

R-19

November 19, 2019

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Recommendation to approve the Relocation Plan for 6841-6845 Atlantic Avenue (Assessor Parcel Numbers 7116-019-029 and -036). (District 9)

DISCUSSION

At its meeting on February 5, 2019, the City Council authorized the acquisition of 6841-6845 Atlantic Avenue, Assessor Parcel Numbers 7116-019-029 and -036 (Subject Property) as the potential site for the development of a state-of-the-art, village-style campus (Bridge Housing) for homeless services, beginning with the establishment of a year-round shelter (Attachment A). The Subject Property measures approximately 99,534 square feet and is improved with three commercial/industrial buildings totaling 28,084 square feet.

Under California Law, a Relocation Plan must be prepared and approved, demonstrating the needs and characteristics of the displaced population, the available relocation resources and the City's program to provide assistance to each affected displaced party, including monetary compensation for moving and related expenses and for replacement housing (Attachment B). The establishment of Bridge Housing at the Subject Property requires the relocation of one residential household, one business, and personal property moves for up to nine individuals who pay to park their semi-trailers.

In accordance with Title 25 of the California Code of Regulations, the Relocation Plan must be available for public review and comment for at least 30 days prior to consideration by the City Council for approval. On October 3, 2019, a notification letter was sent to all on-site occupants indicating the Relocation Plan was available for public review. Comments were received during the 30-day review period, which ended November 3, 2019, and are included within the Relocation Plan for consideration and adoption.

This matter was reviewed by Deputy City Attorney Richard F. Anthony on October 30, 2019 and by Budget Management Officer Rhutu Amin Gharib on November 4, 2019.

TIMING CONSIDERATIONS

City Council action is requested on November 19, 2019, to ensure that notices to vacate can be issued to the tenants in a timely manner.

FISCAL IMPACT

The total estimated cost of the of the Relocation Plan is \$140,000. Relocation Plan payments of \$63,000 were expended in FY 19. An estimated additional \$77,000 in currently unbudgeted payments will be made in FY 20. The Economic Development Department (Department) will work to identify an offset for the additional cost of the Relocation Plan and return to the City Council to request appropriation for those costs. The Department will work to absorb the cost within its operating budget. If an offset cannot be identified, and operational savings are not available, funds available from the General Fund may be needed to fund the additional costs of the Relocation Plan. Administrative costs for the development and coordination of the Relocation Plan are estimated as an additional \$15,000 to \$20,000 in FY 20, and are currently budgeted. Further potential costs are unknown at this time. This recommendation has no staffing impact beyond the normal budgeted scope of duties and is consistent with existing City Council priorities. There is no local job impact associated with this recommendation.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



JOHN KEISLER
DIRECTOR OF ECONOMIC DEVELOPMENT

ATTACHMENTS: A - SUBJECT PROPERTY
B - RELOCATION PLAN

APPROVED:



THOMAS B. MODICA
ACTING CITY MANAGER



Land Acquisition of 6841–6845 Atlantic Avenue
Draft Relocation Plan

Prepared for:

City of Long Beach
Department of Economic Development
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Prepared By:

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September 6, 2019

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LIST OF EXHIBITS

EXHIBIT A:	HUD Income Levels – Los Angeles County
EXHIBIT B:	Residential Information Statement
EXHIBIT C:	Non-residential Information Statement
EXHIBIT D:	Public Comments and Response

INTRODUCTION

The City of Long Beach (“City”) has authorized the preparation of a Relocation Plan for the acquisition and possible reuse of a site. The City of Long Beach: Land Acquisition of 6841–6845 Atlantic Avenue Relocation Plan (“Project”). The City of Long Beach acquired the properties located at 6841-6845 Atlantic Avenue, Long Beach, California 90805 (“Project site”) for the proposed Project.

The Project site is zoned for Commercial/Industrial. The City anticipates rehabilitating the current facilities would begin in early 2020.

Existing structures located on the Project site will be rehabilitated , as appropriate, in order to reuse the properties, which will require the relocation of one residential household and one business, personal property moves for up to nine individuals who pay to park their semi-trailers, and an additional non-residential entity who leases a building on site but who does not currently occupy or have an operating business and no personal property to be relocated. The needs and characteristics of the displacee population, the available relocation resources and the City’s program to provide assistance to each affected person are general subjects of this Relocation Plan (Plan).

Overland, Pacific & Cutler, LLC (“OPC”), an experienced relocation and acquisition firm, has been selected to prepare this Relocation Plan and provide all subsequent required relocation assistance to the displacees. Funding for the Project will derive from the State of California’s HEAP (Homeless Emergency Aid Program) Program Grant funds and the City’s General Fund.

In compliance with statutory requirements, the Plan has been prepared to evaluate the present circumstances and replacement housing and replacement commercial site requirements of potential Project displacees and, further, has been prepared in accordance with the requirements of the California Relocation Assistance Law, Government Code Section 7260, et seq. (Law), the Relocation Assistance and Real Property Acquisition Guidelines adopted by the Department of Housing and Community Development and Title 25, California Code of Regulations Section 6000, et seq. (Guidelines).

This Plan is organized in five sections:

1. Project description (**SECTION I**);
2. Assessment of the relocation needs of the persons subject to displacement (**SECTION II**);
3. Assessment of available replacement housing and commercial sites within the City of Long Beach and surrounding communities (**SECTION III**);
4. Description of the City’s relocation program (**SECTION IV**);
5. Description of the City’s outreach efforts, Project timeline and budget (**SECTION V**).

I. PROJECT DESCRIPTION

A. REGIONAL LOCATION

The Project is located in the City of Long Beach within Los Angeles County. The site is approximately 16 miles south of Los Angeles and is immediately accessible from Highway 91 and Interstate 710. Adjacent communities include Compton, Bellflower, Lakewood, Downey and Lynwood. **Figure 1** below is an area map showing the regional location of the Project.

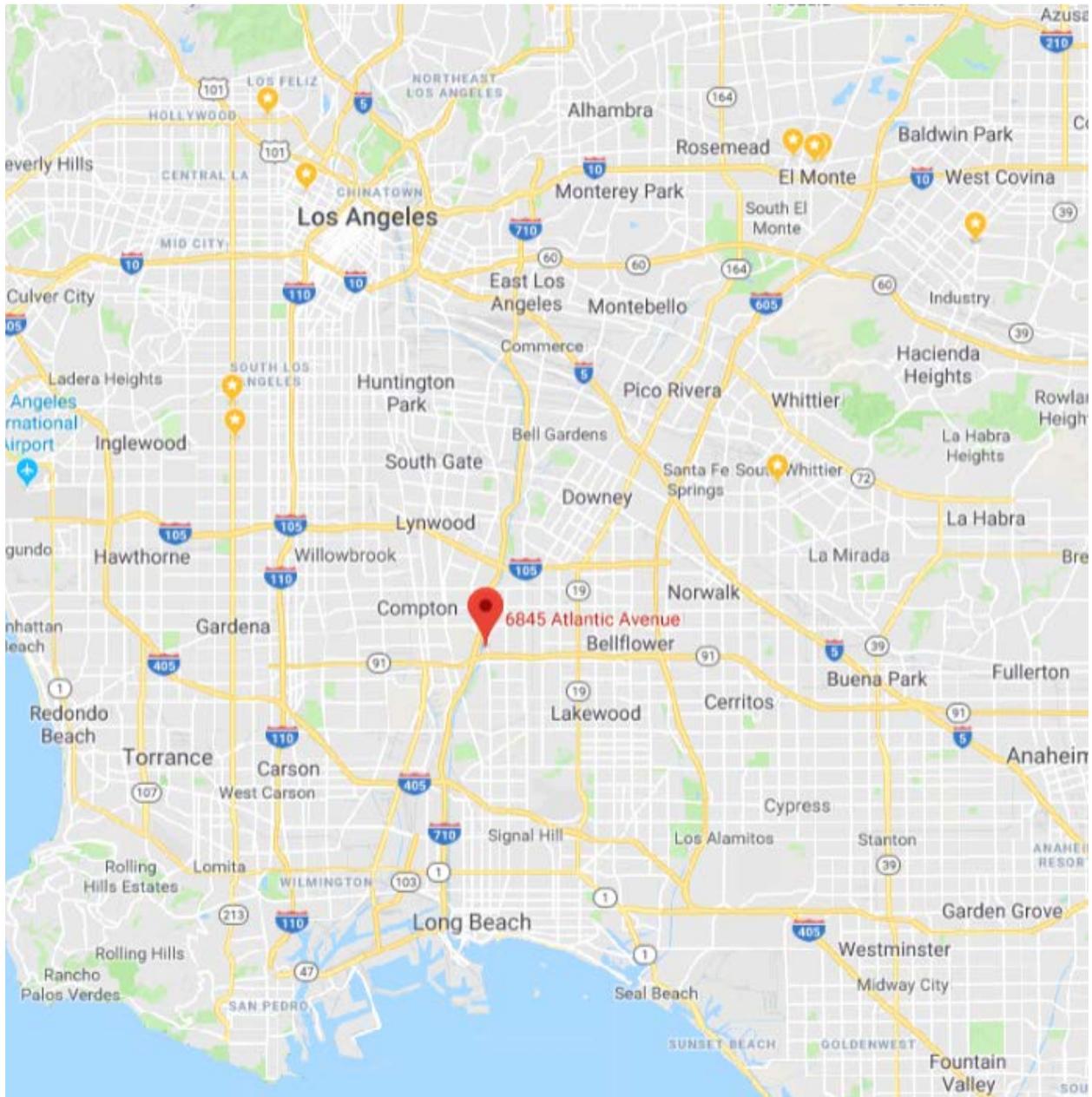


Figure 1: Regional Project Location

B. PROJECT SITE LOCATION AND DESCRIPTION

The Project site is located at 6841-6845 Atlantic Avenue east of the Los Angeles River and generally bordered by Atlantic Avenue, Interstate 710 and the 91 Highway (*Figure 2: Project Site Location*).

The site is comprised of two parcels totaling approximately 2.285 acres and is improved with three commercial structures and one residential dwelling, all of which will be rehabilitated to facilitate reuse.

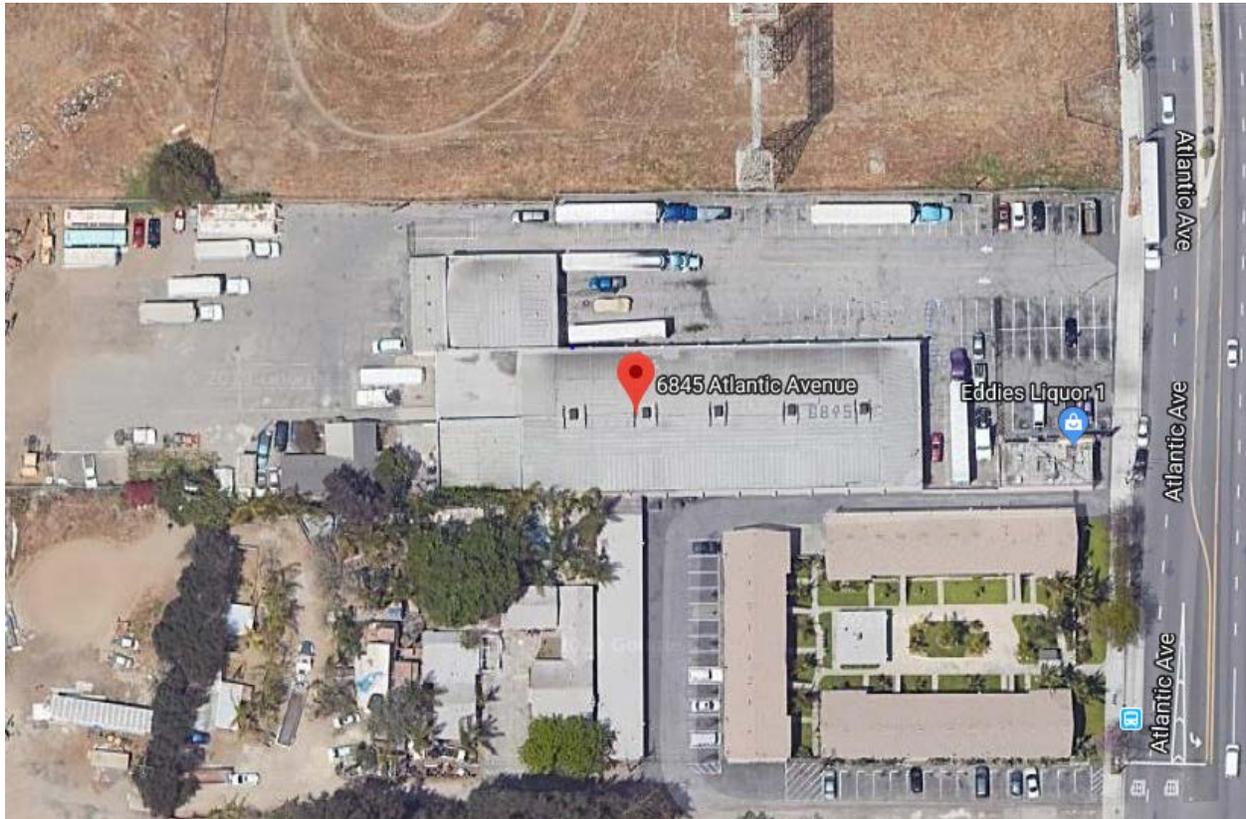


Figure 2: Project Site Location

C. GENERAL DEMOGRAPHIC AND HOUSING CHARACTERISTICS

According to the 2010 U.S. Census, the population of the City of Long Beach is 462,257 and the population of the impacted Census Tract 5703.01 is 7,330 (see **Table 1**). Corresponding Census data concerning the housing mix is shown in **Table 2**.

Population	Tract 5703.01	%	City	%
Total Population	7,330	100.0%	462,257	100.0%
White	2,385	32.5%	213,066	46.1%
Black or African American	1,381	18.8	62,603	13.5
American Indian or Alaska Native	56	0.8%	3,458	.7%
Asian	491	6.7%	59,496	12.9%
Native Hawaiian or Other Pacific Islander	173	2.4%	5,253	1.1%
Some Other Race	2,476	33.8%	93,930	20.3%
Two or More Races	368	5.0%	24,451	5.3%
Hispanic or Latino (of Any Race)	4,730	64.5%	188,412	40.8%

Source: U.S. Census Bureau, DP-1. Race, Hispanic or Latino, and Age: 2010

Type	Tract 5703.01	%	City	%
Total Units	2,248	100.0%	176,032	100.0%
Total Occupied Units	2,107	93.7%	163,531	92.9%
Owner-Occupied	810	38.4%	67,949	41.6%
Renter-Occupied	1,297	61.6%	95,552	58.4%
Vacant Housing Units	141	6.3%	12,501	7.1%
Available for Sale Only (of Total Vacant Units)	21	0.9%	1,362	.8%
Available for Rent – Full Time Occupancy (of Total Vacant Units)	89	4.0%	7,413	4.2%
Sold or Rented – Not Occupied	9	0.4%	529	.3%
Otherwise Not Available (e.g. seasonal, recreational, migratory, occasional use)	9	0.4%	1,114	.6%
Other Vacant	13	0.6%	2,083	1.2%

Source: U.S. Census Bureau, QT-H1. General Housing Characteristics: 2010

II. ASSESSMENT OF RELOCATION NEEDS

A. SURVEY METHOD

To obtain information necessary for the preparation of this Plan, personal interviews with the residential tenant and the business owners to be permanently displaced were conducted by OPC staff between December 2018 and January 2019.

Inquiries made of the residential occupants concerned household size and composition, income, current housing costs (rent and utilities), length of occupancy, ethnicity, preferred language, physical disabilities, special relocation needs and replacement housing preferences. Inquiries made of the non-residential occupants pertained to the type and description of the business, number of employees, annual revenues, specialty equipment, permits and licenses, hours of operation, special needs related to the relocation of the business, and preferred area to relocate.

The data in this section of the Plan is based solely on the confirmed responses of the individuals who participated in the survey and the budgetary projections were based on expected relocation costs associated with the relocation of all Project occupants.

B. FIELD SURVEY DATA

1. Current Residential Occupants

There is one residential household to be relocated for the Project. At the time of the interviews, there were three adults and two children (17 years or younger) for a total of five individuals on-site to be permanently displaced.

The tenant household occupies a three-bedroom single-family dwelling. The City's accepted standard for housing density allows two persons per bedroom and one person in the common living area. Based on this criterion and available tenant data, there are no overcrowded units among the Project households.

a. Replacement Housing Needs

Replacement housing needs, as expressed in this Plan, are defined by the total number of required replacement units and distribution of those units by bedroom size. The projected number of required units by bedroom size is calculated by comparing survey data for household size with typical 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, seven persons in a three-bedroom unit and nine or more persons in a four-bedroom unit.

The replacement unit required for the Project occupants is a three-bedroom single-family residence for rent.

b. Income

Income information was provided by the household to be displaced. According to income standards for the County of Los Angeles (**Exhibit A**) adjusted for family size as published by the United States Department of Housing and Urban Development (HUD), the Project household qualifies as Very Low Income (31% - 50% of area median income).

c. Ethnicity/Language

The Project household reported their ethnicity as Hispanic, and their primary language as Spanish.

d. Senior/Handicapped Households

There are no senior (62 years or older) or disabled occupants within the Project site household.

e. Preferred Relocation Areas

The respondent household expressed a preference to possibly move to another state in order to purchase a home.

2. Current Commercial Occupants

There are two non-residential occupants on the Project site with operating businesses. The first non-residential occupant, Eddie N John #1, LLC, is not relocating and will vacate the property in January 2020. The second non-residential occupant, College of Instrument Technology (CIT), is a workforce career college that trains students to operate heavy equipment. The current rental rate for CIT is \$3,500/mo. CIT leases approximately 50,000 square feet of land with minimal personal property to be relocated. No special replacement site requirements for the business was stated by the owner other than the desire to remain in Long Beach and surrounding areas with a reasonable new rent and the correct zoning to allow their operation.

