



LONG BEACH REDEVELOPMENT AGENCY

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March 19, 2007

REDEVELOPMENT AGENCY BOARD MEMBERS

City of Long Beach
California

RECOMMENDATION:

Recommendation to approve the Relocation Plan; and, adopt a Resolution for a Replacement Housing Plan for the Shoreline Gateway Project.
(Central - District 2)

DISCUSSION

The Central Long Beach Strategic Guide for Development has identified the northwest corner of Ocean Boulevard and Alamitos Avenue as a target site for redevelopment. To this end, the Long Beach Redevelopment Agency (Agency) has entered into an Agreement to Negotiate Exclusively with a developer and has certified an Environmental Impact Report for the development of this site, also known as the Shoreline Gateway Project (Project).

Under California State Law, a redevelopment agency removing housing units occupied by low- and moderate-income households must prepare a relocation plan that demonstrates the availability of housing for displaced households. Attached as Exhibit A, the relocation plan also describes the assistance that will be provided to displaced residents, including monetary compensation for moving and related expenses and for replacement housing. It must also adopt a replacement housing plan that discusses how these housing units will be replaced within the community.

The relocation plan for the subject site contains the following items:

- The number of dwelling units housing persons and families of 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 California Health and Safety Code Section 33413;

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- An adequate means of financing such rehabilitation, development, or construction;
- The timetable for meeting the 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 of the California Constitution.

In accordance with Title 25 of the California Administrative Code, the relocation plan must be available for public review and comment for at least 30 days prior to Agency consideration of approval. On February 16, 2007, a notification letter was sent to all on-site occupants indicating the plan was available for public review. No comments were received during the 30-day review period, which ended March 18, 2007.

Attached is a resolution that adopts the included Replacement Housing Plan for the Project. A summary of the current status of the Agency's replacement housing obligations is provided as part of the replacement housing plan. The replacement housing and relocation plan have been available for public review and comment as required by law.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



PATRICK H. WEST
EXECUTIVE DIRECTOR

PHW:CB:DSW:jmv

Attachments: Exhibit A – Relocation Plan
Resolution for Replacement Housing Plan

APPROVED:



GERALD R. MILLER
CITY MANAGER

Relocation Plan

Shoreline Gateway Project

Phase I

Prepared for:
The City of Long Beach Redevelopment Agency

By:

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February 8, 2007

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EXHIBIT A:	Residential Interview Form
EXHIBIT B:	HUD Income Limits - County of Los Angeles
EXHIBIT C:	Residential Informational Brochure
EXHIBIT D:	Public Comments and Response to Public Comments

INTRODUCTION

The Redevelopment Agency of the City of Long Beach (the Agency) has committed to provide financial, legal and administrative assistance to assist with the property acquisition and relocation components associated with the Phase I of the Shoreline Gateway Project (the Project) located in the Central Redevelopment Project Area. The Project site currently contains one older multi-family apartment complex and one adjacent Agency-owned vacant lot. The Agency is proposing to construct a mixed-use development consisting of a 19-story residential tower at the northwest corner of Ocean Boulevard and Alamitos Avenue and a 14-story residential tower on Ocean Boulevard south of Bronze Way Alley, between the existing Long Beach Café and Lime Avenue. The buildings would be situated over a 3- and 6-story podium, respectively, of residential, retail, gallery and live/work units, resulting in a maximum height of 22- and 20- stories, respectively, from grade. The maximum heights of the buildings would be 250 and 220 feet, respectively.

This new development would result in 305 residential units including live/work spaces, townhomes, one to three bedroom apartment units, and penthouse units and associated amenities. Approximately 12,000 square feet of retail/gallery space would front the residential towers adjacent to Ocean Boulevard, with residential units located above. Parking for approximately 723 vehicles would be provided in three subterranean parking levels and in a concealed parking structure located at-grade and three levels above-grade.

Within the Project boundaries there are 29 occupied residential units subject to displacement should the Project proceed as planned. Prior to undertaking any displacing activity, the Agency is required by law (California Government Code Section 7260 et seq.), and regulation (California Code of Regulations, Title 25 Chapter 6) to prepare a relocation plan subject to public review and City Council approval. The general purposes of a relocation plan are to describe the circumstances of affected parties, the availability of replacement housing, the general market for commercial properties and the Agency's program to provide required technical and financial assistance. It is important to be aware that the preparation and approval of a relocation plan fulfills an administrative requirement but does not, by itself, constitute a commitment to proceed with the Project.

This Plan was written by Overland, Pacific & Cutler, Inc. (OPC), a professional consulting firm specializing in public authority acquisition and relocation projects. The Plan is organized in four sections:

1. A description of the Project area and specific Project site (**SECTION I**);

2. An assessment of the relocation needs of persons and businesses subject to displacement as a result of the Project (**SECTION II**);
3. An assessment of available replacement housing units and commercial properties within Long Beach and surrounding communities (**SECTION III**); and
4. The steps and procedures that the Agency will follow to ensure a fair and equitable relocation program (**SECTION IV**).

I. PROJECT AREA DESCRIPTION

A. THE REGIONAL LOCATION

The Shoreline Gateway Project is located to the east of the I-710 Long Beach Freeway at Ocean Boulevard and Alamitos Avenue. The City of Long Beach is located in the southeastern portion of the County of Los Angeles, approximately 32 miles south of downtown Los Angeles. Long Beach is immediately accessible from the 710, 405 and 91 freeways. Adjacent communities include Lakewood, Seal Beach, Signal Hill, Wilmington, Paramount, Bellflower, Compton, Rancho Dominguez, Hawaiian Gardens, Carson, Rossmore, and Los Alamitos. (See Figure 1: Regional Project Location)

