4. Date of Hearing. Upon receipt of a conforming request for review, the Board shall set a date for a public hearing at the earliest practical time to consider the aggrieved party's claim. In no event shall the hearing be scheduled later than 90 days after receipt of the request for review; however, claimant may be granted 30 days from the date of his/her request for review in order to gather and prepare additional materials and information, if a reasonable basis can be shown justifying such extensions.
5. Notice of Hearing. Proper notice of a hearing before the Board shall consist of "public notice" by posting in three public places in the City, and written notice by registered mail to the claimant or his/her agent, to the Agency responsible the determination, and to any other interested party, given at least 10 days prior to the date of the hearing and specifying the date, time and place of the hearing.
6. Right of Inspection of Files. Subject to such reasonable limitations as may be prescribed by the City Council or Agency, the claimant or his/her agent shall be allowed to inspect all files and official records in the custody of the City or Agency which bear upon his/her appeal, except that such right of inspection shall not extend to material the disclosure of which is prohibited by law or other "confidential" materials.

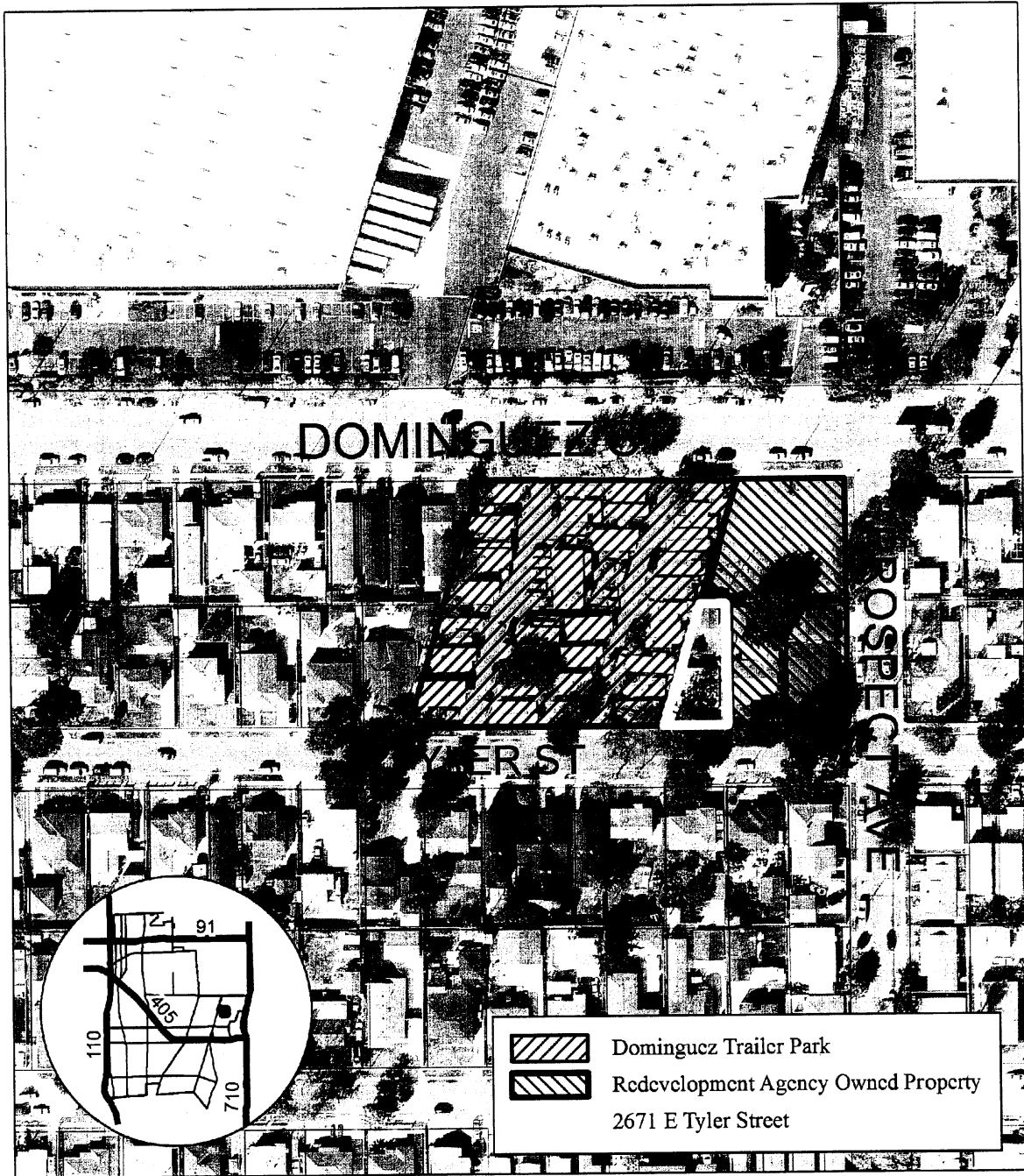
7. Public Hearing. A claimant may present his/her appeal personally or may be represented at any and all stages of the appeal proceedings by an attorney, at claimant's expense. Claimant or his agent may make an oral presentation to the Board, call witnesses, cross-examine opposing witnesses, and offer documentary evidence and affidavits. The Board may take such oral or written statement from such other parties, including representatives of the Agency, as may be helpful in its deliberations. The Board shall make a written summary of the oral presentation and shall include it in the claimant's file. The proceedings of the Board shall be conducted informally. Rules of evidence applicable in court proceedings shall not apply. The oath or affirmation shall be administered to all witnesses.
8. Report and Recommendations of Board. The Board, within 35 days after the public hearing, shall transmit its report and recommendations, in writing, to the Agency which was responsible for the appeal. The written report of the Board shall include: (a) the name and address of the aggrieved party, and his agent, if any; (b) a summary of the complaint and a copy of the complaint; (c) a summary of the facts developed at the public hearing and a copy of the notification; (d) comments on the impact of the case, if any, on the project of the City or Agency, and (e) recommendations of the Board, supported by specific findings of fact and conclusions of law to enable an adequate reconsideration by the Agency. The concurring vote of a majority of the members of the Board shall be sufficient to recommend affirmance, reversal or modification of any determination. No recommendation shall be issued without a majority vote of the Board.
9. Final Determination. The Agency shall proceed to give the report and recommendations of the Board all due consideration and shall, within 30 days of their receipt, render a final determination on the matter appealed from. The final determination shall include the Agency's decision on reconsideration of the claim, in light of the report and recommendations of the Board. The final determination shall include a statement of the factual and legal basis of the Agency's decision, including any pertinent explanation or rationale for any conclusion which differs from the Board's report. If the claim is dismissed on grounds not reaching the merits of the claim or the substance of the Board's report, the Agency shall issue a statement explaining the dismissal to the claimant. Notice of the final determination shall be sent promptly to the claimant, the Board and any other interested parties.