In addition, there are nine individuals who pay to park their semi-trucks on the property on occasion. These individuals who store their trucks would not be considered an operating business but only storage of personal property and only eligible for actual moving expenses. Several attempts were made to contact each individual who pays to park their semi-trucks on the property. There was only one individual who responded to the inquires.

There is a third non-residential occupant not being required to relocate.

III. RELOCATION RESOURCES

A. METHODOLOGY

A resource survey was conducted to identify available rental units initially beginning within a five-mile radius from the subject property in Long Beach. The following sources were utilized:

- Classified rental listings from *For Rent* publications
- Internet sources
- Contact with property management companies

B. REPLACEMENT HOUSING/COMMERCIAL SITE AVAILABILITY

1. Residential Rental Housing

The rental replacement housing survey considered three-bedroom single-family residences in Long Beach. This data is summarized in **Table 3** below.

Table 3: Availability and Cost of Replacement Rental Housing	
# of Bedrooms	Three
# Found (# Needed)	6
Rent Range	\$2,200-\$3,000
Median Rent	\$2775

The median rent amounts shown in the table is among the figures used to make benefit and budget projections for the Plan. This amount is, naturally, subject to change according to the market rates prevailing at the time of displacement.

2. Commercial Space Availability

The availability of commercial sites for open space in Long Beach and surrounding communities was researched. **Table 4** on the following page summarizes the availability of the commercial properties for lease.

TABLE 4: Summary of Available Commercial Sites for Lease			
Type of Property	Total Found	Sq. Ft.	Price Range
Land	28	30,492-122,839	\$9,189-\$50,364

3. Summary

Considering the above described availability of replacement housing resources gathered for the Plan, it appears that there are more than adequate replacement resources for the residential occupants. But, while adequate replacement resources exist, based on surveyed results of rental opportunities, the tenant occupants will likely have increase in monthly rent. This possible increase, if any, will be met through the City's obligation under the relocation regulations, including Last Resort Housing (LRH) requirements (See Section IV, D).

Regarding non-residential replacement resources, the data collected presumes there are adequate replacement sites for the non-residential occupant of the Project site.

C. RELATED ISSUES

1. Concurrent Residential Displacement

At this time, there are no other current public projects causing significant displacements underway in the City of Long Beach which would compete with the Project for needed housing resources. No residential displacee will be required to move without both 90 days notice to vacate and access to available affordable decent, safe and sanitary housing. No commercial occupant will be required to move without 90 days notice to vacate.

2. Temporary Housing

No need for temporary housing is anticipated.

IV THE RELOCATION PROGRAM

The City's Relocation Program is designed to minimize hardship, be responsive to unique project circumstances, emphasize maintaining personal contact with all affected individuals, consistently apply all regulatory criteria to formulate eligibility and benefit determinations and conform to all applicable requirements.

The City has retained Overland, Pacific & Cutler, LLC ("OPC") to administer the Relocation Program. OPC has worked on more than 5,000 public acquisition and relocation projects over the past 39 years. Experienced City staff will monitor the performance of OPC and be responsible to approve or disapprove OPC recommendations concerning eligibility and benefit determinations and interpretations of the City's policy.

The Relocation Program consists of two principal constituents: Advisory Assistance and Financial Assistance.

A. ADVISORY ASSISTANCE

Individuals who will need to move from existing homes or business sites will receive advisory assistance. Advisory assistance services are intended to:

- inform displacees about the relocation program
- help in the process of finding appropriate replacement accommodations
- facilitate claims processing
- maintain a communication link with the City
- coordinate the involvement of outside service providers

To follow through on the advisory assistance component of the relocation program and assure that the City meets its obligations under the law, relocation staff will perform the following functions:

1. Distribute appropriate written information concerning the City's relocation program;
2. Inform eligible project occupants of the nature of, and procedures for, obtaining available relocation assistance and benefits (**Exhibits B & C**).
3. Determine the needs of each residential and non-residential displacee eligible for assistance;
4. Provide residential displacees with at least three referrals to comparable replacement housing within a reasonable time prior to displacement;
5. Maintain an updated database of available replacement housing and commercial site resources, and distribute referral information to displacees for the duration of the Project;
6. Provide transportation to residential displacees, if necessary, to inspect replacement sites within the local area;

7. Offer special assistance to help elderly or disabled tenants find housing near friends, relatives, medical facilities, and services and convenient transportation;
8. Supply information concerning federal and state programs and other governmental programs providing assistance to displaced persons;
9. Assist each eligible residential occupant and business in the preparation and submission of relocation assistance claims;
10. Provide additional reasonable services necessary to successfully relocate residents and businesses;
11. Make benefit determinations and payments in accordance with applicable law and the City's adopted relocation guidelines;
12. Assure that no occupant is required to move without a minimum of 90 days' written notice to vacate.
13. Inform all persons subject to displacement of the City's policies with regard to eviction and property management;
14. Establish and maintain a formal grievance procedure for use by displaced persons seeking administrative review of the City's decision with respect to relocation assistance; and,
15. 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.

B. RELOCATION BENEFITS – RESIDENTIAL OCCUPANTS

Specific eligibility requirements and benefit plans will be detailed on an individual basis with the 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.

Relocation benefits will be paid to eligible displacees upon submission of required claim forms and documentation in accordance with the City's administrative procedures. The City may process advance payment requests to mitigate hardships for residential occupants who do not have access to sufficient funds to initially secure replacement housing such as paying an escrow deposit or first month's rent and security deposit. Approved requests 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 (Professional Move)

The displacee may elect to retain the services of a licensed professional mover, in which case the City will pay the actual cost of moving services, based on the lowest of three (3) acceptable bids. (The City may, at its discretion, solicit competitive bids to determine the lowest, reasonable move cost.) After the move is complete, the displacee may request a direct payment from the City to the mover.

b. Fixed Payment (based on Room Count Schedule)

The displacee may, while taking full responsibility for the move, elect to receive a fixed payment for moving expenses based on a room count in the displacement dwelling. The fixed payment is a one-time, all inclusive allowance that does not require back-up documentation. The current schedule for fixed payments is set forth in **Table 5**:

TABLE 5: Schedule of Fixed Moving Payments (2015)									
Unfurnished Dwelling									
Room count	1	2	3	4	5	6	7	8	Each additional
Amount	\$725	\$930	\$1,165	\$1,375	\$1,665	\$1,925	\$2,215	\$2,505	\$265
Furnished Dwelling									
Room count	1	each additional							
Amount	\$475	\$90							

Source: California Department of Transportation

2. Rental Assistance to Tenants Who Choose to Rent

A tenant displaced from the Project site may be entitled to a Replacement Housing Payment in the form of rental or down-payment assistance not-to-exceed \$5,250 (prior to consideration of eligibility for Last Resort Housing benefits – see Last Resort Housing, Section IV, G), if the displacee:

1. Has actually and lawfully occupied the displacement dwelling for at least 90 days immediately prior to the initiation of negotiations; and

2. Has rented, or purchased, and occupied a decent, safe, and sanitary replacement dwelling or site within one year (unless the City extends this period for good cause) after the date he or she moves from the displacement dwelling.

Rental Assistance payment amounts are equal to 42 times the difference between the base monthly rent and the lesser of:

- (i) The monthly rent and estimated average monthly cost of utilities for a comparable replacement dwelling or site; or
- (ii) The monthly rent and estimated average monthly cost of utilities for the decent, safe and sanitary replacement dwelling or site actually occupied by displaced person.

The base monthly rent for the displacement dwelling is the lesser of:

- (i) The average monthly cost for rent and utilities at the displacement dwelling or site 90 days prior to the offer on the property. For owner-occupants or households, who pay no rent, Fair Market Rent will be used as a substitute for actual rent; or
- (ii) Thirty percent (30%) of the displaced person’s average, monthly, adjusted gross household income. If a displacee refuses to provide appropriate evidence of income or is a dependent, the base monthly rent shall be determined to be the average monthly cost for rent and utilities at the displacement dwelling; or
- (iii) The total of the amount designated for shelter and utilities if receiving a welfare assistance payment from a program that designated the amounts for shelter and utilities.

Table 6 below illustrates the computation of a rental/down-payment assistance payment.

TABLE 6: Computation of Rental Assistance Payments (Tenants)		
1 Old Rent	\$650	Old Rent, plus Utility Allowance
or		
2. Ability to Pay	\$700	30% of the Adjusted Gross Household Income*
3. Lesser of lines 1 or 2	\$650	Base Monthly Rental
Subtract From:		
4. Actual New Rent	\$750	Actual New Rent including Utility Allowance
or		
5. Comparable Rent	\$775	Determined by City, includes Utility Allowance
6. Lesser of lines 4 or 5	\$750	
7. Yields Monthly Need	\$100	Subtract line 3 from line 6
8. Rental Assistance Payment	\$4,200	Multiply line 7 by 42 months

*Gross income means the total amount of annual income of a household less the following: (1) a deduction 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 incapacitate family members when determined to be necessary to employment of head of household or spouse, except that the amount 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. Down-payment Assistance to Tenants Who Choose to Purchase

Displaces otherwise eligible to receive a Rental Assistance payment as previously described, may choose to utilize the full amount of their rental assistance eligibility amount (including Last Resort benefit) to purchase a home. Such payments shall be deposited directly into an escrow account with provisions that allow the City to recover its funds should the escrow be cancelled or not proceed in a timely manner. These funds can be used as a down-payment and/or to pay for eligible non-recurring closing costs.

4. Determination of Comparable Housing

Relocation staff will evaluate the cost of comparable replacement sites in the preparation of each individual Notice of Eligibility issued to the displaced household. For residential tenant occupants, the cost of comparable replacement sites will be determined primarily by the schedule method, which determines the median rent in the local market.

C. RELOCATION BENEFITS - COMMERCIAL TENANTS

Eligible businesses will have two options with respect to claims for relocation assistance benefits:

- 1) compensation for actual reasonable and necessary moving and related expenses, or
- 2) a fixed payment not to exceed \$20,000.

1. Payment for Actual, Reasonable and Necessary Moving and Related Expenses

Any business which qualifies as a displaced person is entitled to payment for such actual moving expenses, as the City determines to be reasonable and necessary, including expenses for:

- a. Transportation of persons and property from the present location to the replacement location (transportation costs for a distance beyond 50 miles are not eligible, unless the City determines that relocation beyond 50 miles is justified);
- b. Packing, crating, uncrating, and unpacking personal property;
- c. Disconnecting, dismantling, removing, reassembling, and installing relocated and substitute machinery, equipment and other personal property. Includes connection

to utilities available nearby and modifications necessary to adapt such property to the replacement structure or to the utilities or to adapt the utilities to the personal property;

- d. Storage of personal property for a period not to exceed 12 months, unless the City determines that a longer period is necessary;
- e. Insurance of personal property while in storage or transit and the replacement value of property lost, stolen, or damaged (not through the fault or negligence of the displaced person) in the process of moving, where insurance is not readily available;
- f. Any license, permit, or certification required by the displaced business, to the extent that the cost is necessary for reestablishment at the replacement location. (These costs may be pro-rated based on the remaining useful life of any existing license, permit or certification);
- g. Reasonable and pre-authorized professional services, including architects', attorneys', engineers' fees, and consultants' charges, necessary for: (1) planning the move of the personal property; (2) moving the personal property; or, (3) installing the relocated personal property at the replacement location;
- h. The purchase and installation of substitute personal property limited to the lesser of: (1) an amount equal to the reasonable expenses that would have been required to relocate the property, as determined by the City, subject to certain limitations, or, (2) the replacement cost, less any proceeds from its sale or trade in;
- i. The modification of machinery, equipment or other personal property necessary to adapt these to the replacement location or to utilities available at the replacement location;
- j. Re-lettering signs and replacing stationary on hand at the time of displacement that are made obsolete as a result of the move;
- k. Actual direct losses of tangible personal property resulting from moving or discontinuing a business or non-profit organization, not-to-exceed the lesser of: (1) the fair market value of the property for continued use at its location prior to displacement less any proceeds from sale of the property; or, (2) an amount equal to the reasonable expenses that would have been required to relocate the property, as determined by the City, subject to certain limitations;
- l. Actual and reasonable expenses incurred in searching for a replacement business or non-profit organization location, not-to-exceed \$1,000.00, and including compensation for transportation expenses; time spent searching for a reasonable location, meals, and lodging; real estate broker or agent fees; time spent in obtaining

permits and attending zoning hearings; and time spent negotiating the purchase of a replacement site;

- m. Low Value/High Bulk: when the personal property to be moved is of low value and high bulk, and the cost of moving the property would be disproportionate to its value in the judgment of the City, the allowable moving cost payment shall not exceed the lesser of: (1) the amount which would be received if the property were sold at the site or (2) the replacement cost of a comparable quantity delivered to the new business location. Examples of personal property covered by this provision include, but are not limited to, stockpiled sand, gravel, minerals, metals and other similar items of personal property as determined by the City;
- n. A Reestablishment allowance of up to \$10,000, available to farms, nonprofit organizations and small businesses with no more than 500 employees. Reestablishment allowance payments are made in addition to compensation provided for actual, reasonable and necessary moving expenses. Reestablishment allowance expense categories include but are not limited to:
 - 1) Repairs or improvements to the replacement property as required by Federal, State or local law, code or ordinance;
 - 2) Modifications to the replacement property to accommodate the business operation or make replacement structures suitable for conducting business;
 - 3) Construction and installation costs for exterior signing to advertise the business;
 - 4) Redecoration or replacement of soiled or worn surfaces at the replacement site, such as paint paneling or carpeting;
 - 5) Advertisement of replacement location;
 - 6) Impact fees or one-time assessments for anticipated heavy utility usage;
 - 7) Provision of utilities from right-of-way to improvements on the replacement site;
 - 8) Feasibility surveys, soil testing and marketing studies;
 - 9) Professional services in connection with the purchase or lease of a replacement site;
 - 10) Estimated increased costs of operation during the first two years at the replacement site for such items as:
 - a. Lease or rental charges

- b. Personal or real property taxes
- c. Insurance premiums, and
- d. Utility charges, excluding impact fees

11) Other items essential to the reestablishment of the business.

2. Self-Moves

If the displaced business elects to take full responsibility for the move of the business, the City will make a payment for the business's moving expenses in an amount not to exceed the lower of two acceptable bids or estimates submitted to the City. At the City's discretion, a payment for a low cost or uncomplicated move may be based on a single bid or estimate.

3. Fixed Payment in Lieu of a Payment for Actual Reasonable Moving and Related Expenses

The option to claim a fixed payment enables both for-profit and non-profit businesses to receive relocation assistance compensation without providing documentation of bids and actual expenses. The payment amount available to any individual business is based on an average of annual net earnings over a two-year period. For businesses which have not been in operation for two years, income figures can be annualized. The method for establishing income is through tax returns and/or certified financial statements. The payment to an eligible business may not be less than \$1,000, or more than \$20,000.

To qualify for this payment, it must be determined that, a displaced business:

- owns or rents personal property, which must be moved in connection with such displacement and for which an expense would be incurred in such move;
- is not operated at the displacement site solely for the purpose of renting the dwelling or site to others;
- cannot be a part of a commercial enterprise having at least three other establishments which are not being acquired by the City, and which is under the same ownership and engaged in the same or similar business activities;
- must not be able to relocate without substantial loss of patronage; and
- contributed materially, as defined by the City, to the income of the displaced person during the two taxable years prior to displacement.

4. Personal Property Move Only (Storage)

Eligible displaced persons include those that must relocate personal property from the Project site. The owner of the personal property is entitled to reimbursement for expenses related to the relocation of the personal property as described in C (1) (a- e) above.

E. LOSS OF BUSINESS GOODWILL

Business goodwill consists of the benefits that accrue to a business as a result of its location, reputation for dependability, skill or quality, and any other circumstances resulting in probable retention of old, or acquisition of new patronage. Where claims for loss of business goodwill are anticipated, state law (California Code of Civil Procedure Section 1263.510) requires business owners to prove all of the following:

1. The loss is caused by the taking of the property;
2. The loss cannot reasonably be prevented by relocation of the business, or by taking steps and adopting procedures that a reasonably prudent person would take to preserve the goodwill; and
3. The compensation for the loss has not been included as a relocation payment, or duplicated in compensation otherwise awarded to the owner.

Claims for loss of business goodwill are normally considered by the City in connection with Code of Civil Procedure section 1263.510. Claims for loss of business goodwill may be considered by the City outside the context of a filed eminent domain action, provided the claimant provides to the City the information necessary to review and evaluate the claim. Consistent with Title 25, California Code of Regulations, Section 6100 (a)(2), any payment of relocation benefits to a business or farm operation which is considered to be payment for goodwill, and is made prior to final settlement of a claim for compensation for loss of business goodwill, will be offset against such claim, and any compensation paid pursuant to such claim will be reduced in the same amount.

When a fixed payment will precede settlement of a claim for compensation for loss of good will under the Eminent Domain Law (See Section IV, H), the City, before tendering payment shall state in writing what portion of the payment, if any, is considered to be compensation for loss of goodwill and shall explain in writing that any payment made pursuant to Code of Civil Procedure, Section 1263.510 et seq. (the Eminent Domain Law, Chapter 9, Article 6 –

“Compensation for Loss of Goodwill”) will be reduced in the same amount. The portion considered to be compensation for loss of goodwill shall not exceed the difference between the fixed payment made and an amount which reasonably approximates the payments for which the displaced person otherwise would be eligible to receive as outlined in Section IV, D, 1, above.

F. GENERAL INFORMATION REGARDING THE PAYMENT OF RELOCATION BENEFITS

Claims and supporting documentation for relocation benefits must be filed with the City no later than 18 months after the date of displacement. 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. Relocation staff will review all necessary documentation including, but not limited to, income verification, lease documents and escrow material before reaching a determination as to which expenses are eligible for compensation;
3. Required claims forms will be prepared by relocation staff and presented to the claimant for review. Signed claims and supporting documentation will be returned to relocation staff and submitted to the City;
4. The City will review and approve claims for payment, or request additional information;
5. The City will issue benefit checks to claimants in the most secure, expeditious manner possible;
6. Final payments to residential displacees will be issued after confirmation that the Project premises have been completely vacated and actual residency at the replacement unit is verified;
7. Receipts of payment and all claims materials will be maintained in the relocation case file.