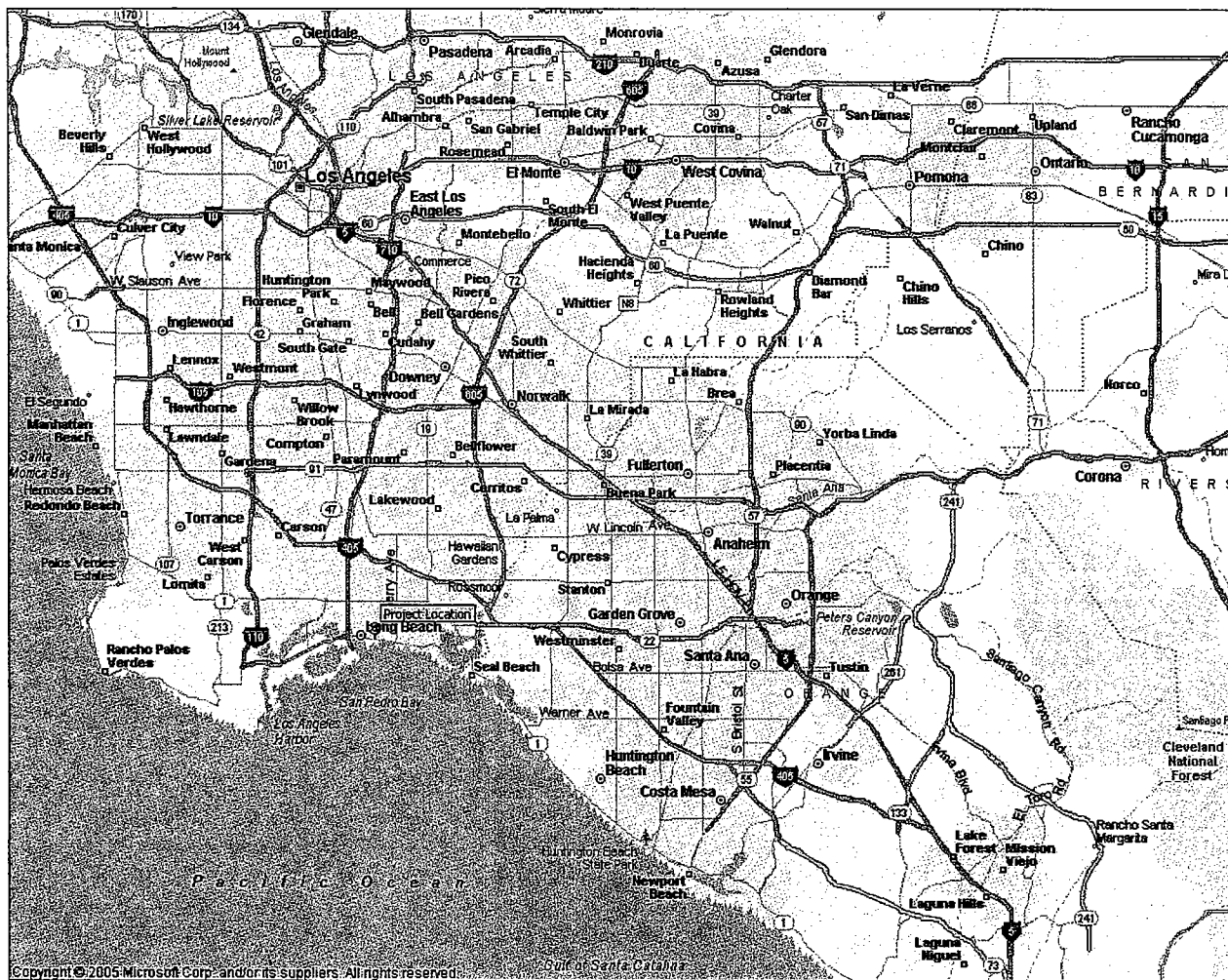


Figure 1: Regional Project Location

C. GENERAL DEMOGRAPHIC & HOUSING CHARACTERISTICS

The 2000 U. S. Census determined the population of the City of Long Beach to be 461,522 people and the population of the Census Tract 5761 to be 2,669 (see **Table 1**). The housing mix according to the Census is shown below in **Table 2**.

TABLE 1: City of Long Beach & Tract 5761 Population - 2000 Census

Population	Tract 5761	%	City	%
Total Population	2,669	100.0%	461,522	100.0%
White	1,863	69.8%	204,410	45.2%
Black or African American	265	9.9%	68,618	14.9%
American Indian and Alaska Native	23	0.9%	3,881	0.8%
Asian	197	7.4%	55,591	12.0%
Native Hawaiian and Other Pacific Islander	13	0.5%	5,605	1.2%
Some Other Race	196	7.3%	95,107	20.6%
Two or More Races	112	4.2%	24,310	5.3%
Hispanic or Latino (of Any Race)	450	16.9%	165,092	35.8%

TABLE 2: City of Long Beach & Tract 5761 Housing Units - 2000 Census

Type	Tract 5761	%	City	%
Total Units	2,088	100.0%	171,632	100.0%
Owner-Occupied	737	35.3%	66,928	39.0%
Renter-Occupied	1,052	50.4%	96,160	56.0%
Vacant Housing Units	299	14.3%	8,544	5.0%
Available for Sale Only (of Total Vacant Units)	25	8.4%	1,484	17.4%
Available for Rent - Full Time Occupancy (of Total Vacant Units)	172	57.5%	4,195	49.1%
Sold or Rented - Not Occupied	22	7.4%	683	8.0%
Otherwise Not Available (e.g. seasonal, recreational, migratory, occasional use)	40	13.4%	763	8.9%
Other Vacant	40	13.4%	1,419	16.6%

D. LOCATIONAL CHARACTERISTICS OF PROJECT NEIGHBORHOOD

The public and commercial facilities including medical, library, school, recreation/park, senior/community center, entertainment, shopping, and transportation available to the residents are identified in **Table 3**, below.

TABLE 3: Project Neighborhood Amenities		
Facility		Miles from Project
Medical	• Family Health Services and Medical Clinic	0.8
	• Kidfirmay at St. Mary's Medical Center	0.9
	• St. Mary's Hospital	0.9
	• Cardinal Medical Center	1.0
School	• YMCA State Preschool	0.3
	• Robert Louis Stevenson Elementary	0.5
	• St Anthony Elementary School	0.5
	• Benjamin Franklin Middle School	0.6
	• Constellation Middle School	0.6
	• St Anthony High School	0.6
	• Renaissance High School of the Arts	0.8
Library	• Historical Society	0.5
	• Long Beach Library	0.6
	• Alamitos Branch Library	0.9
Entertainment	• Cinemark 347 at the Pike	0.5
	• AMC Theaters Pine Square	0.6
	• Museum of Latin American Art	0.6
	• Long Beach Aquarium of the Pacific	0.6
	• LBFC Museum	1.5
Community Center	• Long Beach Senior Center	0.6
	• Bixby Park Community Center	0.6
	• Community Center	2.3
Police/Safety	• Long Beach Police	0.3
	• TVA Fire and Life Safety Long Beach	0.6
Shopping	• Kay's Market	0.2
	• Albertson's	0.5
	• Shoreline Village	0.5
	• The Long Beach Bargain Center	2.7
Transportation	• Greyhound - Long Beach	0.8
	• Greyhound - downtown Long Beach	1.4

II. ASSESSMENT OF RELOCATION NEEDS

A. SURVEY METHOD

To obtain information necessary for the preparation of this Plan, personal interviews among potentially affected residents were conducted in January 2007. Interviewers were successful in obtaining survey responses from 28 of 29 occupied residential households. Two residential units were vacant at the time of surveys. The majority of interviews were conducted on-site in homes and the follow-up via phone and personal visit attempts for unavailable households.

Inquiries made of residential occupants concerned household size and composition, income, monthly rent obligation, length and type of occupancy, ethnicity, home language, disabilities/health problems, and replacement housing preferences.

The descriptive data in this Plan concerning residents are based solely on anecdotal responses. No attempt was made to qualify income or other information provided by residents. Sample of the residential interview form used in the interview process is presented as **Exhibit A** of this report.

B. FIELD SURVEY DATA

The Project area includes 29 tenant-occupied multi-family units. Survey information was obtained from 28 residential households. Two units were vacant and on the market to be rented.

1. Housing Mix

The housing mix consists of one 31-unit complex. **Table 3** below shows existing housing by bedroom size.

TABLE 3: Project Area Housing - Dwelling Bedroom Sizes (29 households)		
# of Bedrooms	SRO/Studio	One
# of Units	28	1

2. Project Area Rents

All 28 respondent households are paying market rate rents. The rent range for a studio/single room occupancy is between \$250 and \$700 with average rent payment of \$520. The only one-bedroom in the Project is rented for \$650 a month.