If the displaced person feels the issue has not been resolved satisfactorily, he or she may request a review of the Agency's decision by the Redevelopment Manager and may request a written explanation of the Agency's decision. If the displaced person disagrees with the Redevelopment Manager's decision, he or she may request an informal presentation to the Economic Development General Manager. That request must be made within 18 months following the date the person moves from the property or the date he or she receives final compensation for the property, whichever is later. Upon request, the Agency will provide a copy of its Relocation Rules and Regulations setting forth its grievance procedure.

*Attachment 9*

Plan Addendum – Comments on the Plan

As of May 3, 2011, no written or oral comments have been received regarding the Relocation Plan.



 Dominguez Trailer Park  
 Redevelopment Agency Owned Property  
 2671 E Tyler Street



**Site Map**  
**2671 E Tyler Street**  
**APN 7308-002-034**



**EXHIBIT NO. 2**

Date Printed: Tuesday, March 01, 2011  
 MXD: H:\EDS\server\redvelopment\Site Maps\MXD\2671\_E\_Tyler\_.Stl.mxd  
 PDF: H:\EDS\server\redvelopment\Site Maps\MXD\2671\_E\_Tyler\_.Stp.pdf

**33413.5. Replacement Housing Plan**

Not less than 30 days prior to the execution of an agreement for acquisition of real property, or the execution of an agreement for the disposition and development of property, or the execution of an owner participation agreement, which agreement would lead to the destruction or removal of dwelling units from the low- and moderate-income housing market, the agency shall adopt by resolution a replacement housing plan. For a reasonable time prior to adopting a replacement housing plan by resolution, the agency shall make available a draft of the proposed replacement housing plan for review and comment by the project area committee, other public agencies, and the general public.

The replacement housing plan shall include (1) the general location of housing to be rehabilitated, developed, or constructed pursuant to Section 33413, (2) an adequate means of financing such rehabilitation, development, or construction, (3) a finding that the replacement housing does not require the approval of the voters pursuant to Article XXXIV of the California Constitution, or that such approval has been obtained, (4) the number of dwelling units housing persons and families of low or moderate income planned for construction or rehabilitation, and (5) the timetable for meeting the plan's relocation, rehabilitation, and replacement housing objectives. A dwelling unit whose replacement is required by Section 33413 but for which no replacement housing plan has been prepared, shall not be destroyed or removed from the low- and moderate-income housing market until the agency has by resolution adopted a replacement housing plan.

Nothing in this section shall prevent an agency from destroying or removing from the low- and moderate-income housing market a dwelling unit which the agency owns and which is an immediate danger to health and safety. The agency shall, as soon as practicable, adopt by resolution a replacement housing plan with respect to such dwelling unit.