G. LAST RESORT HOUSING

Specifically, for renters, when the computed replacement housing assistance eligibility exceeds \$5,250 or replacement dwelling monthly rental costs (including utilities and other reasonable recurring expenses) exceeds 30% of the person's average monthly income, Last Resort Housing will have to be provided.

Therefore, if the Project is to go forward, the City will authorize its funds or funds authorized for the Project to provide housing of last resort. Funds will be used to make payments in excess of the monetary limit specified in the statute (\$5,250); hence, satisfying the requirement that "comparable replacement housing" is available.

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 \$5,250 or replacement dwelling monthly rental costs (including utilities and other reasonable recurring expenses) exceed 30% of the person's average monthly income (financial means) or when a tenant fails to meet the 90-day occupancy requirement and comparable replacement rental housing is not available within the displaced person's financial means. Calculations of Last Resort rental assistance benefits for tenants who fail to meet the 90-day occupancy requirement will be based solely on household income. Non 90-day qualifiers must meet basic eligibility requirements applied to all other displacees.

The City may pay Last Resort Housing payments in installments or a lump sum. Recipients of Last Resort rental assistance, who intend to purchase rather than re-rent replacement housing, will have the right to request a lump sum payment of all benefits in the form of down-payment assistance.

H. RELOCATION TAX CONSEQUENCES

In general, relocation payments are not considered income for the purpose of Division 2 of the Internal Revenue Code of 1954, which has been re-designated as the Internal Revenue Code of 1986 (Title 26, U.S. Code), or for the purpose of determining the eligibility or extent of eligibility of any person for assistance under the Social Security Act (42 U.S. Code 301 et seq.) or the Personal Income Tax Law, Part 10 (commencing with Section 17001) of the Revenue and Taxation Code, or the Bank and Corporation Tax Law, Part II (commencing with Section 23001) of Division 2 of Revenue and Taxation Code. The above statement on tax consequences is not intended as tax advice by the City or OPC. Displacees are responsible for consulting with their own tax advisors concerning the tax consequences of relocation payments.

I. PROGRAM ASSURANCES AND STANDARDS

There are adequate funds to relocate the household and businesses. Services will be provided to ensure that displacement does not result in different or separate treatment of displacees 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.

V. ADMINISTRATIVE PROVISIONS

A. NOTICES

Each notice, which the City is required to provide to a Project occupant, shall be personally delivered or sent certified or registered first-class mail, return receipt requested and documented in the case file. Each notice will be written in plain, understandable language. Each notice will indicate the name and telephone number of a person who may be contacted for answers to questions and other needed help.

There are three principal notices:

- 1) Information Statement
- 2) Notice of Relocation Eligibility, and
- 3) 90-Day Vacate Notice

The Informational Statement is intended to provide potential relocatees with a general written description of the City's relocation program and basic information concerning benefits, conditions of eligibility, noticing requirements and appeal rights (**Exhibit B**).

A Notice of Relocation Eligibility (NOE) was distributed to each relocatee. The NOE to residential relocatees contains a determination of eligibility for relocation assistance and a computation of a maximum entitlement based on information provided by the affected household and the analysis of comparable replacement properties undertaken by the relocation staff. The NOE to non-residential relocatees contains a determination of eligibility for relocation assistance and a description of the types of benefits available to displaced business owners and requirements to claim such benefits.

No lawful occupant will be required to move without having received at least 90 days advance written notice of the earliest date by which the move will be necessary. The 90-Day Vacate Notice will state a specific date as the earliest date by which the occupant may be required to move or state that the occupant will receive a further notice indicating, at least 60 days in advance, the specific date of the required move for residential tenants in occupancy for at least a year and 30 days in advance for less than one year residential occupants or all non-residential occupants. The 90-Day Notice will not be issued to any residential displacee before a comparable replacement dwelling has been made available.

In addition to the three principal notices, relocation staff will issue timely written notification in the form of a Reminder Notice, which discusses the possible loss of rights and sets the expiration date for the loss of benefits to those persons who:

- 1) are eligible for monetary benefits
- 2) have moved from the acquired property, and
- 3) have not filed a claim for benefits.

Reminder Notices will be issued periodically throughout the qualification period. An attempt shall be made to make written contact with all non-responsive relocatees no later than within the last six months prior to the filing expiration date.

B. PRIVACY OF RECORDS

All information obtained from displacees is considered confidential and will not be shared without consent of the displacee or the City. Relocation staff will comply with federal regulations concerning safeguarding of relocation files and their contents.

C. GRIEVANCE PROCEDURES

A tenant has the right to ask for review when there is a complaint regarding any of their rights to relocation and relocation assistance. A person who is dissatisfied with a determination as to eligibility for benefits, a payment amount, or the City's property management practices may file a Relocation Assistance Appeal Form or any other written form of appeal with the City and have the right of administrative review. The City's appeal policies 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.

Requests for administrative review and informal hearings will be directed to the City's Director of Economic Development. All requests for review will receive written responses from the City within three weeks of their receipt. If an informal appeal is denied, appellants will be entitled to file a written request for a formal hearing before an impartial and independent hearing officer.

The appellant does not have to exhaust administrative remedies first; the appeal/grievance can either go directly to the city, directly to HCD or directly to the Court. Any person and/or organization directly affected by the relocation plan may petition the Department of Housing and Community Development (HCD), located at 2020 West El Camino Ave., Sacramento, CA 95833 to review the relocation plan.

More detail concerning the appeals process will be provided upon request. Appellants will retain their appeal rights for up to 18 months following the date of displacement from the Project premises or receipt of final payment for relocation benefits, whichever is later.

D. EVICTION POLICY

The City 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 of alternate accommodation. In the event of an eviction for cause, the displacee may forfeit their eligibility for relocation benefits.

E. CITIZEN PARTICIPATION

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

1. Provide affected tenants with full and timely access to documents relevant to the relocation program;
2. Encourage meaningful participation in reviewing the Relocation Plan and monitoring the relocation assistance program;
3. Provide technical assistance necessary to interpret elements of the Relocation Plan and other pertinent materials;
4. Issue a general notice concerning the availability of the Plan for public review, as required, 30 days prior to its proposed approval; and
5. Include written or oral comments concerning the Plan as an attachment (**Exhibit D**) when it is forwarded to City Council for approval.

F. PROJECTED DATE OF DISPLACEMENT

The City of Long Beach anticipates that the projected date of displacement will be by the end of the 2019. No occupant will be required to vacate without a minimum of 90 days' notice. However, an occupant may choose to vacate prior to a vacate notice being issued, once they have received their Notice of Eligibility, and be assured they will receive any relocation assistance to which they may be entitled.

G. ESTIMATED RELOCATION COSTS

The total budget estimate for relocation-related payments for this Project is **\$140,000**.

The estimated relocation budget does not include any payments related to property acquisition, the acquisition of leasehold interests, the acquisition of furniture, fixtures and equipment or loss of business goodwill payments. 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.

If the Project is to be implemented, and circumstances arise that should change either the number of displaced occupants, or the nature of their activity, the City will authorize any additional compensable funds that may need to be appropriated. The City pledges to appropriate, on a timely basis, the funds necessary to ensure the successful completion of the Project, including funds necessary for Last Resort Housing as indicated in Section IV, G of this Plan to meet its obligation under the relocation regulations.

EXHIBIT A

HUD INCOME LIMITS – LOS ANGELES COUNTY

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

Area Median Income: \$73,100			
Family Size	Extremely Low	Very Low	Low
1 Person	21,950	36,550	58,450
2 Person	25,050	41,800	66,800
3 Person	28,200	47,000	75,150
4 Person	31,300	52,200	83,500
5 Person	33,850	56,400	90,200
6 Person	36,350	60,600	96,900
7 Person	39,010	64,750	103,550
8 Person	43,430	68,950	110,250

Figures are per the Department of Housing and Urban Development (California), **updated April 24, 2019.**

EXHIBIT B

RESIDENTIAL INFORMATION STATEMENT

[EXHIBIT B INCLUDED ON SUBSEQUENT PAGES]

Relocation Assistance Informational Statement for Families and Individuals

(CA State)

City:
City of Long Beach

Project Name:
Permanent Supportive Housing and Shelter Facilities

City Representative:



Overland, Pacific & Cutler, LLC
3750 Schaufele Ave., Suite 150
Long Beach, CA 90808
Phone: (562) 304-2000

Informational Statement Content:

1. General Information
2. Assistance In Locating A Replacement Dwelling
3. Moving Benefits
4. Replacement Housing Payment - Tenants And Certain Others
5. Section 8 Tenants
6. Replacement Housing Payment – Homeowners
7. Qualification For And Filing Of Relocation Claims
8. Last Resort Housing Assistance
9. Rental Agreement
10. Evictions
11. Appeal Procedures – Grievance
12. Tax Status of Relocation Benefits
13. Non-Discrimination and Fair Housing
14. Additional Information And Assistance Available

Spanish speaking agents are available. Si necesita esta información en español, por favor llame a su agente.

Informational Statement for Families and Individuals

(CA State)

1. GENERAL INFORMATION

The dwelling in which you now live is in a project area to be improved by, or financed through, the City using state and/or local funds. If and when the project proceeds, and it is necessary for you to move from your dwelling, you may be eligible for certain benefits. 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 the relocation benefits you may receive under the state law. You will need to provide adequate and timely information to determine your relocation benefits. The information is voluntary, but if you don't provide it, you may not receive the benefits or it may take longer to pay you. We suggest you save this informational statement for reference.

The City has retained the professional firm of **Overland, Pacific & Cutler, LLC (OPC)** to provide relocation assistance to you. The firm is available to explain the program and benefits. Their address and telephone number is listed on the cover.

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 agent at OPC, 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 City'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 City acquires the property, you will also be required to pay rent to the City.

2. ASSISTANCE IN LOCATING A REPLACEMENT DWELLING

The City, 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 agent 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.

3. MOVING BENEFITS

If you must move as a result of displacement by the City, you will receive a payment to assist in moving your personal property. The actual, reasonable and necessary expenses for moving your household belongings may be determined based on the following methods:

- A Fixed Moving Payment based on the number of rooms you occupy (see below); **or**
- A payment for your Actual Reasonable Moving and Related Expenses based on at least two written estimates and receipted bills; **or**

- A combination of both (in some cases).

For example, you may choose a Self-Move, receiving a payment based on the Fixed Residential Moving Cost Schedule shown below, plus contract with a professional mover to transport your grand piano and /or other items that require special handling. In this case, there may be an adjustment in the number of rooms which qualify under the Fixed Residential Moving Cost Schedule.

A. Fixed Moving Payment (Self-Move)

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 City, and ranges, for example, from \$475.00 for one furnished room to \$2,505.00 for eight rooms in an unfurnished dwelling. (For details see the table). Your relocation agent will inform you of the amount you are eligible to receive, if you choose this type of payment.

If you select a fixed payment, you will be responsible for arranging for your own move, and the City will assume no liability for any loss or damage of your personal property. A fixed payment also includes utility hook-ups and other related moving fees.

Fixed Moving Schedule CALIFORNIA (Effective 2015)	
Occupant Owns Furniture:	
1 room	\$725
2 rooms	\$930
3 rooms	\$1,165
4 rooms	\$1,375
5 rooms	\$1,665
6 rooms	\$1,925
7 rooms	\$2,215
8 rooms	\$2,505
Each additional room	\$265
Occupant does NOT Own Furniture:	
1 room	\$475
Each additional room	\$90

B. Actual Moving Expense (Professional Move)

If you wish to engage the services of a licensed commercial mover and have the City pay the bill, you may claim the ACTUAL cost of moving your personal property up to 50 miles. Your relocation agent will inform you of the number of competitive moving bids (if any) which may be required, and assist you in developing a "mover" scope of services for City approval.

4. REPLACEMENT HOUSING PAYMENT - TENANTS AND CERTAIN OTHERS

You may be eligible for a payment of up to \$5,250.00 to assist you in renting or purchasing a comparable replacement dwelling. In order to qualify, you must either be a tenant who has occupied the present dwelling for at least 90 days prior to the initiation of negotiations or an owner who has occupied the present dwelling between 90 and 180 days prior to the initiation of negotiations.

A. **Rental Assistance.** If you qualify, and **wish to rent** your replacement dwelling, your maximum rental assistance benefits will be based upon the difference over a forty-two (42) month period between the rent you must pay for a comparable replacement dwelling and the lesser of your current rent and estimated utilities or thirty percent (30%) of your gross monthly household income. You will be required to provide your relocation agent 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 agent will clarify procedures necessary to apply for this payment.

Where a tenant is sharing a dwelling with an owner-occupant and paying the owner-occupant rent for the privilege, the tenant shall not be entitled to more than one-half of the rental assistance otherwise payable.

5. SECTION 8 TENANTS

When you do move, you may be eligible to transfer your Section 8 eligibility to a replacement site. In such cases, a comparable replacement dwelling will be determined based on your family composition at the time of displacement and the current housing program criteria. This may not be the size of the unit you currently occupy. Your relocation agent will provide counseling and other advisory services along with moving benefits.

6. REPLACEMENT HOUSING PAYMENT - HOMEOWNERS

A. If you own and occupy a dwelling to be purchased by the City for **at least 180 days** prior to the initiation of negotiations, you may be eligible to receive a payment of up to \$22,500.00 to assist you in purchasing a comparable replacement unit. This payment is intended to cover the following items:

1. **Purchase Price Differential** - An amount which, when added to the amount for which the City purchased your property, equals the lesser of the actual cost of your replacement dwelling; **or** the amount determined by the City as necessary to purchase a comparable replacement dwelling. Your relocation agent 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 agent will explain limiting conditions.
3. **Incidental Expenses** - Those one time incidental costs related 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 the amount that you could have received under the Purchase Price Differential, explained above. The payment will be based on the difference between an economic 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.

7. 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 following**:

- For a tenant, the date you move from the displacement dwelling.
- For an owner-occupant, the latter of:
 - a. 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

- b.** The date you move from the displacement dwelling.

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

8. 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 City 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 agent 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 and eligible incidental expenses of the home you intend to purchase.

9. RENTAL AGREEMENT

As a result of the City's action to purchase the property where you live, you may become a tenant of the City. 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.

10. EVICTIONS

Any person, who occupies the real property and is not in unlawful occupancy, is presumed to be entitled to relocation benefits. 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 reasons:

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

11. APPEAL PROCEDURES - GRIEVANCE

Any person aggrieved by a determination as to eligibility for, or the amount of, a payment authorized by the City's Relocation Assistance Program may have the appeal application reviewed by the City in accordance with its appeals procedure. Complete details on appeal procedures are available upon request from the City.

12. TAX STATUS OF RELOCATION BENEFITS

California Government Code Section 7269 indicates no relocation payment received shall be considered as income for the purposes of the Personal Income Tax Law, Part 10 (commencing with Section 170 01) 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. Furthermore, federal regulations (49 CFR Part 24, Section 24.209) also indicate that no payment received under this part (Part 24) shall be considered as income for the purpose of the Internal Revenue Code of 1954, which has been redesignated as the Internal Revenue Code of 1986. No federal dollars are anticipated for this project. Therefore, federal regulations may not apply and the IRS may consider relocation payments as income. The preceding statement is not tendered as legal advice in regard to tax consequences, and displaced should consult with their own tax advisor or legal counsel to determine the current status of such payments.

(IRS Circular 230 disclosure: To ensure compliance with requirements imposed by the IRS, we inform you that any tax advice contained in this communication (including any attachments) was not intended or written to be used, and cannot be used, for the purpose of (i) avoiding tax-related penalties under the Internal Revenue Code or (ii) promoting marketing or recommending to another party any matters addressed herein)

13. NON-DISCRIMINATION AND FAIR HOUSING

No person shall on the grounds of race, color, national origin or sex, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under the City's relocation assistance program pursuant to Title VI of the Civil Rights Act of 1964, Title VIII of the Civil Rights Act of 1968, and other applicable state and federal anti-discrimination and fair housing laws. You may file a complaint if you believe you have been subjected to discrimination. For details contact the City.

14. 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 agent at OPC.

Asistencia de Reubicación
Folleto de Información para Familias e Individuos
Relocation Assistance Informational Statement
For Families and Individuals

(Estado de CA)

Ciudad:
City of Long Beach

Nombre del Proyecto:
Permanent Supportive Housing and Shelter Facilities

Representantes de la Ciudad:



Overland, Pacific & Cutler, LLC
3750 Schauffele Ave., Suite 150
Long Beach, CA 90808
Teléfono: (562) 304-2000

Contenido del Folleto de Información:

1. Información General
2. Ayuda para Encontrar Unidad de Reemplazo
3. Beneficios de Mudanza
4. Pago de Reemplazo de Vivienda – Inquilinos y Ciertos Otros
5. Inquilinos con Sección 8
6. Pago de Reemplazo de Vivienda – Dueños
7. Requisitos para Llenar Reclamos de Reubicación
8. Pago de Último Recurso
9. Contrato de Renta
10. Desalojos
11. Procedimientos de Apelación - Agravio
12. Condición de Impuestos Sobre Beneficios de Reubicación
13. No-Discriminación Y Vivienda Justa
14. Información Adicional y Asistencia Disponible

English speaking agents are available. Si necesita esta información en inglés, por favor llame a su agente.

Folleto de Información para Familias e Individuos

(Estado de CA)

1. INFORMACIÓN GENERAL

La vivienda en la que usted vive está en un área que va a ser mejorada, o financiada por, la Ciudad usando fondos del estado y/o locales. Si el proyecto proceda y si es necesario que usted se mude de su vivienda, usted podría ser elegible para recibir ciertos beneficios. Usted será notificado con tiempo de la fecha en que tendrá que mudarse. Por favor lea esta información, ya que le ayudará a determinar su elegibilidad y la cantidad de los beneficios de reubicación que usted podría recibir bajo la ley estatal. Usted necesitará proporcionar información adecuada y a tiempo para determinar sus beneficios de reubicación. La información es voluntaria, pero si no la provee, usted no podría recibir los beneficios o esto pudiera demorar el pago. Le sugerimos que guarde este folleto de información para su referencia.