3. Occupancy/Overcrowding

There is a total known Project population of 28 individuals, all adults. The average household size is one person per dwelling unit.

The commonly accepted standard for housing density allows two persons per bedroom and one person in a common living area. Based on this criterion as compared to available tenant data, there are no overcrowded units among the subject residential households.

4. Replacement Housing Needs

Replacement housing needs, as expressed in this Plan, are defined by the total number of required replacement units and the distribution of those units by bedroom size. The projected number of required units by bedroom size is figured by comparing survey data relative to household size with the Agency's replacement housing occupancy standards. These standards generally allow for up to three persons in a one-bedroom unit, five persons in a two-bedroom unit, and seven persons in a three-bedroom unit. Any households consisting of more than seven household members will require a four-bedroom replacement unit based on the respective size of that unit per State Building Code.

The Project's replacement housing requirements equal the Project's current accommodations. **Table 4** outlines replacement housing needs.

TABLE 4: Replacement Housing Needs (29 tenants)		
Bedroom Size	SRO/Studio	One
# Needed - Tenants	28	1

5. Income

Income information was provided by all 28 respondent tenant households. According to income standards for the County of Los Angeles (**Exhibit B**) adjusted for family size as published by the United States Department of Housing and Urban Development (HUD), 20 Project households qualify as extremely low income (30% or less of median), three as very low income (31%-50% of median), four as low income (51%-80% of median), and one as moderate income (81%-120% of median). The range of reported annual household income among the respondents was \$5,628-\$40,800.

TABLE 5: Income Levels of Residential Households (28 respondents)			
Extremely Low	Very Low	Low	Moderate
20	3	4	1

6. Ethnicity/Language

Ethnicity among Project area households is shown below in **Table 6**. One tenant refused to disclose his ethnicity.

TABLE 6: Ethnicity of Project area Households (27 respondents)		
Ethnicity	# of Households	Project %
White	24	88.9%
Asian	1	3.7%
Hispanic	2	7.4%

All 28 respondent households identified English as their primary household language.

7. Senior/Handicapped Households

There are 11 known senior households (head of household 62 years or older) in the Project and no households reported any disabilities that would affect the relocation process.

8. Preferred Relocation Areas

The majority of residents who were surveyed expressed a preference to remain in the community in order to maintain current access to employment, medical facilities, recreational resources and public transportation.

III. RELOCATION RESOURCES

A. METHODOLOGY

A resource survey was conducted within a three mile radius of the Project to determine the availability of replacement housing units utilizing the following sources:

- Classified rental listings from *The Long Beach Press-Telegram*, *The Downtown Gazette* and *For Rent* publications
- Internet sources

B. REPLACEMENT HOUSING AVAILABILITY

1. Residential Rental Housing

Replacement housing survey data are summarized in **Table 7**. The survey identified a total of 95 available SRO/studio, and one-bedroom units within a 3 mile radius of the Project. The individual figures for number of units found by bedroom size are presented in the table alongside the number of units needed (shown in parentheses) to meet re-housing obligations.

The comparable market rent amounts shown in the table are among the figures used to make benefit and budget projections for the Plan. These amounts are, naturally, subject to change according to the market rates prevailing at the time of displacement. Average Project rents are currently 25 to 60% less than respective market rates for surveyed replacement units.

TABLE 7: Availability and Cost of Replacement Rental Housing		
Bedroom Size	SRO/Studio	One
# Found (# needed)	72 (28)	23 (1)
Rent Range	\$495-\$1,315	\$650-\$1,500
Median Market Rent	\$750	\$850

C. RELATED ISSUES

1. Concurrent Residential Displacement

There are currently several smaller projects underway in the City of Long Beach which involve approximately 15 residential displacements and some business displacements. However, no concurrent projects are in close proximity to the Shoreline Gateway Project and the replacement housing available on the market is sufficient to absorb this Project and potential concurrent displacements.

2. Temporary Housing

No need for temporary housing is anticipated.

IV. THE RELOCATION PROGRAM

Overland, Pacific & Cutler Inc. (OPC) has been retained by the Agency to assist in the administration of the relocation program. The Agency staff will monitor the performance of OPC and be responsible to approve or disapprove OPC recommendations concerning implementation of the Plan. The relocation program consists of two principal components: Technical Assistance and Financial Assistance.

A. PROGRAM ASSURANCES, STANDARDS AND OBJECTIVES

The relocation program to be implemented by the Agency will conform with the standards and provisions of the Law and Regulations.

To meet its regulatory obligations, the Agency and OPC representatives will:

1. Distribute appropriate written information concerning the Agency's relocation program; fully inform eligible project occupants of the nature of and procedures for obtaining relocation assistance and benefits;
2. Determine the needs of each displacee eligible for assistance;
3. Provide residential displacees with at least one, and preferably three, referrals to comparable, replacement housing within a reasonable time prior to displacement; maintain an updated database of available housing resources over the duration of the project;
4. Provide assistance that does not result in different or separate treatment due to race, color, religion, national origin, sex, marital status or other arbitrary circumstances;
5. Supply information concerning federal and state programs and other governmental programs providing assistance to displaced persons;
6. Assist each eligible residential occupant to complete applications for benefits;
7. Make benefit determinations and payments in accordance with state law and the Agency's relocation guidelines;

8. Assure that no occupant is required to move without a minimum of 90 days written notice to vacate;
9. Inform all persons subject to displacement of the Agency's policies with regard to eviction and property management; and
10. Establish and maintain a formal grievance procedure for use by displaced persons seeking administrative review of the Agency's decisions with respect to relocation assistance.

B. TECHNICAL ASSISTANCE

Technical assistance services are provided in order to inform displacees about the relocation program, help find replacement accommodations, coordinate claims processing, maintain a communication link with the Agency and assist with the involvement of outside providers of social and other support services. To follow through on the technical assistance component of the relocation program, relocation staff will perform the following functions:

1. Interview each Project household to determine existing circumstances, general needs and concerns and preferences regarding the replacement of existing accommodations;
2. Distribute and review a printed Informational Brochure (See **Exhibit C**) with each displaced household;
3. Provide residential displacees with 3 or more referrals to comparable, replacement dwellings prior to service of the 90 Day Notice-to-Vacate. Explain how comparable replacement dwelling must satisfy the following criteria:
 - (a) The unit is decent, safe and sanitary - electrical, plumbing and heating systems in good repair - no major, observable hazards or defects. The unit is comparable to the acquired dwelling with respect to number of rooms, habitable living space and type and quality of construction, but not lesser in rooms or living space as necessary to accommodate the displaced person;

- (b) The unit is located in an area not subjected to unreasonable adverse environmental conditions from either natural or man-made sources, and not generally less desirable with respect to public utilities, transportation, public and commercial facilities, including schools and municipal services and reasonably accessible to the displaced person's place of employment;
 - (c) The unit is available both on the private market and to all persons regardless of age, race, color, sex, disability, marital status, veteran status, religion or national origin;
 - (d) The monthly rental rate is within the financial means of the displaced residential tenant;
- 4. Provide transportation, if necessary, to inspect replacement sites within the local area. Offer special assistance to help elderly tenants find housing near friends, relatives, medical facilities and services, and convenient transportation;
- 5. Assist with arrangements for the purchase of real property, the completion of applications for replacement housing and the preparation and submission of claim forms to request relocation benefits;
- 6. Make referrals to governmental and non-governmental service providers such as:
 - (a) The Social Security Administration
 - (b) Housing Authority of the City of Long Beach
 - (c) The Fair Housing Foundation
 - (d) The Long Beach Housing Development Company

C. RELOCATION BENEFITS

Relocation benefits will be provided in accordance with the provisions of the state relocation law and regulations. Benefits will be paid to eligible displaced persons upon submission of required claim forms and documentation in accordance with the Agency's normal administrative procedures.