La Ciudad ha contratado los servicios de la compañía **Overland, Pacific & Cutler, LLC (OPC)**, para proveerle asistencia de reubicación. La empresa está a su disposición para explicarle el programa y los beneficios. Su dirección y número de teléfono se encuentran en la portada de este folleto.

POR FAVOR NO SE MUDE ANTES DE TIEMPO. ESTE NO ES UN AVISO PARA DESOCUPAR SU VIVIENDA. Sin embargo, si usted desea mudarse antes de lo requerido, usted debe comunicarse con la empresa OPC, para que no pierda ninguno de sus beneficios. Este es únicamente un folleto de información general y no tiene la intención de proporcionar una descripción detallada ni de la ley ni de los reglamentos relacionados que pertenecen al programa de asistencia de la Ciudad.

Por favor continúe pagando su renta mensual al dueño de la propiedad en la cual usted vive. Si no paga su renta, usted puede ser desalojado de su vivienda y puede perder sus derechos de reclamar beneficios de reubicación. Una vez que la Agencia se convierta en dueño de la propiedad, será necesario que usted siga pagando su renta a la Ciudad.

2. AYUDA PARA ENCONTRAR UNA UNIDAD DE REEMPLAZO

La Ciudad, por medio de sus representantes, lo asistirá en localizar una vivienda de reemplazo comparable proveyéndole referencias de unidades de vivienda apropiadas y disponibles. Es importante también que usted se mantenga activo buscando tal vivienda.

Cuando la vivienda adecuada de reemplazo sea encontrada, su agente de reubicación realizará una inspección y le avisará si la unidad llena los requisitos de una vivienda decente, segura y limpia. Una unidad de vivienda decente, segura y limpia debe proveer un espacio adecuado para sus ocupantes, estar a prueba de mal temporal y de un sistema adecuado de calefacción, plomería y electricidad. Su vivienda de reemplazo debe pasar la inspección antes de la autorización de pagos de beneficios.

3. BENEFICIOS DE MUDANZA

Si usted tiene que mudarse debido a un proyecto de la Ciudad, usted recibirá un pago para asistirlo a mover su propiedad personal. Los gastos reales, razonables y necesarios de mudanza pueden estar determinados basados en los siguientes métodos:

- Un Pago Fijo de Mudanza basado en el número de cuartos que usted ocupa (ver abajo);
- Un Pago por su Mudanza Actual Razonable y Gastos Relacionados basados al menos en dos estimados escritos o facturas recibidas;
- Una combinación de ambos (en algunos casos).

Por ejemplo, usted puede escoger mudarse por sí mismo, recibiendo un pago basado en el Costo Fijo de Mudanza Residencial mostrado abajo, más el costo de mudanza profesional para transportar objetos que requieren cuidado especial como un piano de cola y/u otros artículos. En este caso, podría haber un ajuste en el número de cuartos que califiquen bajo La Tabla de Costo Fijo de Mudanza Residencial.

A. Pago Fijo de Mudanza (Mudanza por Sí Mismo)

Un Pago Fijo de Mudanza está basado en el número de cuartos que ocupa y si usted es dueño de muebles o no. El pago está basado en una lista aprobada por la Ciudad, que oscila desde, por ejemplo, \$475.00 por un cuarto amueblado hasta \$2,505.00 por ocho cuartos sin muebles. (Para detalles vea la tabla). Su agente de reubicación le informará de la cantidad que usted recibirá al ser elegible si usted escoge este tipo de pago.

Si usted escoge el Pago Fijo de Mudanza, usted será responsable de los arreglos de su propia mudanza, y la Ciudad no asumirá ninguna responsabilidad por pérdidas o daños a su propiedad personal. Un pago fijo también incluye la conexión de utilidades y otros gastos relacionados a la mudanza.

B. Gastos Actuales de Mudanza (Compañía Profesional)

Si usted desea contratar los servicios de una compañía profesional de mudanza y quiere que la Ciudad pague la factura, usted puede reclamar el costo ACTUAL de la mudanza de su propiedad personal hasta una distancia de 50 millas. Su agente de reubicación le informará del número de presupuestos competitivos que podrían ser requeridos y le ayudará a desarrollar un plan que la Ciudad pueda aprobar.

Pago Fijo de Mudanza CALIFORNIA (Efectivo 2015)	
Ocupante Dueño de Muebles:	
1 cuarto	\$725
2 cuarto	\$930
3 cuarto	\$1,165
4 cuarto	\$1,375
5 cuarto	\$1,665
6 cuarto	\$1,925
7 cuarto	\$2,215
8 cuarto	\$2,505
Cada Cuarto Adicional	\$265
Ocupante no es Dueño de Muebles:	
1 cuarto	\$475
Cada Cuarto Adicional	\$90

4. PAGO DE REEMPLAZO DE VIVIENDA – INQUILINOS Y CIERTOS OTROS

Usted puede ser elegible a un pago hasta de \$5,250.00 para ayudarlo con el alquiler o la compra de una vivienda de reemplazo comparable. Para calificar, usted debe ser un inquilino que ha ocupado la vivienda presente por al menos 90 días antes de la iniciación de negociaciones o un dueño que ha ocupado su vivienda entre 90 y 180 días antes de la iniciación de negociaciones.

A. Asistencia de Renta. Si usted califica y desea rentar su vivienda de reemplazo, sus beneficios máximos se basarán en la diferencia sobre un periodo de cuarenta y dos (42) meses entre la renta que tiene que pagar por una vivienda comparable, y lo menor de la renta actual y un estimado de las utilidades o un treinta por ciento (30%) de los ingresos mensuales en bruto. Usted tendrá que proveer a su agente de reubicación con la verificación de la renta mensual y de su ingreso mensual antes que se determine la elegibilidad para este pago.

- B. **Asistencia de Pago de Enganche.** Si usted califica y **desea comprar** una casa como una vivienda de reemplazo, usted puede solicitar la cantidad total de su pago de asistencia de renta para aplicarlo al pago de enganche y otros gastos no recurrentes. Su agente de reubicación le explicará los procedimientos necesarios para solicitar este tipo de pago.

En el caso donde un inquilino esté compartiendo una vivienda con un dueño ocupante y esté pagándole al dueño renta por tal privilegio, el inquilino no tendrá derecho a más de una mitad de la asistencia de renta.

5. INQUILINOS CON SECCIÓN 8

Cuando usted se muda, usted podría ser elegible de transferir su elegibilidad de Sección 8 a un lugar de reemplazo. En tales casos, una vivienda comparable será determinada basada en la composición de su familia al tiempo del desalojo y en el criterio actual del programa de viviendas. Es posible que la unidad de vivienda no sea del mismo tamaño como la que ahora ocupa. Su agente de reubicación le proveerá con servicios de consejería y de asesoramiento junto con los beneficios de mudanza.

6. PAGO DE REEMPLAZO DE VIVIENDA – DUEÑOS

- A. Si usted es dueño y ocupa una vivienda que va ser comprada por la Ciudad **por lo menos por 180 días** antes del inicio de las negociaciones, usted podría ser elegible para recibir un pago de hasta \$22,500.00 para ayudarlo en la compra de una vivienda de reemplazo. Este pago cubre lo siguiente:
1. **Diferencial del Precio de Compra** - Una cantidad que, cuando agregada a la cantidad por la cual la Agencia compró su propiedad, es menor al costo actual de su vivienda de reemplazo; o la cantidad determinada por la Ciudad como necesaria para comprar una vivienda de reemplazo comparable. Su agente de reubicación le explicará ambos métodos en detalle.
 2. **Pago Diferencial de Interés Hipotecario** - Un pago que cubre el costo del aumento en los intereses, si hubiera alguno, para financiar una vivienda de reemplazo. Su agente le explicará las condiciones limitadas.
 3. **Gastos Incidentales** - Estos son los costos que ocurren típicamente una vez en la compra de una unidad de reemplazo, tales como: pago por servicios de cuenta de plica "escrow", pago de inscripción y de reporte de crédito. Los gastos recurrentes normales al comprar una propiedad como los pagos prepagados de impuestos y de prima de seguro no son compensables.
- B. **Opción de Asistencia de Renta** - Si usted es un dueño-ocupante y elige rentar en vez de comprar una vivienda de reemplazo, usted puede ser elegible para un pago de asistencia de renta hasta la cantidad que pudiera haber recibido bajo la cláusula el Diferencial del Precio de Compra, descrito arriba. El pago estará basado en la diferencia entre la renta económica de la vivienda que ocupa y la renta que usted debe pagar por una vivienda de reemplazo comparable. Si usted recibe un pago de asistencia de renta como descrito arriba, y después decide comprar una vivienda de reemplazo, usted podría solicitar un pago que es igual a la cantidad que hubiera recibido si inicialmente hubiera comprado una vivienda de reemplazo comparable, menos la cantidad que ya recibió como pago de asistencia de renta.

7. REQUISITOS PARA LLENAR RECLAMOS DE REUBICACIÓN

Para calificar para un Pago de Reemplazo de Vivienda, usted tiene que rentar o comprar una vivienda de reemplazo comparable **dentro de un año de lo siguiente:**

- Para un inquilino, de la fecha que desocupó su vivienda.
- Para un dueño-ocupante, lo que ocurra de último:
 - a. La fecha en que usted recibió el pago final por la unidad de desalojo, o, en caso de un procedimiento de expropiación o confiscación, la fecha cuando la cantidad total estimada como compensación justa sea depositada en corte; o
 - b. La fecha que usted desocupó su vivienda.

Todos los reclamos de reubicación deben ser presentados a la Ciudad **dentro de dieciocho (18) meses** de la fecha en que usted recibió el pago final por su propiedad, o de la fecha en que usted desocupó la propiedad, cualquiera de éstas que ocurra por último.

8. PAGOS DE ÚLTIMO RECURSO

Si no hay viviendas comparables de reemplazo disponibles cuando usted se tenga que mudar, o si las viviendas de reemplazo no están disponibles dentro de los límites monetarios ya citados, la Agencia le dará asistencia de último recurso para que pueda rentar o comprar una vivienda de reemplazo a tiempo. La Asistencia de Último Recurso está basada en las circunstancias individuales del desplazado. Su agente de reubicación le explicará el proceso para determinar si usted califica o no para tal tipo de asistencia.

Si usted es un inquilino, y elige comprar en vez de rentar una vivienda de reemplazo comparable, la cantidad total de sus beneficios de asistencia de renta y su elegibilidad de Último Recurso serán aplicadas en el enganche y los gastos incidentales elegibles de la vivienda que usted está intentando comprar.

9. CONTRATO DE RENTA

En el caso que usted se convierta en un inquilino de la Ciudad como resultado de la acción de compra por la Agencia de la vivienda donde usted vive, se le pedirá a usted que firme un contrato de renta el cual especificará la renta mensual que tendrá que pagar, la fecha cuando se vence la renta, donde tiene que pagarla y otra información pertinente.

10. DESALOJOS

Cualquier persona, que ocupa la propiedad real y que no es un ocupante ilícito, se presume que tiene derechos a los beneficios de reubicación. Excepto por las causas de desalojo descritas abajo, ninguna persona que lícitamente esté ocupando una propiedad que va ser comprada por la Agencia será requerida que se mude sin antes habersele proveído con un aviso por escrito de al menos 90 días por parte de la Agencia. Los desalojos sólo se llevarán a cabo por una o más de las siguientes razones:

- Por falta de pago de renta; excepto en casos cuando esto se debe a la falta del dueño en mantener los predios en condiciones habitables, es el resultado de una acción de acosamiento o represalias o es el resultado de la discontinuación o interrupción substancial de servicios;
- La perpetración de un hecho peligroso o ilícito en la unidad;
- La violación material del contrato de renta y la falta de corregir tal violación dentro del periodo de la notificación legalmente prescrito;
- La continuidad de un perjuicio y falta de atenderlo dentro de un periodo razonable después de haber sido notificado;

- Rechazo a aceptar una oferta razonable de vivienda de reemplazo entre las muchas ofrecidas;
o
- El desalojo es requerido por leyes estatales o locales y no puede ser evitada por medio de esfuerzos de la entidad pública.

11. PROCEDIMIENTOS DE APELACIÓN – AGRAVIO

Cualquier persona que se sienta perjudicada por una determinación en cuanto a la elegibilidad para, o la cantidad de, un pago autorizado por el Programa de Asistencia de Reubicación de la Ciudad puede pedir que su solicitud de apelación sea revisada por la Ciudad de acuerdo a su procedimiento de apelaciones. Detalles completos acerca del procedimiento de apelaciones están disponibles al pedírseles a la Ciudad.

12. CONDICIÓN DE IMPUESTOS SOBRE BENEFICIOS DE REUBICACIÓN

El Código Gubernamental de California, Sección 7269 indica que ningún pago de reubicación debe ser considerado como ingreso para el propósito de Ley de Impuestos de Ingresos Personales, la Parte 10 (comenzando con la Sección 170 01) de la División 2 del Código de Ingresos e Impuestos, o la Ley de Impuestos para Bancos y Corporaciones, Parte 11 (comenzando con la Sección 23001) de la División 2 del Código de Ingresos e Impuestos. Además, las regulaciones federales (49 CFR Parte 24, Sección 24.209) también indica que ningún pago recibido bajo esta parte (Parte 24) deberá ser considerado como ingreso para el propósito del Código de Ingresos Internos de 1954, el cual ha sido nombrado como el Código de Ingresos Internos de 1986. Ningún dinero federal ha sido anticipado para este proyecto. Por eso, las regulaciones federales no podrían aplicar y el IRS podría considerar los pagos de reubicación como ingreso. Las declaraciones anteriores no son ofrecidas como consejo legal con respecto a consecuencias de impuestos, y los desplazados deben consultar con su propio consejero de impuestos o un consejero legal para determinar el estado actual de tales pagos.

(Declaración de la Circular del IRS 230: Para asegurar el cumplimiento de los requisitos impuestos por el IRS, le informamos que ningún consejo de impuestos contenido en esta comunicación (incluyendo cualquier anexo) no tiene la intención o fue escrito para ser usado, y no puede ser usado, para el propósito de (i) evadir multas relacionadas con impuestos bajo el Código de Ingresos Internos o (ii) para promover mercadeo o recomendar a alguien a algún asunto explicado aquí).

13. NO-DISCRIMINACIÓN Y VIVIENDA JUSTA

A ninguna persona debido a raza, color, origen nacional o sexo se excluirá de participación, no se le negará los beneficios, o será sujeta a discriminación conforme al programa de ayuda de reubicación de la Ciudad de acuerdo con el Título VI del Acta de Derechos Civiles de 1964, conforme al Acta de Derechos Civiles de 1968 del Título VIII, y de acuerdo con otras leyes en contra de discriminación y vivienda justa estatales y federales aplicables. Usted podría someter una queja si usted cree que ha sido sujeto a discriminación. Para obtener más detalles, por favor comuníquese con la Ciudad.

14. INFORMACIÓN ADICIONAL Y ASISTENCIA DISPONIBLE

Los responsables de proveerle a usted asistencia de reubicación esperan ayudarle en todas las formas posibles para minimizar la difícil tarea de reubicación a una nueva casa. Su cooperación será de mucha ayuda y gratamente apreciada. Si tiene preguntas durante el proceso, no dude en comunicarse con su agente de reubicación de OPC.

EXHIBIT C

NON-RESIDENTIAL INFORMATION STATEMENT

[EXHIBIT C INCLUDED ON SUBSEQUENT PAGES]

**Relocation Assistance
Informational Statement
For Business, Farm & Nonprofit**

(CA State)

Displacing Agency:

City of Long Beach

Project Name:

Permanent Supportive Housing and Shelter Facilities

Displacing Agency Representative:



**Overland, Pacific & Cutler, LLC
3750 Schauffele Ave., Suite 150
Long Beach, CA 90808
Phone: (562) 304-2000**

Spanish speaking agents are available. Si necesita esta información en español, por favor llame a su agente.

Informational Statement for Business, Farm & Non-Profit

(CA State)

Introduction

The property on which you now conduct your business is in an area to be improved by, or financed through, the Displacing Agency. If and when the project proceeds, and it is necessary for you to move from the property, you may be eligible for certain benefits. 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 the relocation benefits you may receive under the law. You will need to provide adequate and timely information to determine your relocation benefits. The information is voluntary, but if you don't provide it, you may not receive the benefits or it may take longer to pay you. We suggest you save this informational statement for reference.

The Displacing Agency has retained the professional firm of **Overland, Pacific & Cutler, LLC (OPC)** to provide relocation assistance to you. The firm is available to explain the program and benefits. Their address and telephone number is listed on the cover.

PLEASE DO NOT MOVE PREMATURELY. THIS IS NOT A NOTICE TO VACATE THE PROPERTY. However, if you desire to move sooner than required, you must contact your agent at OPC, 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 Displacing 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 Displacing Agency acquires the property, you will also be required to pay rent to the Displacing Agency.

Summary of Available Relocation Assistance:

- A. Advisory assistance to explain the relocation process, the related eligibility requirements, the procedures for obtaining reimbursement for moving expenses and referrals to suitable replacement locations.
- B. Payment for your moving expenses. You may receive one of the following options:
 - Option 1: A Payment for Actual Reasonable Moving and Related Expenses;** or
 - Option 2: A Fixed Payment In Lieu of a Payment for Actual Moving and Related Expenses**
- C. Other help to reestablish your business and minimize the impact of the move including help in preparing claim forms to request relocation payments.

If you disagree with the Displacing Agency's decision as to your right to a relocation payment, or the amount of the payment, you may appeal that decision.

GENERAL RELOCATION QUESTIONS

1. How will I know I am eligible for relocation assistance?

Ordinarily, eligibility begins on the date the owner of the property receives the Displacing Agency's initial written offer to purchase the property. Therefore, you should not move before that date or receiving a notice of eligibility. If you do, you may not be eligible for relocation assistance.