Specific eligibility requirements and benefit plans will be detailed on an individual basis with all displacees. In the course of personal interviews and follow-up visits, each displacee will

be counseled as to available options and the consequences of any choice with respect to financial assistance.

The Agency staff will process advance payment requests in order to alleviate hardships for tenants who do not have access to sufficient funds to pay move-in costs such as first month's rent and/or security deposits. Requests for advance payments will be processed expeditiously to help avoid the loss of desirable, appropriate replacement housing.

1. Residential Moving Expense Payments

All residential occupants to be relocated will be eligible to receive a payment for moving expenses. Moving expense payments will be made based upon the actual cost of a professional move or a fixed payment based on a room-count schedule.

a. Actual Cost (based on Professional Move)

Displacees may elect to have a licensed professional mover perform the move. The actual cost of the moving services, based on at least two acceptable bids, will be compensated by the Agency in the form of a direct payment to the moving company upon presentation of an invoice. Transportation costs are limited to a distance of 50 miles in either case. In addition to the actual move, costs associated with utility re-connections (i.e., gas, water, electricity, telephone, and cable) if any, are eligible for reimbursement.

b. Fixed Payment (based on Room Count Schedule)

An occupant may elect to receive a fixed payment for moving expenses that is based on the number of rooms occupied in the displacement dwelling. In this case, the person to be relocated takes full responsibility for the move. The fixed payment includes all utility connections as described in (a), above.

At a minimum, the fixed schedule payment for single occupancy efficiency units, furnished with the tenants own personal property, is \$625 including all utility connections at the replacement location. The current schedule for fixed moving payments is set forth in **Table 8** following:

TABLE 8: Schedule of Fixed Moving Payments (effective 6-15-05)									
Unfurnished Dwelling									
Room Count	1	2	3	4	5	6	7	8	each additional
Amount	\$625	\$800	\$1,000	\$1,175	\$1,400	\$1,650	\$1,900	\$2,150	\$225
Furnished Dwelling									
Room Count	1	each additional							
Amount	\$400	\$65							

2. Rental Assistance To 90-Day Tenants Who Choose to Rent

Residential tenants who have established residency in the project area for a minimum of 90 days prior to the Agency's acquisition of the property and who choose to re-rent may be eligible to receive a Rental Assistance Payment in addition to compensation for moving expenses.

Except in the case of "Last Resort" situations, as described in Section IV, (See E - Last Resort Housing Payments) and pursuant to the Law, rental assistance payments are limited to a maximum of \$5,250, based upon monthly housing need over a 42 month period. The following **Table 9** demonstrates how monthly need is determined:

TABLE 9: Computation of Rental Assistance Payments		
1. Old Rent	\$650	Old Rent, plus Utility Allowance
or		
2. Ability to Pay	\$700	30% of the Gross Household Income*
3. Lesser of lines 1 or 2	\$650	
Subtracted From:		
4. Actual New Rent	\$750	Actual New Rent including Utility Allowance
or		
5. Comparable Rent	\$775	Determined by Authority; includes Utility Allowance
6. Lesser of lines 4 or 5	\$750	
7. Yields Monthly Need:	\$100	Subtract line 3 from line 6
Rental Assistance	\$4200	Multiply line 7 by 42 months

* Gross income means the total annual income of an individual less the following: (1) a deduction of \$500 for each dependent in excess of three; (2) a deduction of 10% of total income for the elderly or disabled head of

household; (3) a deduction for recurring extraordinary medical expenses defined for this purpose to mean medical expenses in excess of 3% of total income, where not compensated for, or covered by insurance or other sources; (4) a deduction of reasonable amounts paid for the care of children or sick or incapacitated family members when determined to be necessary to employment of the head of household or spouse, except that the amount deducted shall not exceed the amount of income received by the person who would not otherwise be able to seek employment in the absence of such care.

3. Downpayment Assistance To 90-Day Tenants Who Choose to Purchase

Residential tenants who are otherwise eligible to receive a Rental Assistance Payment as described above may choose to utilize up to the full amount of their rental assistance eligibility amount (including Last Resort benefits) to purchase a home.

In cases involving eligibility for a Last Resort Housing supplement, the Agency will arrange to deposit in an open escrow account, the total amount of assistance for which a tenant qualifies, provided that the entire amount is used for the downpayment and eligible incidental costs associated with the purchase of a replacement home. Provision shall be made in the accompanying escrow instructions for the return of the Agency funds, in the event escrow should fail to close within a reasonable period of time.

4. Payments To Non-Tenured Residential Tenants

With the exception of those eligible for Last Resort Housing assistance (See Section IV, Part E - Last Resort Housing), residential tenants with less than 90 days of continuous occupancy prior to the Agency's acquisition of the property, will only be eligible to receive a moving expense payment in accordance with Section 1b above.

D. GENERAL INFORMATION ON PAYMENT OF RELOCATION BENEFITS

Claims and supporting documentation for relocation benefits must be filed with the Agency within 18 months from:

- The date the claimant moves from the acquired property; **or**,
- The date on which final payment for the acquisition of real property is made, whichever is later.

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

1. 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 Law;
3. Required claim forms will be prepared by relocation personnel in conjunction with claimant(s). Signed claims and supporting documentation will be submitted by relocation personnel to the Agency;
4. The Agency will review and approve claims for payment, or request additional information;
5. The Agency will issue benefit checks, which will be available at the Agency for pick-up by Claimants, unless circumstances dictate otherwise;
6. Final payments will be issued after confirmation that the Project area premises have been completely vacated, and actual residency at the replacement unit is verified;
7. Receipts of payment will be maintained in the relocation case file.

E. LAST RESORT HOUSING

A displaced tenant household will be entitled to consideration for supplementary benefits in the form of Last Resort Housing assistance when the computed replacement housing assistance eligibility exceeds either \$5,250 or when a low-income tenant fails to meet the 90-Day occupancy requirement. Calculation of Last Resort rental assistance benefits for tenants who fail to meet 90-Day occupancy requirements will be based solely on household income. Non 90-Day qualifiers must meet the basic eligibility requirements applied to all other displacees.

The Agency, at its discretion, may opt to pay Last Resort rental assistance payments on a periodic basis. Recipients of Last Resort rental assistance who intend to purchase rather than re-rent replacement housing have the right to request a lump sum payment of all benefits for the purpose of making a downpayment and paying standard, non-recurring

closing costs. Households receiving periodic payments may elect, at any time, to request a lump sum payment of all remaining benefits to assist with the purchase of a decent, safe and sanitary dwelling. All standard claim processing procedures will be applied to Last Resort payments including the lump sum disbursement of approved benefits.

F. RELOCATION TAX CONSEQUENCES

In general, relocation payments are not considered income for the purpose of the Internal Revenue Code of 1968, or the Personal Income Tax Law, Part 10 of the Revenue and Taxation Code. The above statement on tax consequences is not intended to be provision of tax advice by the Agency. Displacees are responsible for consulting with their own tax advisors concerning the tax consequences of relocation payments.

G. GRIEVANCE PROCEDURES

The Agency's Grievance Policy will follow the standards described in Article 5, Section 6150 et seq., Title 25, Chapter 6, State of California, Department of Housing and Community Development Program guidelines.

Briefly stated, displacees will have the right to ask for administrative review when they believe themselves aggrieved by a determination as to eligibility, the amount of payment, the failure to provide comparable replacement housing referrals or the Agency's property management practices. Requests for review will be directed first to the Redevelopment Bureau Manager, Redevelopment Agency of the City of Long Beach, or other authorized designee of the Agency. Details concerning the entire appeals process will be provided upon request.

H. EVICTION POLICY

1. Under the State of California guidelines, eviction by the Agency is permissible only as a last alternative with the exception of persons considered to be in unlawful occupancy. A displaced person's eviction does not affect eligibility for relocation assistance and benefits. Relocation records must be documented to reflect the specific circumstances surrounding the eviction.
2. Eviction may be undertaken only for one or more of the following reasons:

- a) Failure to pay rent, except in those cases where the failure to pay is due to the lessor's failure to keep the premises in habitable condition, is the result of harassment or retaliatory action or is the result of discontinuation or substantial interruption of services;
- b) Performance of a dangerous, illegal act in the unit;
- c) Material breach of the rental agreement and failure to correct breach within 30 days of notice;
- d) Maintenance of a nuisance and failure to abate within a reasonable time following notice;
- e) Refusal to accept one of a reasonable number of offers of replacement dwellings;
- f) A requirement under State or local law or emergency circumstances that cannot be prevented by reasonable efforts on the part of the public entity.

I. CITIZEN PARTICIPATION

As the process for considering the Project moves forward, the Agency will observe the following protocol:

1. Provide affected tenants with full and timely access to documents relevant to the relocation program;
2. Provide technical assistance necessary to interpret elements of the Relocation Plan and other pertinent materials;
3. Issuance of a general notice in English and/or Spanish, as needed, concerning the availability of the Plan for public review, as required, 30 days prior to its proposed adoption. Distribution of the Plan, upon request, to all affected and interested parties;
4. The inclusion of written or oral comments and Agency's response concerning the Plan as an attachment to the Plan when it is forwarded to the Redevelopment Agency Board/City Council for adoption.

J. PROJECTED DATES OF DISPLACEMENT

The Agency contemplates that the relocation process will begin by summer of 2007 with 90-day notices to vacate being initiated by August of 2007.

K. ESTIMATED RELOCATION COSTS

The total budget estimate for relocation-related payments for this Project, including a 10 percent contingency is as follows:

Relocation:	\$486,800
Contingency @ 10%:	<u>\$48,680</u>
TOTAL:	\$535,480

The estimated relocation budget does not include any payments related to property acquisition. In addition, the budget does not consider the cost of any services necessary to implement the Plan and complete the relocation element of the Project.

EXHIBIT A: Residential Interview Form

CASE # _____

FUNDING SOURCE: _____

OVERLAND, PACIFIC & CUTLER, INC. - RESIDENTIAL INTERVIEW FORM

Interview Date: _____

Site Move-In: _____

Initiation of Negotiations: _____

Interviewer: _____

Head of Household _____

Address: _____ # _____

Home Telephone # _____ Work/Cell # _____

Fax # _____ Email _____

Social Security Number _____

Occupancy Status: ☐ Own ☐ Rent

Selling Type _____ Approx. Sq.Ft. _____

Proximate Age of Unit: _____ yrs. _____

Bedrooms _____ # Bathrooms _____ # Rooms _____ ☐ Laundry Fac.Garage ☐ Carport ☐ Pets: If so, describe _____Condition of unit: ☐ Excellent ☐ Good ☐ Fair ☐ PoorFinancing: ☐ Mortgage ☐ Own Clear

Monthly Payment: Principal \$ _____ \$ _____

Loan Balance(s) as of _____: \$ _____

Loan Type: ☐ Fixed ☐ Variable Annual % Rate _____Loan Type: ☐ Fixed ☐ Variable Annual % Rate _____

Original Date(s) of Current Loan(s): _____

Rem. Loan Term _____ Months Rem. Loan Term _____ Months

Renters: ☐ Total Monthly Rent: \$ _____ Landlord _____

Written Agreement Date _____

I/M ☐ Lease ☐ Vacant/No Contact

Mobile Home: Size: _____ ft x _____ ft

Year: _____ Model: _____ Pad Rent: \$ _____

Section 8, Total Tenant Rent. \$ _____

Employer: _____ Telephone _____

Unit Furnished ☐ Unit Unfurnished ☐ Security Deposit? \$ _____Do you rent out any rooms in the dwelling? ☐ Yes ☐ No

If yes, names: _____

Is person or persons considered part of household? ☐ Yes ☐ No**ETHNICITY:**☐ White ☐ Asian☐ Hispanic/Latino☐ African American☐ Other _____**PRIMARY LANGUAGE:**☐ English ☐ Spanish☐ Other: _____**Did all occupants move in at the same time?**☐ Yes ☐ No

If not, when? _____

Occupant #1 _____

Occupant #2 _____

Occupant #3 _____

Occupant #4 _____

Occupant #5 _____

Occupant #6 _____

Occupant #7 _____

Preferred Relocation Area: _____

Home business? _____

Description: _____

☐ AFDC/TANF, Pension/SS, SSI☐ Other Public Assistance
(ask for Entitlement Letter)☐ Elderly Household☐ Handicapped Household:
Describe: _____Need Barrier-Free: Yes ☐ No ☐☐ Need access to public trans?
Describe mode: _____☐ Need to live near medical facilities?

Describe location: _____

☐ Special needs /service used:

Describe: _____

Own Car? Yes ☐ No ☐**Monthly Utilities:**Gas: ☐ Tenant ☐ Owner

What _____

What _____

Electricity: ☐ Tenant ☐ OwnerWater: ☐ Tenant ☐ Owner

Other: _____

Appliances Owned by Tenant:☐ Stove ☐ Refrigerator ☐ W/D☐ Other _____

HOUSEHOLD MEMBERS	SEX	AGE	INCOME	RELATIONSHIP/EMPLOYER/SCHOOL
	M F			
	M F			
	M F			
	M F			
	M F			
	M F			
	M F			

Notes:

Certify that all the information on this survey is true and correct.

Significant: _____

Date: _____

Effective 8/03

EXHIBIT B: HUD Income Limits - Los Angeles County

The following figures are approved by the U. S. Department of Housing and Urban Development (H.U.D.) for use in the **County of Los Angeles** to define and determine housing eligibility by income level.