2. How will the Displacing Agency know how much help I need?

You will be contacted at an early date and personally interviewed by an agent of the Displacing Agency. The interviewer will want to get information about your current operation, as well as identify movable personal property and non-movable improvements, determine your needs and preferences for a replacement location, estimate the time required to vacate the premises and your need for advance payments. During the interview, you may want to discuss other issues relative to your move. It is to your advantage to provide as much information as possible so that the Displacing Agency, through its relocation agent, can assist you in moving with a minimum of hardship. The information you give will be kept in confidence.

3. How Soon Will I Have to Move?

Every reasonable effort will be made to provide you with sufficient time to find a suitable replacement location and reestablish your business. If possible, a mutually agreeable date for the move will be worked out. Unless there is an urgent need for the property (e.g., your occupancy would present a health or safety emergency), you will not be required to move without at least 90 days advance written notice. It is important, however, that you keep in close contact with the Displacing Agency so that you are aware of the time schedule for carrying out the project and the approximate date by which you will have to move.

4. I Own the Property. Will I Be Paid for It Before I Have to Move?

If you reach a voluntary agreement to sell your property to the Displacing Agency, you will not be required to move before you receive the agreed purchase price. If the property is acquired through an eminent domain proceeding, you cannot be required to move before the estimated fair market value of the property has been deposited with the court. (You should be able to withdraw this amount immediately, less any amounts necessary to pay off any mortgage or other liens on the property and to resolve any special ownership problems. Withdrawal of your share of the money will not affect your right to seek additional compensation for your property).

5. Will I Have to Pay Rent to the Displacing Agency Before I Move?

You may be required to pay a fair rent to the Displacing Agency for the period between the acquisition of your property and the date that you move. Your rent and the terms of your tenancy will be generally the same as in the prior arrangement.

6. How Will I Find a Replacement Location?

Your relocation agent will provide you with current and continuing information on available replacement locations that meet your needs. You will also be provided with the names of local real estate agents and brokers who can assist you in finding the type of replacement location you require. However, you are urged to take an active role in identifying, and relocating to, a location of your choice. No one knows your needs better than you do. You will want a facility that provides sufficient space for your planned activities. You will also want to ensure that there are no zoning or other requirements which will unduly restrict your planned operations. Your relocation agent will explain which kind of moving costs are eligible for reimbursement and which are not eligible. That will enable you to carry out your move in the most advantageous manner.

7. What Other Assistance Will Be Available to Help Me?

In addition to help in finding a suitable replacement location, your relocation agent will help you secure the services of outside specialists, as necessary, to plan the move, as well as provide assistance during the actual move and in the reinstallation of machinery and/or other personal property. The range of services depends on the needs of the business being displaced. You should ask the Displacing Agency's relocation agent to tell you about the specific services that will be available to you.

8. I Have a Replacement Location and Want to Move. What Should I Do?

Before you make any arrangements to move, notify the Displacing Agency's relocation agent, in writing, of your intention to move. This should be done at least 30 days before the date you begin your move. The Displacing Agency will discuss the move with you and advise you of the relocation payment(s) for which you may be eligible, the requirements to be met, and how to obtain a payment.

9. I Plan to Discontinue My Business Rather than Move. What Should I Do?

If you have decided to discontinue your business rather than reestablish it, you may still be eligible to receive a payment. Contact the Displacing Agency's relocation agent and discuss your decision to discontinue your business. You will be informed of the payment, if any, for which you may be eligible, the requirements to be met, and how to obtain your payment.

10. What Kinds of Payments for Moving Expenses Will I Receive?

Every business is eligible for a relocation payment to cover the reasonable cost of moving. Assuming you meet certain eligibility criteria, you may choose one of the following options:

Option 1: A Payment for Actual Reasonable Moving and Related Expenses; or

Option 2: A Fixed Payment In Lieu of Moving and Related Expenses

These payment options are described below:

Option 1: Payment for Actual Reasonable Moving and Related Expenses

If you choose a Payment for Actual Reasonable Moving And Related Expenses, you may claim the cost of:

1. Transportation of personal property from your present location to the replacement location. (Generally, transportation costs are limited to a distance of 50 miles. If you plan to move beyond 50 miles, discuss your planned move with the Displacing Agency.)
2. Packing, crating, uncrating, and unpacking personal property.
3. Disconnecting, dismantling, removing, reassembling, and reinstalling relocated machinery, equipment, and other personal property, and certain substitute personal property. This includes connection to utilities available within the building. It also includes modifications to the personal property, including those mandated by Federal, State or local law, code or ordinance, necessary to adapt it to the replacement structure, the replacement site, or the utilities at the replacement site, and modifications necessary to adapt the utilities at the replacement site to the personal property.
4. Storage of the personal property determined to be necessary by the Displacing Agency, not to exceed 12 months, unless the Displacing Agency determines that a longer period is warranted.
5. Insurance for the replacement value of the personal property in connection with the move and necessary storage.
6. The replacement value of property lost, stolen or damaged in the process of moving (not through fault or negligence of the displaced person, his or her agent or employee), where insurance covering such loss, theft or damage is not reasonably available.
7. Any license, permit, fees or certification required of your business at the replacement location. However, the payment may be based on the remaining useful life of the existing license, permit, fees or certification.
8. Reasonable and preauthorized professional services, the Displacing Agency determines to be necessary for (i) planning the move of the personal property, (ii) moving the personal property, and (iii) installing the relocated personal property at the replacement location.
9. Re-lettering signs and replacing stationary on hand at the time of displacement that is made obsolete as a result of the move.
10. Actual direct loss of personal property incurred as a result of moving or discontinuing your business. The payment will consist of the lesser of:
 - (i) The fair market value in place of the item, as is for continued use at the displacement site, less the proceeds from its sale. (To be eligible for payment, you must make a good faith effort to sell the personal property, unless the Displacing Agency determines that such effort is not necessary. When payment for property loss is claimed for goods held for sale, the fair market value will be based on the cost of the goods to the business, not the potential selling price.); or
 - (ii) The estimated cost of moving the item as is, but with no allowance for storage; or for reconnecting a piece of equipment if the equipment is in storage or not being used at the acquired site. (If you elect to discontinue your business, the estimated cost will be based on a moving distance of 50 miles.)

11. Purchase of substitute personal property. If an item of personal property which is used as part of your business is not moved but is promptly replaced with a substitute item that performs a comparable function at the replacement site, you will be entitled to payment for the lesser of:
 - (i) The cost of the substitute item, including installation costs at the replacement site, minus any proceeds from the sale or trade-in of the replaced item; or
 - (ii) The estimated cost of moving and reinstalling the replaced item but with no allowance for storage. At the Displacing Agency's discretion, the estimated cost for a low cost or uncomplicated move may be based on a single bid or estimate.
12. The reasonable cost incurred in attempting to sell an item that is not relocated.
13. Searching for a replacement location. Your business is entitled to reimbursement for actual expenses, not to exceed \$1,000 as the Displacing Agency determines to be reasonable, which are incurred in searching for a replacement location including:
 - Transportation expenses
 - Time spent searching for a replacement location, based on a reasonable salary or earnings
 - Reasonable fees paid to real estate agents or brokers to find a replacement location (not fees related to the purchase of a site)
 - Meals and lodging away from home

The Displacing Agency representative will explain all eligible moving costs, as well as, those which are not eligible. You must be able to account for all costs that you incur, so keep all your receipts. The Displacing Agency will inform you of the documentation needed to support your claim.

You may minimize the amount of documentation needed to support your claim, if you elect to "self-move" your property. Payment for a self-move is based on the amount of an acceptable low bid or estimate obtained by the Displacing Agency. If you self-move, you may move your personal property using your own employees and equipment or a commercial mover. If you and the Displacing Agency cannot agree on an acceptable amount to cover the cost of the self-move, you will have to submit full documentation in support of your claim.

You may elect to pay your moving costs yourself and be reimbursed by the Displacing Agency or, if you prefer, you may have the Displacing Agency pay the mover directly. In either case, let the Displacing Agency know before you move. Select your mover with care. The Displacing Agency representative can help you select a reliable and reputable mover.

When a payment for "actual direct loss of personal property" or "substitute personal property" is made for an item, the estimated cost of moving the item may be based on the lowest acceptable bid or estimate obtained by the Displacing Agency. If not sold or traded-in, the item must remain at the old location and ownership of the item must be transferred to the Displacing Agency before you may receive the payment.

In addition to the reimbursable expenses described above, a small business, farm or non-profit organization may be eligible to receive a payment of up to \$10,000 for expenses actually incurred in relocating and reestablishing such operation at a replacement site. Eligible expenses must be reasonable and necessary, as determined by the Displacing Agency. They may include but are not limited to the following:

1. Repairs or improvements to the replacement real property as required by federal, state or local law, code or ordinance.
2. Modifications to the replacement property to accommodate the business operation or make replacement structures suitable for conducting the business.

3. Construction and Installation costs for exterior signage to advertise the business.
4. Provision of utilities from right-of-way to improvements on the replacement site.
5. Redecoration or replacement of soiled or worn surfaces at the replacement site, such as paint, paneling or carpeting.
6. Licenses, fees, and permits where not paid as part of moving expenses.
7. Feasibility surveys, soil testing and marketing studies.
8. Advertising of replacement location.
9. Professional services in connection with the purchase or lease of a replacement site.
10. Estimated increased costs of operation during the first 2 years at the replacement site, for such items as:
 - Lease or rental charges
 - Personal or real property taxes
 - Insurance premiums
 - Utility Charges (excluding impact fees)
11. Impact fees or one-time assessments for anticipated heavy utility usage.
12. Other items that the Displacing Agency considers essential to the reestablishment of the business.

The following is a non-exclusive listing of reestablishment expenditures not considered to be reasonable, necessary or otherwise eligible:

- Purchase of capital assets, such as, office furniture, filing cabinets, machinery or trade fixtures.
- Purchase of manufacturing materials, production supplies, product inventory, or other items used in the normal course of the business operation.
- Interior or exterior refurbishment at the replacement site, except as otherwise provided for under the business reestablishment payment.
- Interest costs associated with any relocation expense or the purchase of replacement property.
- Payment to a part-time business in the home which does not contribute materially to the household income.

Option 2: Fixed Payment In Lieu of a Payment for Actual Reasonable Moving and Related Expenses

A displaced business, non-profit organization or farm may be eligible to choose a fixed payment in lieu of the payments for actual moving and related expenses and actual reasonable reestablishment expenses. The payment may not be less than \$1,000.00 or more than \$20,000.00. For a business or farm, the payment is based on the average annual net earnings before Federal, State and local income taxes during the 2 taxable years immediately prior to the taxable year in which it was displaced. For a non-profit organization, the payment is based on the average of 2 years annual gross revenues less administrative expenses.

In order to qualify for this payment, the Displacing Agency must determine that:

A displaced **business**:

1. Is not operated solely for rental purposes.
2. Cannot be relocated without a substantial loss of its existing patronage, based on a consideration of all pertinent circumstances including such factors as the type of business conducted, the nature of clientele, the relative importance to the displaced business of its present and proposed location, and the availability of a suitable relocation site.
3. Is not part of a commercial enterprise having no more than three (3) other establishments which are not being acquired for a project and which is engaged in the same or similar business activities.
4. Had average annual gross receipts of at least \$5,000.00 during the two taxable years prior to displacement; or the business had average annual net earnings of a least 1,000.00 during the two taxable years prior to displacement; or the business contributed at least 33 1/3 percent of the total gross income of the owner(s) during each of the two taxable years prior to displacement.

A displaced **nonprofit organization**:

1. Cannot be relocated without a substantial loss of its existing patronage (the term "existing patronage" as used in connection with a nonprofit organization includes the membership, persons, community, or clientele served or affected by the activities of the nonprofit organization); and,
2. Is not a part of an enterprise having more than three (3) other establishments not being acquired which is engaged in the same or similar activity.

A displaced **farm operation**:

1. Must meet the definition of a farm operation prior to its acquisition.

The average annual net earnings of a business or farm operation are one-half of its net earnings before Federal, State, or local income taxes during the two (2) taxable years immediately prior to the taxable year in which it was displaced. If not in business for a full two years prior to displacement, the net earnings shall be based on the actual period of operation at the acquired site projected to an annual rate. Average net earnings may be based on a different period of time when the Displacing Agency determines it to be more equitable. Net earnings include any compensation paid to the owners of the business, a spouse or dependents. The displaced person shall furnish the Displacing Agency proof of net earnings through income tax returns, certified financial statements, or other reasonable evidence which the Displacing Agency determines is satisfactory.

For a qualified non-profit organization, gross earnings may include membership fees, class fees, cash donations, tithes and receipts from sales or other forms of fund collection that enables the non-profit organization to operate. Administrative expenses are those for administrative support such as rent, utilities, salaries, advertising and other like items as well as fund raising expenses. Operating expenses for carrying out the purposes of the non-profit organization are not included in administrative expenses. The monetary receipts and expense amounts may be verified with certified financial statements or financial documents required by public agencies.

The Displacing Agency will inform you as to your eligibility for this payment option and the documentation you must submit to support your claim. Remember, when you elect to take this payment option you are not entitled to reimbursement for any other moving expenses, i.e. **Option A** described above.

11.I Own an Outdoor Advertising Display. What Relocation Payment Will I Receive?

As the owner of an outdoor advertising display, you are eligible for a Relocation Payment For Actual Reasonable Moving and Related Expenses. You are not eligible to receive a Payment In Lieu Of a Payment For Actual Reasonable Moving and Related Expenses.

If you choose not to relocate or replace the sign, the payment for "direct loss of personal property" would be the lesser of: (1) the depreciated reproduction cost of the sign, as estimated by the Displacing Agency, less the proceeds from its sale, or (2) the estimated cost of moving the sign without temporary storage. The Displacing Agency will inform you as to the exact costs that may be reimbursed.

12.How do I File a Claim for a Relocation Payment?

You must file a claim for a relocation payment. The Displacing Agency will provide you with the required claim forms, assist you in completing them, and explain the type of documentation that you must submit in order to receive your relocation payments. If you must pay any relocation expenses before you move (e.g., because you must provide a security deposit if you lease your new location), discuss your financial needs with the Displacing Agency. You may be able to obtain an advance payment. An advance payment may be placed in "escrow" to ensure that the move will be completed on a timely basis.

If you are a tenant, you must file your claim within 18 months after the date you move. If you own the property, you must file within 18 months after the date you move, or the date you receive the final acquisition payment, whichever is later. However, it is to your advantage to file as soon as possible after you move. The sooner you submit your claim, the sooner it can be processed and paid. If you are unable to file your claim within 18 months, the Displacing Agency may extend this period.

You will be paid promptly after you file an acceptable claim. If there is any question regarding your right to a relocation payment or the amount of the payment, you will be notified, in writing, of the problem and the action you may take to resolve the matter.

13.Non-Discrimination

No person shall on the grounds of race, color, national origin or sex, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under the Displacing Agency's relocation assistance program pursuant to Title VI of the Civil Rights Act of 1964, Title VIII of the Civil Rights Act of 1968, and other applicable state and federal anti-discrimination laws. You may file a complaint if you believe you have been subjected to discrimination. For details contact the Displacing Agency.

14.Appeals

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.

15.Tax Status of Relocation Benefits

California Government Code Section 7269 indicates no relocation payment received shall be considered as income for the purposes of the Personal Income Tax Law, Part 10 (commencing with Section 170 01) 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. Furthermore, federal regulations (49 CFR Part 24, Section 24.209) also indicate that no payment received under this part (Part 24) shall be considered as income for the purpose of the Internal Revenue Code of 1954, which has been redesignated as the Internal Revenue Code of 1986. No federal dollars are anticipated for this project. Therefore, federal regulations may not apply and the IRS may consider relocation payments as income.

The preceding statement is not tendered as legal advice in regard to tax consequences, and displaces should consult with their own tax advisor or legal counsel to determine the current status of such payments.

(IRS Circular 230 disclosure: To ensure compliance with requirements imposed by the IRS, we inform you that any tax advice contained in this communication (including any attachments) was not intended or written to be used, and cannot be used, for the purpose of (i) avoiding tax-related penalties under the Internal Revenue Code or (ii) promoting marketing or recommending to another party any matters addressed herein)

16. Additional Information

If you have further questions after reading this brochure, contact **OPC** and discuss your concerns with your relocation agent. You may wish to review the California Relocation Assistance Act regulations which describe the relocation process in more detail.

EXHIBIT D

PUBLIC COMMENTS AND RESPONSES

[EXHIBIT D INCLUDED ON SUBSEQUENT PAGES]

EXHIBIT D

COLLEGE OF INSTRUMENT TECHNOLOGY – COMMENTS (November 2, 2019) CITY OF LONG BEACH ACQUISITION OF 6841 -6845 ATLANTIC AVENUE, LONG BEACH, CA 90805 OPC DRAFT RELOCATION PLAN REPORT

1. PAGE #6 2. CURRENT COMMERCIAL OCCUPANTS, 1ST PARAGRAPH, 2nd SENTENCE

CURRENTLY READS:

This business is a technical driving school for truckers.

CORRECTIONS & COMMENTS:

Correction #1 -- there are 2 businesses on site. The first one is Eddie N John #1, LLC. There is no mention of their losses, and the loss of jobs to their employees.

Correction #2 -- This business is not just a “technical driving school for truckers”.

RECOMMENDED LANGUAGE:

The College of Instrument Technology(CIT), owned by Instrument Personnel, Incorporated, which is being displaced, is a workforce investment career college that educates and trains U.S. veterans, **HOMELESS**, disabled, and dislocated residents into jobs that can support their families out of homelessness, and/or prevent homelessness. CIT retrains more than 100 students a year into jobs which include OSHA-compliant crane and heavy equipment operators, trucking and bus drivers, as well as green jobs.

If CIT goes out of business, it will add another 20 people to the rolls of the unemployed.

Refer to the attached “*College of Instrument Technology Relocation Summary*” attached.

CITY RESPONSE:

Section describing commercial occupants was revised to note specific businesses. Additional Recommended Language above not incorporated.