Area Median: \$56,200					
Family Size	Extremely Low	Very Low	Lower	Median	Moderate
1 Person	14,550	24,250	38,800	39,300	47,200
2 Person	16,650	27,700	44,350	45,000	53,900
3 Person	18,700	31,200	49,900	50,600	60,700
4 Person	20,800	34,650	55,450	56,200	67,400
5 Person	22,450	37,400	59,900	60,700	72,800
6 Person	24,150	40,200	64,300	65,200	78,200
7 Person	25,800	42,950	68,750	69,700	83,600
8 Person	27,450	45,750	73,200	74,200	89,000

Figures are per the Department of Housing and Community Development (California), Division of Housing Policy Development, **March 8, 2006.**

EXHIBIT C: Residential Informational Brochure

INFORMATIONAL STATEMENT FOR FAMILIES AND INDIVIDUALS

- I. GENERAL INFORMATION
- II. ASSISTANCE IN LOCATING A REPLACEMENT DWELLING
- III. MOVING BENEFITS
- IV. REPLACEMENT HOUSING PAYMENT - TENANTS AND CERTAIN OTHERS
- V. SECTION 8 TENANTS
- VI. REPLACEMENT HOUSING PAYMENT - HOMEOWNERS
- VII. QUALIFICATION FOR AND FILING OF RELOCATION CLAIMS
- VIII. LAST RESORT HOUSING ASSISTANCE
- IX. RENTAL AGREEMENT
- X. APPEAL PROCEDURES - GRIEVANCE
- XI. TAX STATUS OF RELOCATION BENEFITS
- XII. LEGAL PRESENCE REQUIREMENT
- XIII. ADDITIONAL INFORMATION AND ASSISTANCE AVAILABLE

I. GENERAL INFORMATION

The building in which you now live is in an area to be improved by the Redevelopment Agency of the City of Long Beach ("Displacing Agency"). As the project schedule proceeds, it will be necessary for you to move from your dwelling. You will be notified in a timely manner as to the date by which you must move.

Please read this information as it will be helpful to you in determining your eligibility and the amount of your relocation benefits under the federal and/or state law. We suggest you save this informational statement for reference.

The Agency has retained the services of Overland, Pacific & Cutler (OPC), a qualified professional relocation firm, to assist you. The firm is available to explain the program and benefits. Their address and telephone number is:



Overland, Pacific & Cutler, Inc.
100 W. Broadway, Suite 500
Long Beach, CA 90802
Telephone: (562) 304-2000

Spanish speaking representatives are available. **Si necesita esta información en Español, por favor llame a su representante.**

PLEASE DO NOT MOVE PREMATURELY. THIS IS NOT A NOTICE TO VACATE YOUR DWELLING. However, if you desire to move sooner than required, you must contact your representative with Overland, Pacific & Cutler so you will not jeopardize any benefits. This is a general informational brochure only, and is not intended to give a detailed description of either the law or regulations pertaining to the Agency's relocation assistance program.

Please continue to pay your rent to your current landlord, otherwise you may be evicted and jeopardize the relocation benefits to which you may be entitled to receive. Once the Agency acquires the property, you will also be required to pay rent to the Agency.

II. ASSISTANCE IN LOCATING A REPLACEMENT DWELLING

The Agency, through its representatives, will assist you in locating a comparable replacement dwelling by providing referrals to appropriate and available housing units. You are encouraged to actively seek such housing yourself.

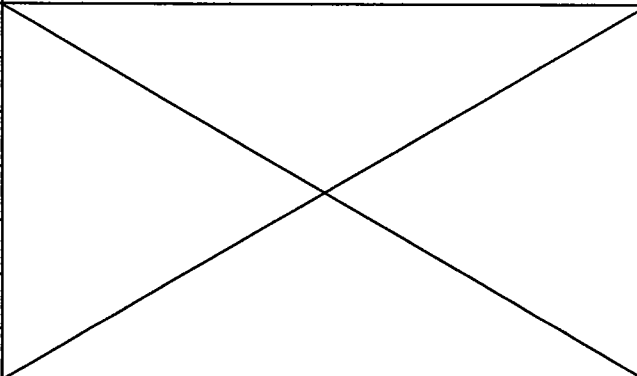
When a suitable replacement dwelling unit has been found, your relocation consultant will carry out an inspection and advise you as to whether the dwelling unit meets decent, safe and sanitary housing requirements. A decent, safe and sanitary housing unit provides adequate space for its occupants, proper weatherproofing and sound heating, electrical and plumbing systems. Your new dwelling must pass inspection before relocation assistance payments can be authorized.

III. MOVING BENEFITS

If you must move as a result of displacement by the Agency, you will receive a payment to assist in moving your personal property. There are two types of moving payments. You have the option of selecting either one of the following types of moving payments:

A. Fixed Moving Payment

A Fixed Moving Payment is based upon the number of rooms you occupy and whether or not you own your own furniture. The payment is based upon a schedule approved by the Agency, and ranges, for example, from \$400 for one furnished room to \$2,150 for eight rooms in an unfurnished dwelling. (For details see the table below). Your relocation representative will inform you of the amount you are eligible to receive if you choose this type of payment.

FIXED MOVING SCHEDULE - CALIFORNIA (effective 6-15-05)			
Occupant owns furniture		Occupant does NOT own furniture	
1 room	\$625.00	1 room	\$400.00
2 rooms	\$800.00	each additional room	\$65.00
3 rooms	\$1,000.00		
4 rooms	\$1,175.00		
5 rooms	\$1,425.00		
6 rooms	\$1,650.00		
7 rooms	\$1,900.00		
8 rooms	\$2,150.00		
each additional room	\$225.00		

If you select a fixed payment, you will be responsible for arranging for your own move and the Agency will assume no liability for any loss or damage of your personal property.

B. Actual Moving Expense (Professional Move)

If you wish to engage the services of a licensed commercial mover and have the Agency pay the bill, you may claim the ACTUAL cost of moving your personal property up to 50 miles. Your relocation

representative will inform you of the number of competitive moving bids (if any) which may be required, and assist you in developing a scope of services for Agency approval.

IV. REPLACEMENT HOUSING PAYMENT - TENANTS AND CERTAIN OTHERS

You may be eligible for a payment of up to \$5,250 to assist you in renting or purchasing a comparable replacement dwelling. In order to qualify, you must either be a tenant who has occupied your present dwelling for at least 90 days prior to the Agency's first offer to purchase the property or an owner who has occupied your dwelling for between 90 and 180 days prior to the Agency's first offer to purchase the property.

- A. **Rental Assistance.** If you qualify, and **wish to rent** your replacement dwelling, your rental assistance benefits will be based upon the difference over a 42 month period between the rent you must pay for a comparable replacement dwelling and the lesser of your current rent or thirty percent (30%) of your gross monthly household income. You will be required to provide your relocation representative with monthly rent and household income verification prior to the determination of your eligibility for this payment.

- OR -

- B. **Down-payment Assistance.** If you qualify, and **wish to purchase** a home as a replacement dwelling, you can apply up to the total amount of your rental assistance payment towards the down-payment and non-recurring incidental expenses. Your relocation representative will clarify procedures necessary to apply for this payment.

V. SECTION 8 TENANTS

When you do move, you may be eligible to transfer your Section 8 eligibility to a replacement site. As outlined above, you will be provided counseling and other advisory services along with moving benefits. In addition, the Agency will pay the cost of any security deposit required to rent a Section 8 approved replacement dwelling unit, and will also cover any required credit checks fees.

VI. REPLACEMENT HOUSING PAYMENT - HOMEOWNERS

- A. If you owned and occupied a dwelling purchased by the Agency for **at least 180 days** prior to the first offer to purchase, you may be eligible to receive a payment of up to \$22,500 to assist you in purchasing a comparable replacement unit. If you owned and occupied the displacement dwelling for **at least 90 days but not more than 180 days** immediately prior to the date of the Agency's offer to purchase, you may be eligible for a payment of up to \$5,250. This payment is intended to cover the following items:
1. **Purchase Price Differential** - An amount which, when added to the amount for which the Agency purchased your property, equals the lesser of the actual cost of your replacement dwelling or the amount determined by the Agency as necessary to purchase a comparable replacement dwelling. Your relocation representative will explain both methods to you.
 2. **Mortgage Interest Differential** - The amount which covers the increased interest costs, if any, required to finance a replacement dwelling. Your relocation representative will explain limiting conditions.
 3. **Incidental Expenses** - Those one time costs incidental to purchasing a replacement unit, such as escrow fees, recording fees, and credit report fees. Recurring expenses such as prepaid taxes and insurance premiums are not compensable.

- B. **Rental Assistance Option** - If you are an owner-occupant and choose to rent rather than purchase a replacement dwelling, you may be eligible for a rental assistance payment of up to \$5,250. The payment will be based on the difference between the fair market rent of the dwelling you occupy and the rent you must pay for a comparable replacement dwelling.

If you receive a rental assistance payment, as described above, and later decide to purchase a replacement dwelling, you may apply for a payment equal to the amount you would have received if you had initially purchased a comparable replacement dwelling, less the amount you have already received as a rental assistance payment.

VII. QUALIFICATION FOR AND FILING OF RELOCATION CLAIMS

To qualify for a Replacement Housing Payment, you must rent or purchase and occupy a comparable replacement unit **within one year from the later of** the following:

1. For a tenant, the date you move from the displacement dwelling
2. For an owner-occupant, the date you receive final payment for the displacement dwelling, or, in the case of condemnation, the date the full amount of estimated just compensation is deposited in court, or
3. The date the Agency fulfills its obligation to make available comparable replacement dwellings.

All claims for relocation benefits must be filed with the Agency **within 18 months** from the date on which you receive final payment for your property, or the date on which you move, whichever is later.

VIII. LAST RESORT HOUSING ASSISTANCE

If comparable replacement dwellings are not available when you are required to move, or if replacement housing is not available within the monetary limits described above, the Agency will provide Last Resort housing assistance to enable you to rent or purchase a replacement dwelling on a timely basis. Last Resort housing assistance is based on the individual circumstances of the displaced person. Your relocation representative will explain the process for determining whether or not you qualify for Last Resort assistance.

If you are a tenant, and you choose to purchase rather than rent a comparable replacement dwelling, the entire amount of your rental assistance and last resort eligibility must be applied toward the down-payment of the home you intend to purchase.

IX. RENTAL AGREEMENT

As a result of the Agency's action to purchase the property where you live, you may become a tenant of the Agency. If this occurs, you will be asked to sign a rental agreement which will specify the monthly rent to be paid, when rent payments are due, where they are to be paid and other pertinent information.

Except for the causes of eviction set forth below, no person lawfully occupying property to be purchased by the Agency will be required to move without having been provided with at least 90 days written notice from the Agency. Eviction will be undertaken only in the event of one or more of the following infractions:

- A. Failure to pay rent; except in those cases where the failure to pay is due to the lessor's failure to keep the premises in habitable condition, is the result of harassment or retaliatory action or is the result of

discontinuation or substantial interruption of services;

- B. Performance of dangerous illegal act in the unit;
- C. Material breach of the rental agreement and failure to correct breach within 30 days of notice;
- D. Maintenance of a nuisance and failure to abate within a reasonable time following notice;
- E. Refusal to accept one of a reasonable number of offers of replacement dwellings; or
- F. The eviction is required by State or local law and cannot be prevented by reasonable efforts on the part of the public entity.

X. APPEAL PROCEDURES - GRIEVANCE

Any person aggrieved by a determination as to eligibility for a relocation payment, or the amount of a payment, may have his/her claim reviewed or reconsidered in accordance with the Agency's appeals procedure. Complete details on appeal procedures are available upon request from the Agency.

XI. TAX STATUS OF RELOCATION BENEFITS

Relocation benefit payments are not considered as income for the purpose of the Internal Revenue Code of 1986 or the Personal Income Tax Law, Part 10 (commencing with Section 17001) of Division 2 of the Revenue and Taxation Code, or the Bank and Corporation Tax law, Part 11 (commencing with Section 23001) of Division 2 of the Revenue and Taxation Code.

XII. LAWFUL PRESENCE REQUIREMENT

Pursuant to the Public Law 105-117 of 11-21-97, in order to be eligible to receive relocation benefits in federally-funded relocation projects, all members of the household to be displaced must provide information regarding their lawful presence in the United States. In federal projects, any member of the household who is not lawfully present in the United States or declines to provide this information, may be denied relocation benefits. Relocation benefits will be prorated to reflect the number of household members with certified lawful presence in the US.

XIII. ADDITIONAL INFORMATION AND ASSISTANCE AVAILABLE

Those responsible for providing you with relocation assistance hope to assist you in every way possible to minimize the hardships involved in relocating to a new home. Your cooperation will be helpful and greatly appreciated. If you have any questions at any time during the process, please do not hesitate to contact your relocation representative.

EXHIBIT D: Public Comments and Response

RESOLUTION NO. R. A.

A RESOLUTION OF THE REDEVELOPMENT
AGENCY OF THE CITY OF LONG BEACH, CALIFORNIA,
ADOPTING A REPLACEMENT HOUSING PLAN FOR THE
SHORELINE GATEWAY PROJECT

Whereas, the Redevelopment Agency of the City of Long Beach, California ("Agency"), is negotiating the redevelopment of property bounded by Alamitos Avenue, Atlantic Avenue and Ocean Boulevard (the "Shoreline Gateway Project"); and

WHEREAS, the Shoreline Gateway Project will result in displacement of existing housing units; and

WHEREAS, California Health and Safety Code Section 33413.5 requires that the Agency adopt a housing replacement plan for the Shoreline Gateway Project;

NOW, THEREFORE, the Redevelopment Agency of the City of Long Beach, California, resolves as follows:

The Agency hereby adopts the Replacement Housing Plan for the Shoreline Gateway Project, which is attached as Exhibit "A" to this resolution.

APPROVED AND ADOPTED by the Redevelopment Agency of the City of

Long Beach, California, on this _____ day of _____, 2007.