EXHIBIT D

COLLEGE OF INSTRUMENT TECHNOLOGY – COMMENTS (November 2, 2019) CITY OF LONG BEACH ACQUISITION OF 6841 -6845 ATLANTIC AVENUE, LONG BEACH, CA 90805 OPC DRAFT RELOCATION PLAN REPORT

2. PAGE #6 2. CURRENT COMMERCIAL OCCUPANTS, 3rd PARAGRAPH, 1st SENTENCE

CURRENTLY READS:

The current rental rate for the technical driving school is \$3500/mo. The technical driving school leases approximately 50,000 square feet of land with little to no personal property to be relocated.

CORRECTIONS & COMMENTS:

The College of Instrument Technology is not a technical driving school.

RECOMMENDED LANGUAGE:

The College of Instrument Technology (CIT) leases approximately 1.25 acres (54,450 square feet) of land and has access to another 3+ acres outside the back gate where additional heavy equipment training is taught when extra space is necessary.

In addition, the landlord provides electric and water utilities, along with two (2) large ADA restrooms.

The College of Instrument Technology (CIT) has personal property to be relocated: 8 semi-trucks, 8 semi-trailers, four buses, 1 25-ft box truck and many pieces of heavy equipment—Skid steer, backhoes, excavator, etc. (Refer to *Equipment List* attached).

Also, there is a 25 x 10 ft student classroom/break area equipped with canopy, tables, chairs, refrigerator, microwave, video cameras, signage and white board, etc.

CITY RESPONSE:

Section describing commercial occupants was revised to note minimal personal property. Recommended Language noted above not incorporated. Details of the personal property to be moved will be determined at time of move.

EXHIBIT D

COLLEGE OF INSTRUMENT TECHNOLOGY – COMMENTS (November 2, 2019) CITY OF LONG BEACH ACQUISITION OF 6841 -6845 ATLANTIC AVENUE, LONG BEACH, CA 90805 OPC DRAFT RELOCATION PLAN REPORT

3. PAGE #6 2. CURRENT COMMERCIAL OCCUPANTS, 4th PARAGRAPH, 1st SENTENCE

CURRENTLY READS:

No special replacement for site requirements for the business was stated by the owner other than the desire to remain in Long Beach and surrounding areas with a reasonable new rent and the correct zoning to allow their operation.

CORRECTIONS & COMMENTS:

First sentence remains and includes the following statement:

RECOMMENDED LANGUAGE:

In follow up discussions, the business stated that 3-5 acres are required for site replacement (student training, cranes, heavy equipment, busses, semi-tractors, semi-trailers, storage, restrooms and hands-on classroom area) to accommodate current operations. The replacement site requires electricity and water utilities, an ADA restroom and an area for one additional portable toilet and wash area, and an outdoor or indoor lunch/break/meeting area.

CITY RESPONSE:

Revisions not incorporated. Information provide in follow up discussions varies from the Recommended Language noted above.

EXHIBIT D

COLLEGE OF INSTRUMENT TECHNOLOGY – COMMENTS (November 2, 2019) CITY OF LONG BEACH ACQUISITION OF 6841 -6845 ATLANTIC AVENUE, LONG BEACH, CA 90805 OPC DRAFT RELOCATION PLAN REPORT

4. PAGE #7 2. COMMERCIAL SPACE AVAILABILITY, TABLE 4 AT BOTTOM OF PAGE

CURRENTLY READS:

TABLE 4: Summary of Available Commercial Sites for Lease			
Type of Property	Total Found	Sq. Ft.	Price Range
Land	4	30,492-60,874	\$9,189-\$18,262

CORRECTIONS & COMMENTS:

TABLE 4: Summary of Available Commercial Sites for Lease			
Type of Property	Total Found	Sq. Ft.	Price Range
Land	31- 3 Duplicates = 28	30,492- 122,839 (maximum sq. ft.)	\$9,189- \$50,364

(Refer to attached OPC BUSINESS SITE RELOCATION SITE REFERRALS spread sheet prepared by CIT's consultant)

RECOMMENDED ADDITIONAL LANGUAGE:

Without the adjoining grounds outside the back gate at the project site location, 60,000 sq. ft. is not enough space for the training that takes place at CIT's heavy equipment site. Relocation rental costs of \$9,000/month are unaffordable (CIT has been paying \$3500/month which includes utilities).

CIT was actually sent 30 properties to review, including three (3) duplicates, none of which met CIT's needs, until October 14, when Mr. Becerra sent information about a property owned by the Long Beach Water Department that might be partially available for CIT on a 2-year temporary basis. It does not have electric and water utilities or restroom facilities. CIT is working with OPC, the City of Long Beach Economic Development Department, and the Long Beach Water Department to see if this property will adequately fulfill the need at affordable rental terms. However, after this temporary time period, the City of Long Beach (Dislocating Agency), must continue to have responsibility for any further required relocation.

CITY RESPONSE:

Table revised as requested. Recommended additional language not incorporated.

EXHIBIT D

COLLEGE OF INSTRUMENT TECHNOLOGY – COMMENTS (November 2, 2019) CITY OF LONG BEACH ACQUISITION OF 6841 -6845 ATLANTIC AVENUE, LONG BEACH, CA 90805 OPC DRAFT RELOCATION PLAN REPORT

5. PAGE #8 3. SUMMARY, 2nd PARAGRAPH, 1st SENTENCE

CURRENTLY READS:

Regarding non-residential replacement sources, the data collected presumes there are adequate replacement sites for the non-residential occupant of the Project site.

CORRECTIONS & COMMENTS:

This statement is incorrect and misleading, because the data collected **does not** indicate that there are adequate replacement sites for the non-residential occupants of the Project Site. CIT and OPC must work harder to find an adequate replacement site at an affordable price.

Because of the challenge of this project, OPC has been able to locate and provide CIT with only one possible replacement site in the last month with the help of the City of Long Beach. This currently unused property is owned by the Long Beach Water Department. It is still unclear if this site will be adequate and affordable and available. In addition to working with OPC, CIT has begun to work with the Cities of Long Beach, Signal Hill, and South Gate, with Los Angeles County Supervisor Janice Hahn, District Four and Long Beach Field Deputies, three (3) Workforce Investment Boards (WIBs) – Pacific Gateway Workforce Innovation Board, South Bay Investment Workforce Investment Board, and Hub Cities Consortium, to identify a relocation site. CIT is continuing to reach out to the Community and government resources to help solve this relocation problem.

CIT has a possibility with the Army Corps of Engineers to use some of their property for a long term solution. CIT needs help and support from the City of Long Beach and other government agencies to make this happen.

To summarize, regarding non-residential replacement sources, the data collected **does not** indicate that there are adequate replacement sites for the non-residential occupant of the Project site.

CITY RESPONSE:

Recommended language noted above not incorporated.

EXHIBIT D

COLLEGE OF INSTRUMENT TECHNOLOGY – COMMENTS (November 2, 2019) CITY OF LONG BEACH ACQUISITION OF 6841 -6845 ATLANTIC AVENUE, LONG BEACH, CA 90805 OPC DRAFT RELOCATION PLAN REPORT

6. PAGE #22 F. PROJECTED DATE OF DISPLACEMENT, 1st SENTENCE

CURRENTLY READS:

The City of Long Beach anticipates that the projected date of displacement will be by the end of the 2019.”

CORRECTIONS & COMMENTS:

It is already November 2019. This relocation plan has to be approved by City Council of Long Beach, and a minimum 90-day notice must be given. After almost 9 months of work and searching, CIT does not yet have an adequate replacement site at an affordable price.

The College of Instrument Technology has a 96% job placement rate for its graduates. This successful job placement rate is due to students receiving four (4) days per week of hands-on training at the current site, 6841 ATLANTIC AVENUE, LONG BEACH, CA 90805.

COLLEGE OF INSTRUMENT TECHNOLOGY (CIT) is a private postsecondary institution in the State of California based on provisions of the California Private Postsecondary Education Act (CPPEA) of 2009. When CIT was established in 1985, it was approved under the California State Board of Education. Now CIT is approved under the State of CA – Bureau of Private Postsecondary Education (BPPE). CIT is required to provide notice to the Bureau of Private Postsecondary Education (BPPE) in the event of relocation. BPPE has to approve CIT’s relocation in order for the COLLEGE OF INSTRUMENT TECHNOLOGY to continue its successful training program, which is currently located at 6841 ATLANTIC AVENUE, LONG BEACH, CA 90805.

The College of Instrument Technology is a private Institution which is also approved to train, and is currently training disabled Chapter 31 U. S. Veterans and Post 9/11 Returning Chapter 33 U.S. Veterans. CIT is a Veterans Facility, Code 2515-8405. CIT is required to provide notice to the U.S. Department of Veterans Affairs (V.A.) in the event of relocation. The V.A.’s review and approval of relocation of CIT’s hands-on training location for their Veterans Facility Code 2515- 8405 can take up to 90 days or more for final approval.

The State and Federal approval processes for CIT’S relocation have to be taken into account within the relocation plan for this commercial business.

To restate, it is already November, and there is no chance that this school that does so much for the homeless, for U.S. Veterans, and other unemployed members of our Community, can be relocated before March or April of 2020, at the very earliest.

EXHIBIT D

COLLEGE OF INSTRUMENT TECHNOLOGY – COMMENTS (November 2, 2019) CITY OF LONG BEACH ACQUISITION OF 6841 -6845 ATLANTIC AVENUE, LONG BEACH, CA 90805 OPC DRAFT RELOCATION PLAN REPORT

CITY RESPONSE:

Recommended language noted above not incorporated. Tenants are provided 90 days to move upon issuance of Notice to Vacate, which is anticipated immediately subsequent to Relocation Plan adoption due to the need for placement of the permanent shelter.

ATTACHMENTS

- 1) Cover Letter to Mr. Mark LaBonte
- 2) CIT Business Relocation Summary
- 3) CIT Equipment List
- 4) OPC POTENTIAL PROPERTY LIST MARCH-OCTOBER 2019_numbered_11-2-19
- 5) OPC Advisory Notice Proof of Receipt on 10-7-19



College of Instrument Technology / Heavy Equipment Driver

17156 Bellflower Blvd., Bellflower, CA 90706 (562) 925-1785 Fax: (562) 925-5855 www.HEDcollege.com

November 2, 2019

Mr. Mark LaBonte
Overland, Pacific and Cutler, LLC
1 Jenner, Suite 200
Irvine, CA 92618

Re: Response to Advisory Notice - CITY OF LONG BEACH ACQUISITION OF 6841 -6845 ATLANTIC AVENUE, LONG BEACH, CA 90805 DRAFT RELOCATION PLAN REPORT – College of Instrument Technology (CIT), Review and Comments

College of Instrument Technology (CIT), Trucking and Heavy Equipment Hands-On Training
Site: 6841 Atlantic Blvd., Long Beach, CA 90805 Relocation, CASE ID: LGC-116.01:R003

Dear Mr. LaBonte:

On October 7, 2019, the College of Instrument Technology (CIT), received, an Advisory Notice from Overland, Pacific and Cutler, LLC (OPC) on behalf of the CITY OF LONG BEACH ACQUISITION OF 6841 -6845 ATLANTIC AVENUE, LONG BEACH, CA 90805 DRAFT RELOCATION PLAN REPORT. The Advisory Notice stated that “*You (College of Instrument Technology) will have a period of 30 days for review and comment beginning Friday, October 4, 2019. All written comments regarding the Plan should be submitted no later than 5 P.M. Sunday, November 3, 2019.*” Because CIT did not receive the Advisory Notice and said DRAFT RELOCATION PLAN REPORT until October 7, this deadline should be extended to November 6, 2019 if necessary, to allow the full 30 days to deliver the hard copy of CIT's comments. However, Mr. Quintero said you will accept our emailed response as timely, so this extension will not be necessary.

Please see attached the College of Instrument Technology’s comments and suggestions to the OPC Draft Relocation Plan Report, which comments are emailed on November 2, 2019 to:

malabonte@opcservices.com, rguinaldo@opcservices.com and cquintero@opcservices.com

Please contact me directly if you have any questions or concerns at (562) 925-1785 and/or by email: CITbcollege@yahoo.com. Thank you.

Sincerely,

Marcia June Durbin, Director

Encl. CIT Business Relocation Summary, CIT Equipment List,
OPC POTENTIAL PROPERTY LIST, OPC Notice Proof of Receipt on 10/7/19

CIT/HED has successfully placed 93%-100% of our graduates in training related jobs since 2010

COLLEGE OF INSTRUMENT TECHNOLOGY (CIT) BUSINESS RELOCATION SUMMARY



College of Instrument Technology

10/29/2019

CAREER TRAINING PROGRAM (Heavy Equipment, Crane, Trucking, Instrumentation Technicians, HazMat/Green Job Techs) for VETERANS, UNEMPLOYED, HOMELESS, DISABLED, UNDEREMPLOYED AND RE-ENTRY (formerly incarcerated)

CONTACT:

Ms. Marcia Durbin, Director/CFO
Dr. Heath Durbin, Dean of Students
Ms. Arti Sutaria, Assistant Director

CURRENT LOCATIONS:

GENERAL ADMINISTRATION OFFICE & CAREER TRAINING

17156 Bellflower Blvd, Bellflower, CA 90706
(562) 925-1785 www.hedcollege.com
Email: CITbcollege@yahoo.com

HEAVY EQUIPMENT STAGING YARD & HANDS-ON TRAINING SITE

6841 Atlantic Blvd., Long Beach, CA 90805



COLLEGE OF INSTRUMENT TECHNOLOGY (CIT) BUSINESS RELOCATION SUMMARY

CAREER TRAINING PROGRAM
(HEAVY EQUIPMENT, CRANE, TRUCKING, INSTRUMENTATION
TECHNICIANS, HAZMAT/GREEN JOB TECHS) FOR VETERANS,
UNEMPLOYED, HOMELESS, DISABLED, UNDEREMPLOYED AND
RE-ENTRY (FORMERLY INCARCERATED)

SUMMARY

COLLEGE OF INSTRUMENT TECHNOLOGY (CIT) is a private postsecondary institution in the State of California based on provisions of the California Private Postsecondary Education Act (CPPEA) of 2009. CIT has been providing quality career training in the field of Heavy Equipment, Trucking, Bus, Hazmat/Green employment for more than 35 years. CIT has a staff of 20 employees with 16 (80%) residing in Los Angeles County. CIT is a vendor with the City of Long Beach providing employment training services to Pacific Gateway Workforce Partnership, Pacific Gateway Workforce Development Board, and its predecessor organization since 1985.

Due to sale of CIT's General Administrative offices and Heavy Equipment Staging and Training site, the COLLEGE OF INSTRUMENT TECHNOLOGY MUST RELOCATE ITS CURRENT ADMINISTRATIVE OPERATIONS (BELLFLOWER) AND ITS HEAVY EQUIPMENT TRAINING YARD OPERATIONS located in the CITY OF LONG BEACH to continue training annually more than 100 annual US Veterans, Unemployed, Homeless, Underemployed and Re-Entry (formerly incarcerated) participants.

RELOCATION PURPOSE

**CURRENT YARD SITE TO BE DEVELOPED FOR: CITY OF LONG BEACH
Year-Round Homeless Shelter And Affordable Housing Campus Project**

CIT trains more than 100 participants on an annual basis with a graduation rate of 96% over the last 3 years, securing jobs earning \$22+/hr

96% of CIT graduates are placed in their field, gainfully employed with salaries ranging from \$40,000 (apprentice/entry-level) to more than \$100,000 (journey level with overtime pay).

IN-KIND SERVICES – RELOCATION SUPPORT:

COLLEGE OF INSTRUMENT TECHNOLOGY (CIT) previously worked with Cities, Federal Government Agencies and Private Businesses on various capital projects, land improvements, hazardous materials assessment and remediation projects. Some of these service projects were provided in exchange for CIT's Heavy Equipment Training and Staging locations. These projects were used as real time training activities for CIT students.

COLLEGE OF INSTRUMENT TECHNOLOGY (CIT) is open to providing In-Kind services as full or partial exchange for land and facilities to relocate our CURRENT ADMINISTRATIVE OPERATIONS (BELLFLOWER) AND ITS HEAVY EQUIPMENT TRAINING YARD OPERATIONS located in the CITY OF LONG BEACH

In-Kind Services offered by CIT through OSHA-compliant “Hands-On Training” of the following:

- 1) Vegetation Management
- 2) Dust Control by Water Truck
- 3) Sediment Removal
- 4) Debris Removal
- 5) Road Grading
- 6) Utilization of CIT Cranes
- 7) Site Assessment Sampling *(to determine migration of contamination)*
- 8) Underground Storage Tank Removal
- 9) Hazardous Site Remediation and Clean-Up
- 10) OSHA-compliant Heavy Equipment/Truck Operator Training and Certification
- 11) Miscellaneous directed projects *(using CIT's equipment)*

PRIOR IN-KIND SERVICES PARTNERS	
Cities (Local Gov't)	Compton and Lynwood
Federal Gov't	Army Corps of Engineers
Transportation Agency	Santa Fe Railroad
Private Corporation	Atkinsons Brick, Co.

WHO WE ARE:

COLLEGE OF INSTRUMENT TECHNOLOGY (CIT) was established in 1974 under a contract with Long Beach Community College District, the business incorporated in 1984. With main operations and general administrative offices in the City of Bellflower, CA and Heavy Equipment Training and Staging Yard located in nearby North Long Beach, CA, CIT provides training to US Veterans, Unemployed, Homeless, Underemployed and Re-Entry (formerly incarcerated) populations.

COLLEGE OF INSTRUMENT TECHNOLOGY is the only Heavy Equipment School in Southern California providing extensive hands-on training (70% of the course hours), Class A License training, as well as structured classroom instruction. CIT partners with WORKFORCE INVESTMENT ACT (WIOA), DEPARTMENT OF REHABILITATION (DOR), TAA, VA, and other agencies to help our under-employed, unemployed, re-entry and returning veterans earn a new career and earning potential.



2019 CURRENT CIT VETERAN STUDENT: Evan B. is 34 years old and served with the US Army for 6+ years. Deployed in Iraq for 18 months and honorably discharged as a Sargent.

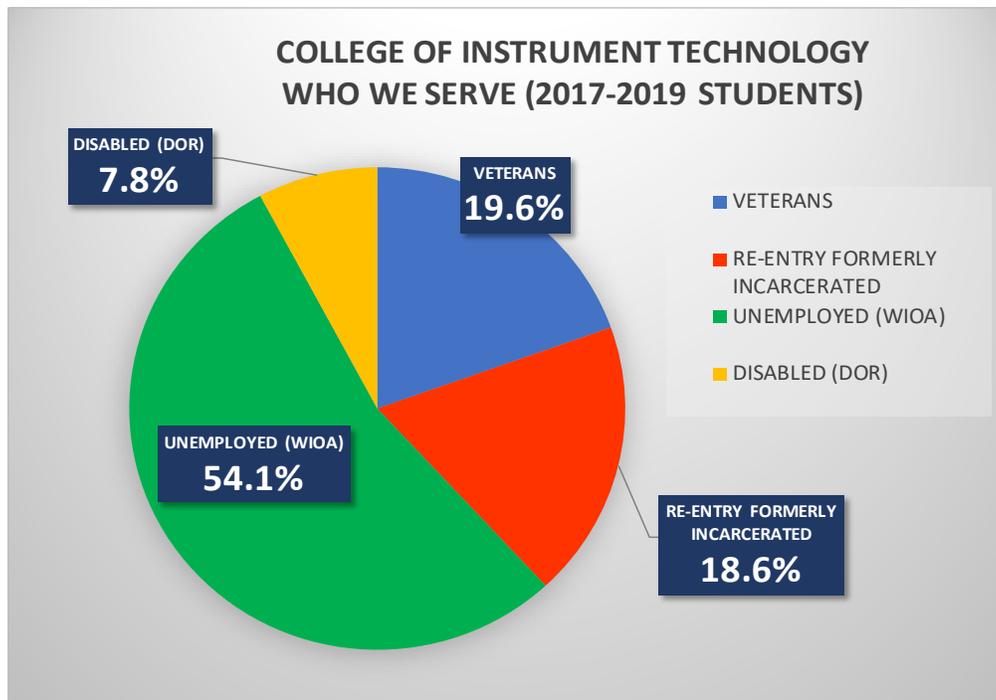
“I’m classified as 100% disabled by the VA...Chronic PTSD, knees, back, blown up in Iraq roadside bomb incident. I’m hearing and sight impaired. My Step-Father met CIT Veteran Field Representative at a Vocational Rehab meeting. He told me about CIT and I enrolled in 2019. I just received my Class A Drivers License. CIT’s hands on training is very helpful because of my brain injury. Looks like my brain healed. I was able to do tasks and remember information. Thanks to all of you at CIT. You helped me get prepared...and maybe a little bit of hard work on my side.....It paid off. I feel really good about this school. Feel really good about me.”



2017-2019 IMPACT

CIT advised over 1,500 applicants via orientations, counseling, etc. Of those serviced, 320 were able to gain funding and enroll in CIT’s non-degree program to help them achieve the American dream. From 2017-present, 306 graduated or expected in 2017-2019 with completion certificates through our innovative career development and training model that responds to employment readiness needs of the following populations in Los Angeles County:

➤ Veterans (Former Military – All Branches)	20%
➤ Unemployed (Workforce Investment WIOA & others)	54%
➤ Disabled (CA Dept of Rehabilitation DOR)	8%
➤ Re-Entry (formerly Incarcerated)	19%



2017-2019 CIT YEARS IN REVIEW - IMPACT



C.I.T. a private Institution is approved to train Chapter 31 and 33 Veterans Veterans Facility, Code 2515-8405.

25% OF CIT GRADUATES ARE RETURNING MILITARY PERSONNEL

- Post 9-11 deployment
 - Afghanistan
 - Iraq
 - South Korea
 - Germany

20+ VET Students served ANNUALLY

2016 CIT VETERAN GRADUATE: Freddy M. served with the US Marine Corps (USMC) for 21 years, and retired as a Staff Sargent, He is a 2016 CIT Veteran Graduate.

I began working right after CIT, "CIT gave me freedom", "All certifications that CIT provided made it possible for me to get a job anywhere at any time in the construction industry. I can be a Bus Driver, Trucker or Heavy Equipment Operator. I'm a member of UNION LOCAL 12. Based upon having my resume on Indeed.com, I'm constantly recruited by other businesses. Last contact was an Email for employment at \$32/hr. I'm very grateful for the support and training I acquired at CIT."

Freddie is 44 years old and served in Afghanistan, Iraq and several other countries throughout Asia, Europe and Africa. He was discharged in 2014, certified as 80% disabled by the VA with diagnoses of Post-Traumatic Stress Disorder (PTSD), Knee and Back injuries. In 2015, Freddie saw a College of Instrument Technology flyer at the local Unemployment Office (EDD). He enrolled in CIT Heavy Equipment Operator courses and obtained his CA Class A license. Freddie graduated and was immediately employed as a Crane Operator for a local construction company with starting earnings of \$28/hour.

2017-2019 CIT YEARS IN REVIEW - IMPACT

<u>VETERANS</u>  		<u>CA DEP'T OF REHAB</u> (DOR)-DISABLED 	
<p>81</p> <p>CIT VETERAN STUDENTS</p>  <p>Completed CAREER TRAINING CIT HEAVY EQUIPMENT TRAINING <u>2017-2019</u></p>	<p>98%</p> <p>CIT VETERANS</p>  <p>GRADUATE RATE <u>2018</u></p>	<p>33</p> <p>CIT CA DOR STUDENTS</p>  <p>Completed CAREER TRAINING CIT HEAVY EQUIPMENT TRAINING <u>2017-2019</u></p>	<p>99%</p> <p>CIT DOR STUDENTS</p>  <p>GRADUATE RATE <u>2018</u></p>
<p>\$22-\$75/hr</p>  <p>RECENT STARTING SALARIES <u>2018</u> VETERAN CIT GRADUATES EMPLOYED</p>	<p>99%</p>  <p>VETERAN CIT GRADUATES EMPLOYED In <u>2018</u></p>	<p>\$21-\$32 Hr</p>  <p>RECENT STARTING SALARIES <u>2018</u> CA DOR CIT GRADUATES EMPLOYED</p>	<p>100%</p>  <p>DISABLED CA DOR CIT GRADUATES EMPLOYED In <u>2018</u></p>

2017-2019 CIT YEARS IN REVIEW - IMPACT

UNEMPLOYED (WIOA)-WORKFORCE INVESTMENT ACT (Civilians)		RE-ENTRY (Formerly Incarcerated)	
<p>216</p>  <p>CIT WIOA STUDENTS Completed CAREER TRAINING CIT HEAVY EQUIPMENT TRAINING <u>2017-2019</u></p>	<p>96%</p> <p>FORMERLY UNEMPLOYED WIOA, CIT</p>  <p>GRADUATE RATE <u>2018</u></p>	<p>76</p>  <p>RE-ENTRY STUDENTS Completed CAREER TRAINING CIT HEAVY EQUIPMENT TRAINING <u>2017-2019</u></p>	<p>94%</p> <p>RE-ENTRY STUDENTS CIT</p>  <p>GRADUATE RATE <u>2018</u></p>
<p>\$22-\$65/hr</p>  <p>RECENT STARTING SALARIES <u>2018</u> CIT WIOA GRADUATES EMPLOYED</p>	<p>95%</p> <p>WIOA</p>  <p>FORMERLY UN-EMPLOYED CIT GRADUATES EMPLOYED <u>2017-2019</u></p>	<p>\$21-\$32 Hr</p>  <p>RECENT STARTING SALARIES <u>2018</u> RE-ENTRY GRADUATES EMPLOYED</p>	<p>97%</p> <p>REENTRY</p>  <p>CIT GRADUATES EMPLOYED <u>2017-2019</u></p>

GENERAL ADMINISTRATION OFFICE & CAREER TRAINING -BELLFLOWER

17156 Bellflower Blvd, Bellflower, CA 90706



- **3,500 SQ. FT. FACILITY**
 - 3 Classrooms
 - Office Area, Conference Room &
 - ADA Restrooms

HEAVY EQUIPMENT YARD & HANDS ON TRAINING AREA— LONG BEACH

6841 Atlantic Blvd., Long Beach, CA 90805

1.50 ACRE SITE

- Adjacent 2-Acre Riverbed Area for Heavy Equipment Training
- Heavy Equipment for Training (Storage & Staging Area)
- Designated Areas: HANDS ON Classroom/Bookwork, Lunch/Break Area

STAFF: TOTAL 20 CIT EMPLOYEES (16 Los Angeles County Residents), 5 CIT GRADUATES – NOW EMPLOYEES

LONG BEACH HEAVY EQUIPMENT TRAINING YARD

**4 FULLTIME EMPLOYEES
1 PART TIME- EMPLOYEES**

BELLFLOWER – GENERAL ADMINISTRATION & CLASSROOM OPERATIONS

**10 FULLTIME EMPLOYEES - 1 Full-time Student Concierge (Outside)
4 PART TIME- EMPLOYEES**

MISSION

COLLEGE OF INSTRUMENT TECHNOLOGY'S mission is to train and certify students, guiding them toward a lifelong career, and to become a productive member of our society. Student success is CIT's highest priority. We are committed to teaching excellence, lifetime ambition, partnership building, and economic achievement. The objective for each of our programs is the same: to train unemployed adults, dislocated workers, under-employed workers, and returning veterans in a vocational trade, which will yield to high paying jobs, an avenue to support their families and become tax-paying citizens; and/or to add value to currently employed workers.



CIT has had over an 95% school-wide job placement rate for over 5 years; CIT implements a very strategic curriculum, which enables students to timely gain the skillset they need to obtain a lifelong career.

<p>HED 100-105 (Level A) 8-16 weeks TRUCK DRIVER LICENSE Optional Bus Passenger Endorsement On all classes ending in 5</p>	
<p>WORK SOURCE</p>	<p>JOB PLACEMENT</p>
<p>JOB DEVELOPMENT - EXISTING JOBS INFRASTRUCTURE DEVELOPMENT AND IMPROVEMENTS OF ROADS</p> <p style="text-align: right; font-size: small;">HED 100-150 2019</p>	

HISTORY

The College of Instrument Technology was founded in 1983 by Harold E. Durbin, Vice-President of Instrument Engineering with Instrument Personnel, Inc. Mr. Durbin had a dream to offer the first Instrument Engineer Degree and Instrument Technician N.C.I.T. Certification, in the United States, which features, HIGH TECH hands-on Field Training and Environmental Testing. Mr. Durbin wanted to assist men and women in obtaining work ethics that would be needed in the 21st Century for a productive career and rewarding future in America.

There was difficulty in finding qualified people with the skills necessary in the field of Instrumentation except for the few technicians who came from refineries, chemical, food, paper, and power plants, plus the individual instrument manufacturers. These technicians usually favored their specific brands and styles, which limited their technical abilities.



*CIT Trains and Certifies
Calibration Metrology Testers &
Refinery Instrument Techs*

At C.I.T., we emphasize the similarity of cross brands, thus introducing a broader general knowledge in instrumentation, Dual Crafted electrical maintenance, Process Control Systems, office equipment, environmental remediation and monitoring systems. Long Beach City College and C.I.T. collaborated on a joint venture to create the first classes.

During the 1980's, the college was taught at Long Beach City College. Later they moved into a new headquarters in the City of Norwalk with the help of Cerritos College, and then to the present site in Bellflower, California.

CIT trained and certified graduates with previous Military, farm, ranch, and family business experience. They were on the fast track to qualify for Internships, Unions Apprenticeships and Enterprise Zone High-Paying Jobs. Many of the unions such as operating engineers, Longshoreman, electrical, construction, refinery, chemical, food processing, auto manufacturers, railroad, shipping, auto workers have found that CIT graduates are proven to be the most Successful Candidates and Employees.



CIT-SUCCESS-EMPLOYMENT

CIT recognized by South Bay Workforce Investment Board for 82% - 100% JOB Placement Annually Since 2000 (WIOA).



96% OF CIT GRADUATES PLACED IN JOBS EARNING

\$40,000-\$100,000 + per Yr

CIT WIOA GRADUATE AND CURRENT

CIT EMPLOYEE: Tina S. worked for a major alarm security company) for 26 years in administration and was laid off in

2010. She is a 2010 CIT Workforce Investment Act (WIOA) graduate and one of the first WOMAN Truck Driving certificate grads. She is currently a CIT Employee – Trucking Instructor

“I was laid off from a company and had worked there for 26 years. Knowing that I needed to retrain in another field, I went to the Southeast Los Angeles County Workforce program (SELACO). I found out about CIT and its trucking program. I was the only woman in the class. CIT staff was always willing to help me out. Having the training in the Yard supported me with my Class A drivers license test. CIT does not just send you to the DMV without being prepared. I graduated and CIT offered me a position to train other students in Trucking. Before, I was constantly stuck in an office. Now I train students who come back and thank me saying I made it, I made it. This is a rewarding feeling helping unemployed people get trained and find jobs.”

Tina is 59 years old. She found herself unemployed due to workforce reductions at her former administrative job of 26 years. Referred to her local WIOA center, she actively searched for training programs. In 2010, Tina saw a College of Instrument Technology flyer at SELACO and contacted CIT. She enrolled in CIT’s Truck Operator course, obtained her CA Class A license. and graduated in 2010. She is working as a CIT instructor making a livable wage and enjoying her success.

2018

GENDER:

MALE: 91%

FEMALE: 9%



STUDENTS	2017	2018	2019	3 YR TOTAL	% GRADS
U.S. VETS	22	21	38	81	20%
UNEMPLOYED (WIOA)	68	84	64	216	53%
DISABLED (CA DOR)	4	12	17	33	8%
RE-ENTRY	29	28	19	76	19%



CIT – CAREERS

OSHA-Compliant

Heavy Equipment Operators

Crane Operators

Crane Riggers/
Oilers/Transporter

Class “A” Truck Drivers

Dump Truck Drivers

Environmental Clean-Up Project
Manager

Instrumental & Electrical Maintenance – Dual Craft

(See CIT website: www.hedcollege.com & catalog for additional employment training positions)



**CIT TRAINS
AND
CERTIFIES
FOR GREEN
JOBS**





2013 CIT VETERAN GRADUATE: Anthony D. is a 12+ year US Army veteran who served as a Sergeant in Afghanistan, Iraq, Germany and Korea.

“I was homeless and living out of my truck. I moved into a Sober living facility in East Los Angeles, Montebello. Upon CIT graduation, I started working at a local Sand and Gravel Construction Company (One of CIT Employment Partners). I haul loads of gravel and rock weighing 80,000 lbs. and make \$21-\$32/hr weekly. I’ve bought a home and I’m now raising my nieces and nephews who were being ordered into foster care. I recently bought a new truck and I’m starting my own business...All through the training and encouragement I received at CIT.”

Anthony is 34 years old. He was discharged in 2012, certified as 50% disabled by the VA. While serving in the US Army, he fell two stories out of a helicopter, suffering knee and back injuries. Deployed in Korea, he was diagnosed with Methicillin-Resistant Staphylococcus Aureus (MRSA-severe wound infection condition).

In 2013, Anthony found CIT through an internet Google search for veteran training programs. He took courses in Heavy Equipment, Front Loader, Crane, Forklift operation. Anthony obtained his CA Class A license and is still employed with the same company since CIT graduation earning up to \$32/hour.



CIT – PARTNERS

FEDERAL	STATE
US Department of Veterans Affairs (VA)	State of CA – Department of Rehabilitation (DOR)
Us Department of Defense (DOD) Army Corp of Engineers	State of CA – Bureau of Private Postsecondary Education (BPPE)
COUNTY REGIONAL	LOCAL CITIES
Los Angeles County Workforce Development Board – Workforce Development Aging & Community Services (WDACS-WIOA)	City of Long Beach
South Bay Workforce Investment Board (SBWIB) (WIOA)	City of Anaheim
Pacific Gateway Workforce Partnership & Workforce Development Board (WIOA)	
County of Orange	

EMPLOYERS
<p>Judge Netting, Inc. Aerotek Northern Refrigerated Associated Ready Mix Concrete West Coast Sand & Gravel Inc Dion & Sons, Inc. May Trucking Co., Inc. CRST International Melton Truck Lines Inc</p>

PAST PARTNER

Long Beach Community College District



CIT – RELOCATION

3 to 5 Acres of land in SOUTH EAST LOS ANGELES COUNTY (with area for classroom and office space). Portable offices and classrooms may be acceptable. COLLEGE OF INSTRUMENT TECHNOLOGY new site and building, preferably in the County of Los Angeles (Bellflower, Paramount, Compton, Lakewood, Artesia, Cerritos, Long Beach Areas considered).

RELOCATION REQUIREMENTS

Career Training Center

- **SITE: Approximately 3-5 ACRES**
 - (INCLUDES VACANT LAND FOR TRAINING/STAGING HEAVY EQUIPMENT)
 - (Area for Offices, Classrooms, Heavy Equipment Staging and Training Yard)
- **Peak load will be 100 Students (Ages 21 +)**
- **CIT will provide Full Service Workforce Development:**
 - VETERANS
 - UNEMPLOYED (WIOA)
 - DISABLED (CA Dept of Rehabilitation DOR)
 - RE-ENTRY – (Formerly incarcerated)
- **Classrooms (3-5)**
- **Exterior Equipment Area**
- **Training and Learning areas, Multi-Purpose area**
- **General Administrative Support**
 - Maintenance, Administrative and Support areas, Ample Parking, Restrooms

WAYNE SPENCER
CHAIRPERSON

OFFICERS

GLENN MITCHELL
VICE-CHAIRPERSON

PATRICIA BENNETT
SECRETARY

DORI GIULEA
CHIEF FINANCIAL
OFFICER

TOM BEEDON
DIRECTOR

MARIA CAMACHO
DIRECTOR

PATRICIA DONALDSON
DIRECTOR

BERNIE KONIG
DIRECTOR

MOHAMMAD NASER
DIRECTOR

JAN VOGEL
CHIEF EXECUTIVE
OFFICER

August 29, 2019

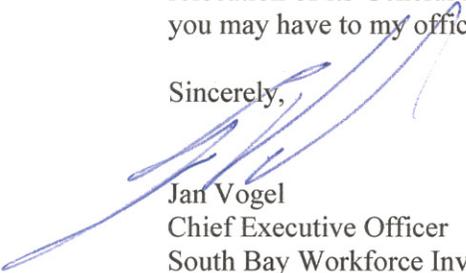
To College of Instrument Technology (CIT) Relocation Partners:

On behalf of the South Bay Workforce Investment Board, Inc. (SBWIB), I am writing to convey my support of the College of Instrument Technology (CIT) in their efforts to relocate their current General Operations, Heavy Equipment Staging Yard, and hands-on training Area. CIT has been a high performing Training Provider on the SBWIB I-TRAIN Directory for more than 20 years. Working closely with our One-Stop Business and Career Centers, CIT provides career training and job placement for South Bay veterans, youth, adults and dislocated workers which in return assists the SBWIB with meeting the needs of local businesses for a skilled workforce. CIT has been assisting Workforce Investment and Opportunity Act (WIOA) participants (and its predecessor's prior, WIA, PAN, etc.) since before year 2000. In 2018 alone, CIT trained more than 80 WIOA participants.