Executive Director/Secretary

APPROVED:

Chair

HAM:fl
2/8/07
L:\APPS\CtyLaw32\WPDOCS\D008\PO05\00100017.WPD
#07-00682

REPLACEMENT HOUSING PLAN

SHORELINE GATEWAY PROJECT

**CENTRAL LONG BEACH
REDEVELOPMENT PROJECT AREA**



MARCH 19, 2007

**LONG BEACH REDEVELOPMENT AGENCY
333 WEST OCEAN BLVD., 3RD FLOOR
LONG BEACH, CA 90802**

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I. INTRODUCTION

This Replacement Housing Plan (Plan) for the proposed Shoreline Gateway Project ("Project") has been prepared pursuant to Section 33413.5 of the California Health and Safety Code for the Long Beach 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 Plan shall include the following components:

- The number of dwelling units housing persons and families of 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 Plan'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 of the California Constitution, or that such approval has been obtained;

II. DEFINITIONS

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 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.
- (2) For lower-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.
- (3) For moderate-income households whose gross incomes exceed the maximum income for lower-income households and do not exceed the 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 Renter-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 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.
- (2) For lower-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 rent be established at a level not to exceed 30 percent of gross income of the household.

- (3) For moderate-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 rent be established at a level not to exceed 30 percent of 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 Long Beach 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 cost to low- and moderate-income households.

III. REPLACEMENT HOUSING REQUIREMENTS

Section 33413(a) of the California Health and Safety Code requires that whenever low- or moderate-income household dwelling units are destroyed or removed from the housing market as part of a redevelopment project which is subject to a written agreement with a 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 which 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 to persons in the same or lower income 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 these requirements as follows:

Notwithstanding subdivision (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 the same income level of households as the destroyed or removed units.

IV. **PROJECT DESCRIPTION**

The Agency has committed to provide financial, legal and administrative assistance to assist with the property acquisition and relocation components associated with Phase I of the Shoreline Gateway Project (Project) located in the Central Redevelopment Project Area. The Project site currently contains one multi-family apartment complex and one adjacent Agency-owned vacant lot. The Agency is proposing to construct a mixed-use development consisting of a 19-story residential tower at the northwest corner of Ocean Boulevard and Alamos Avenue and a 14-story residential tower on Ocean Boulevard south of Bronze Way Alley, between the existing Long Beach Café and Lime Avenue.

This new development would result in 305 residential units including live/work spaces, townhomes, one to three bedroom apartment units, and penthouse units and associated amenities. Approximately 12,000 square feet of retail/gallery space would front the residential towers adjacent to Ocean Boulevard, with residential units located above. Parking for approximately 723 vehicles would be provided in three subterranean parking levels and in a concealed parking structure located at-grade and three levels above-grade.

The Project's primary activities will include the following:

A. Acquisition, Relocation and Demolition

The Agency has acquired the vacant property at the northwest corner of Ocean Boulevard and Alamos Avenue and is in negotiations for the acquisition of the properties at the northwest corner of Ocean Boulevard and Lime Avenue. Tenants will be relocated in accordance with state relocation law. The Agency will demolish the structures to prepare the site for a new mixed-use development.

B. New Construction and/or Substantial Rehabilitation

The existing residential structures will not be rehabilitated, as the site will be prepared for new construction as stated above.

The assemblage of property and all new construction and rehabilitation will be in accordance with the City of Long Beach General Plan, the Central Long Beach Redevelopment Plan, and current City zoning requirements.

V. RESIDENTIAL UNITS TO BE REMOVED AND REPLACED

The Project contains one residential building, which includes 31 studio/one-bedroom residential units. The following table illustrates the units by the number of bedrooms contained therein as well as their respective income levels. It should be noted that one household did not respond with income information and two units are vacant. These three units are listed below as very-low income.

	One BR	Total Bedrooms
Very-Low Income	26	26
Low Income	4	4
Moderate Income	1	1
Total	31	31

In summary, a combined bedroom count of 31 bedrooms in one building will be removed from the Project Site. Twenty-six households qualify as very-low income, four households qualify as low income, and one household qualifies as moderate income. The 26 bedrooms will be replaced in no more than four years. These units will be made available to very-low, low- and moderate-income households as required by Section 33413, based upon the actual income levels of the households eventually displaced from those units.

VI. GENERAL LOCATION OF HOUSING TO BE REHABILITATED, OR CONSTRUCTED

Pursuant to California Health and Safety Code Section 33413, the Agency will, within four years, rehabilitate, develop or construct, or cause to be rehabilitated, developed or constructed, for rental or sale to persons and families of very-low-, low- or moderate-income an equal number of dwelling units which have an equal number of bedrooms as those removed dwelling units, or a fewer number of replacement dwelling units if the replacement dwelling units collectively contain an equal or greater number of bedrooms than the combined bedrooms destroyed or removed and are available at

affordable housing cost to households of the same income category as the displaced households.

It is not anticipated that the replacement dwelling units will be within the Project site, as allowed by Section 33413.

VII. FINANCING OF REPLACEMENT HOUSING

The Agency transfers all of the 20% set-aside funds from each redevelopment project area into the City's Housing Development Fund (LBHDC). This money is used by the LBHDC to assist in the production of affordable housing as required by Law. Current LBHDC programs funded by set-aside tax increment revenues include the following:

- First-time Home Buyer Down Payment Assistance Program;
- Interest Rate Reduction Program
- Moderate-Income Rehabilitation Loan Program
- Developer Assistance Program

Should the LBHDC build or otherwise assist in the creation of affordable housing in the territorial jurisdiction of the Agency, it will do so in accordance with California Health and Safety Code Section 33413(b). In addition, the creation or rehabilitation of replacement dwelling units can be financed through a variety of means other than set-aside tax increment revenues, including:

- State of California Cal Home Program Funds;
- State of California HELP Program Funds;
- State of California CHFA Tax-Exempt Mortgage Revenue Bond Program Funds;
- Federal HOME Program Funds;
- Mortgage Credit Certificate Program; and
- Conventional bank loans

VIII. TIMETABLE FOR DEVELOPMENT OF REPLACEMENT HOUSING

Within four years of the destruction or removal of any low- or moderate-income housing, the Agency will rehabilitate, develop or construct, or cause to be rehabilitated, developed, or constructed, for rental or sale to low- or moderate-income families replacement dwellings for those units lost as a result of the Project's implementation.

At this time, possible replacement complexes for very-low income housing units include Pacific Apartments at 1601 Pacific Avenue, Puerto Del Sol Apartments on 3rd Street between Golden and Maine Avenues, and Cabrillo Family Housing located at the Villages at Cabrillo campus in west Long

Beach. Pacific Apartments will include 31 affordable residences with a total of 94 bedrooms available to very-low income households, including one four-bedroom unit and 30 three-bedroom units. Puerto del Sol Apartments will provide 63 affordable residences with a total of 166 bedrooms available to very-low income households, including 11 four-bedroom units and 16 three-bedroom units. The Cabrillo Family Housing development will encompass 81 residences with a total of 149 bedrooms available to very-low income households and 63 bedrooms available to low-income households, including 8 four-bedroom units and 43 three-bedroom units. Low-income and moderate-income housing units can also be replaced within Olive Court, being developed at 1856 Long Beach Boulevard. In no event will replacement housing be available later than four years from the adoption of this Replacement Housing Plan.

IX. COMPLIANCE WITH ARTICLE XXXIV OF THE CALIFORNIA CONSTITUTION

Article XXXIV 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 XXXIV of the California Constitution because the housing units are being developed to replace dwelling units previously or currently occupied by lower-income households. Therefore, the proposed replacement housing does not require the approval of voters pursuant to Article XXXIV 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.