Due to pending development of the City of Long Beach's year-round homeless shelter and affordable housing campus, CIT is looking to relocate its North Long Beach Heavy Equipment Staging Yard & Hands-on Training Area and potentially its General Administrative Offices/Classrooms. CIT is currently under contract with SBWIB through 2021 to provide much needed career and business services at its Heavy Equipment training operations yard. Through CIT training programs, South Bay residents have the opportunity to complete specialized training, obtain licenses and become certified for high demand positions in the Construction, Trucking and Instrument Technology fields.

The work that CIT is doing within the South Bay is so critical to the economic empowerment of unemployed and underemployed residents of Inglewood, Hawthorne, Carson, El Segundo, Gardena, Hermosa Beach, Lawndale, Lomita, Manhattan Beach, Redondo Beach, Torrance and other areas throughout Los Angeles County. I encourage you to provide support in identifying a location for CIT's new Heavy Equipment Yard and relocation of its General Administrative offices/classrooms. Please address any questions you may have to my office at (310) 970-7700.

Sincerely,



Jan Vogel
Chief Executive Officer
South Bay Workforce Investment Board, Inc.



www.sbwiib.org

M E M B E R S

**WAYNE SPENCER
CHAIRPERSON**

- DR. ANTHONY TARANTO
- BILLY C. CAMPBELL
- BOB HELEANT
- BRENDA GARVIN
- BRIAN RABER
- CAROLYN ANDERSON
- DAVID FLECK
- DAVID NOFLIN
- DEEPAK CHOPRA
- DR. DENA MALONEY
- DOUG MARIAN
- EDWARD DE BRITO
- ELLENMARY MICHEL
- ELYSE BEARDSLEY
- FRAN FULTON
- GLENN GRINDSTAFF
- GLENN MITCHELL
- GREGG MCCLAIN
- JANE TEMPLIN
- JAY FOWLER
- JEFFREY R. JENNISON
- JESUS FERNANDEZ
- JOB AHN
- JOSH LAFARGA
- KATHY WOJNO
- KIRK ROSSBERG
- DR. LANCE WILLIAMS
- LILIAN HANEY
- LINDA BRADLEY
- MARC LITTLE
- MICHAEL JACKSON
- MIKE HARRIEL
- MITCH PONCE
- NICK SPAMPANATO
- PATRICIA BENNETT
- PATRICIA DONALDSON
- RAJ DHILLON
- ROLAND TALTON
- RUDY RODRIGUEZ
- RUTHI DAVIS
- DR. SANDRA G. HORWITZ
- SARAH GONZAGA
- SUSIE YELLOWHORSE-JENSEN
- TAMALA LEWIS
- TOD SWORD
- VAN NGUYEN
- WANZA TOLLIVER
- DR. WILLIE HAGAN

To College of Instrument Technology (CIT) Relocation Partners:

I am writing to provide my support for the College of Instrument Technology (CIT). It's my understanding that CIT needs to relocate its current Heavy Equipment Staging Yard and Hands-on) Training Area. CIT's training and job placement program is critical to supporting South Bay Workforce Investment Board, Inc. (SBWIB) with its vision to meet the needs of business for a skilled workforce, while creating opportunities for workers to prepare for and enter into well-paid careers.

I'm the SBWIB Contract Manager for CIT. I've worked many years with the CIT team to manage their Training Provider contract. CIT works closely with our One-Stop Business and Career centers: Inglewood, Torrance, Gardena, and Carson. CIT is currently providing Heavy Equipment Operator, Truck Driver (Class A), and Computer Word Processing Computer Graphic career training and job placement for the South Bay's veterans, youth, adults and dislocated workers. In 2018 alone, CIT trained more than 80 WIOA referral students for new careers.

Without the support of training programs such as CIT offers, there would be little career support for unskilled job seekers, laid-off workers, older youth, new entrants to the workforce, veterans, disabled and felon populations, etc.; our community's under-employed and unemployed would have no way to reinvent themselves in the workforce.

CIT is currently under contract with SBWIB through 2021 to provide career and business services at its Heavy Equipment training operations yard. CIT's contract is funded through SBWIB's Workforce Investment Act (WIOA). We rely on their training program to help our veterans, unemployed and formerly incarcerated under-served residents. These students have been training at CIT's North Long Beach Heavy Equipment Staging Yard & Hands-on Training Area.

Due to pending development of the City of Long Beach's year-round homeless shelter and affordable housing campus, I request your support with helping CIT find a new training yard and general operations facility.

I'm available to respond to inquiries about CIT and our partnership with its training programs. My contact number and email are (310) 970-7700, cblaylock@swib.org.

Sincerely,

Catherine Blaylock, Contracts Manager
South Bay Workforce Investment Board, Inc.

JAN VOGEL
EXECUTIVE DIRECTOR



August 2, 2016

College of Instrument Technology
17156 Bellflower Blvd
Bellflower, CA 90706
ATT: Arti Sutaria
Phone: (562)925-1785 E-mail: Citarti@yahoo.com

Thank you for the efforts and support of College of Instrument Technology to train CDL drivers for new careers at Schneider. The top training at College of Instrument Technology has provided the skills for many of the new Schneider drivers through the years of our great relationship.

Schneider has full time professional driver positions throughout your training areas and we look forward to filling many of these positions with your graduates and alumni. We are looking to hire over 50 drivers from your training areas throughout the upcoming year and we are counting on your support. Schneider has the following types of positions available:

- Regional Dry Van
- Over the Road Dry Van (solo and team)
- Dedicated Account (solo and team)

College of Instrument Technology has become one of Schneider's top-producing schools with a high percentage of driver retention. Thank you for your hard work in providing quality education to new drivers.

Sincerely,

Ken Smith

Ken Smith
Manager, Truck Driving School Relations
Schneider National, Inc.
(920) 592-6065
smithke@schneider.com



July 27, 2016

College of Instrument Technology
17156 Bellflower Blvd
Bellflower, CA 90706
ATT: Arti Sutaria
Phone: (562)925-1785 E-mail: Citarti@yahoo.com

Subject: Letter of commitment and support to consider and hire qualified individuals completing training for Class "A" Truck Drivers

Dear Ms. Sutaria:

This letter is provided to express our commitment and partnership to work with the WIOA (Work Initiative Opportunity Act), AJCC (America's Job Center of California) and CIT (College of Instrument Technology).

West Coast Sand & Gravel has successfully hired CIT graduates throughout the years and has been satisfied with the graduates you have provided for our company from your Heavy Equipment and Class "A" driving program. We continually have many more driving positions available for your qualified graduates to fill.

For the period of August 1, 2016 – December 30, 2016 we anticipate a need to hire approximately **30** Class "A" drivers. We agree to work as a partner and provide employment opportunities for qualified individuals who have completed the above referenced training for employment with our company. Your graduates that are hired by our company and remain successful for a minimum of 6 months can expect wages of **(\$16-18 an hour)** per **(50-70 hours a week)** range.

We are pleased to accept your recent qualified graduates who have obtained a Class "A" license after completing your 8-16 week training course.

We look forward to continue working with your school.

Sincerely,


Jacob Van Gelder
Driver Manager

WERNER

CONGRATULATIONS AND THANK YOU!

Werner Enterprises is extremely proud to put the safest and most productive professional drivers on the road year after year, and we wouldn't be able to do that without your help.

We appreciate everything that you and your staff do to prepare students to become professional drivers and begin their career with Werner.

This letter is just a token of our appreciation to you and your staff for the outstanding job you did in helping to prepare one of your former students to become a Werner Enterprises team member.

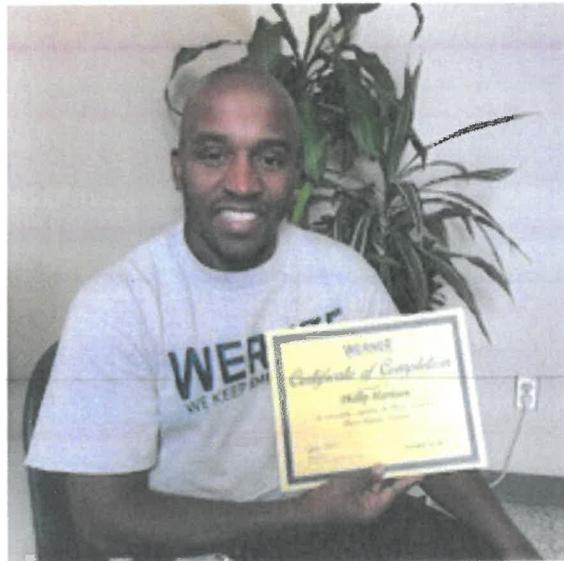
We are confident that your school will continue to provide the trucking industry and Werner with high-quality and well-trained students.

If we can assist you in any way, please do not hesitate to call us at 1.888.4WERNER.

Regards and best wishes,



Jim Morbach
Associate Vice President - Student
and Government Recruiting



Phillip Harrison
CIT

RECEIVED FEB 02 REC'D



Putting Veterans First Since 1992
NEW DIRECTIONS *for* **VETERANS**

January 29, 2019

Harold Durbin
College of Instrument Technology
17156 Bellflower Blvd.
Bellflower, CA 90706

Dear Harold,

I wanted to express my gratitude on behalf of New Directions for Veterans and the Veteran Community for your on-going support. We are incredibly proud of the work that we have accomplished since providing services to our first homeless veteran in 1992. As we continue to serve today's homeless veterans, we continue to address the challenges and remain committed to empowering our veterans with the resources they need. It is only through partnerships with generous donors like you, that we are able to continue our mission.

At this time, I'm excited to announce new leadership for the organization. Last year, Col. Yvette J. Kelley, (Retired) decided to pursue a legal career. We wish her well on her journey, and we appreciate her leadership and the contributions that she made to New Directions during her tenure.

Continuing our commitment to have the organization led by a veteran, we are announcing that Leo Cuadrado is now the Executive Director of New Directions for Veterans. Leo was hired as an Operating Executive under Yvette and recently, the Board has promoted him to this expanded role because of his demonstrated leadership and the positive impacts he has made to the organization.

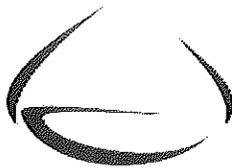
As background, Leo is a veteran of Operation Iraqi Freedom where he served in the U.S. Marine Corps. In the Marines, he started as an enlisted person and then earned his officer's commission and retired as a Captain. After leaving the Marines, he has served as Chief Operating Officer for *A Place Called Home* and most recently as Director of Veteran Programs at *Goodwill* (Southern California).

Please join me in congratulating Leo on his new role and we look forward to introducing Leo to you and your team in the future. On behalf of the veterans we serve and the Board of Directors, we thank you for your continued support. If I can be of any assistance to you or your team, please do not hesitate to reach out at 310-251-0897.

Sincerely,

Rudy E. Grimaldo
Chair, Board of Directors

New Directions for Veterans mission
To empower men and women in the military, and their families, to lead productive and fulfilling lives.



DAVID M. BRAHMS, ESQ.
MILITARY LAW

2558 ROOSEVELT ST., SUITE 300, CARLSBAD, CA 92008
PHONE: (760) 729-2313 CELL: (760) 500-7870
FAX: (760) 729-8404
EMAIL: DMBRAHMS@AOL.COM

September 10, 2019

To Whom it may concern

RE: College of Instrument Technology (CIT)

I am writing to convey my support of the College of Instrument Technology (CIT) and relocation of its current General Operations, Heavy Equipment Staging Yard and hands-on training area. I served some 26 years with the U.S. Marine Corps (USMC) served in Vietnam and retired as a Brigadier General I understand the challenges that our military men and women face upon returning to civilian life after serving our Country. It is my commitment to advocate for their seamless transition to civilian life. For that to occur there is a need for access to meaningful employment opportunities. Transferring their skills and knowledge, as well as receiving workforce training, from organizations such as the College of Instrument Technology (CIT) enables them to obtain well paying jobs, have the dignity of work and care for their families.

I have worked closely with CIT's Field Student Representative, Art Delgado (U.S. Veteran) to connect CIT with USMC veterans who are returning and seeking training and employment opportunities. Many are disabled some have served in combat in Iraq and Afghanistan. Career training and job placement are critical to their reintegration back to civilian life. CIT is helping our Veterans to meet the needs of local businesses, while creating opportunities for them to enter the skilled workforce, starting well paid careers.

It is my understanding that CIT needs to relocate its North Long Beach heavy equipment staging yard and hands on training area and potentially its General Administrative Offices/Classrooms. The City of Long Beach is developing a year round homeless shelter and affordable housing campus on the lot that CIT currently uses to train our Veterans for heavy equipment and trucking careers. Without open space area to provide hands-on training and storage of CIT's equipment, Veterans' career plans will be delayed and preclude them

September 10, 2019

RE: CIT/USMC
Page 2

from filing the thousands of new job openings currently being offered in the construction and trucking industries.

CIT is helping our returning and dislocated Veterans to retain their dignity and improve their quality of life for themselves and their families. I strongly encourage you to provide support by facilitating their efforts to identify a location for CIT's new heavy equipment yard and relocation of its General Administrative offices/classrooms.

I welcome the opportunity to respond to any questions you may have.

Respectfully,

A handwritten signature in black ink, appearing to read 'D. Blahns', is written over a horizontal line. The signature is stylized and cursive.

David M. Blahns Esq.
Brigadier General, USMC (Ret.)

INSTRUMENT PERSONNEL, INCORPORATED

DBA COLLEGE OF INSTRUMENT TECHNOLOGY

DBW Woman Owned

17156 BELLFLOWER BLVD., BELLFLOWER, CA 90706

Phone 562 925-1785 FAX 562 925-5855

11/01/19 EQUIPMENT LIST CA197496

DESCRIPTION	VIN	LICENSE	REGISTERED OWNER	LAB NO.
SEMI-TRACTORS				
1995 Freightliner	1FUWDCYA3SH603339	9D04225	Heather E. Durbin	LAB 101
2000 INTL	1HTSCABM3YH243503	6A02138	Marcia June Durbin	LAB 110 Crew
2000 INTL	1HTSCABM8YH243528	5V53195	Marcia June Durbin	LAB 111 Crew
1998 INTL Automatic	1HTSCABL3WH568236	8N84577	Marcia June Durbin	LAB 112 Crew
1996 INTL	1HTSCABNOTH305120	2QRR104	Harold E. Durbin	LAB 113 Crew
2004 INTL	1HTMMAAN24H656703	9E46755	Harold E. Durbin	LAB 114 Crew
2015 INTL	3HAMMMML7FL711185	74304S1	H E Trust	LAB 115 Crew
2013 INTL	3HSDJSJR2DN397304	9F68699	H E Trust	LAB 116 Crew

TRAILERS

1986 Alloy Van Trailer	1ALSP6185GS860887	1WR2515	Hope E. Durbin (pict of Heather)	Trailer 1002
1969 Fontaine Lowboy Trailer	12195	4AS5873	Hope E. Durbin	Trailer 1005
1986 Alloy Van Trailer	1ALSP6185GS860886	1WN6241	Hope E. Durbin	Trailer 1003
1987 Alloy Van Trailer	1ALSP6184HS871381	1VX9996	Instrument Personnel, Inc	Trailer 1004
1989 Strick Van Trailer	1S11F8281KG322204	1UB9446	Hope E. Durbin	Trailer 1001
1996 Great Dane Trailer	1GRAA5614TS021401	4CA8821	Marcia June Durbin	Reefer 1006
1991 Trailmobile Trailer 53'	1PTO1JAH5M9003727	4MA9251	College of Instr. Tech.	Trailer 1007
1987 Subus Trailer	3A9FP4614HC003001	4SK6910	HE Trust	Superbus 1
1978 GREAT	98878	4JL2401	Harry E. Durbin	
1978 GREAT	98870	4JL2402	Harry E. Durbin	

BUSES

2003 FORD	1FDXE45S93HA90266	DP141FL	H.E/H.E.J. Durbin	BUS 5
1996 INTL	1HVBJABNXTA074779	DP060UE	Heath E.J. Durbin	BUS 6
2000 ELDOR	1N9TDAC84YC084133	DP460AB	Heath E. Durbin	BUS 506
2000 ELDOR	1N9TDAC88YC084135	DP593FD	Heath E. Durbin	BUS 508

ATTACHMENT B - RELOCATION PLAN

INSTRUMENT PERSONNEL, INCORPORATED

DBA COLLEGE OF INSTRUMENT TECHNOLOGY

DBW Woman Owned

17156 BELLFLOWER BLVD., BELLFLOWER, CA 90706

Phone 562 804-7799 FAX 562 925-5855

11/01/19 EQUIPMENT LIST CA197496

School Owned Equipment

Box Truck – used for office & tool storage

Bobcat S-250

- Combo Bucket Attachment

- Backhoe Attachment

- Forklift Attachment

Case Backhoe 580 Super M Series 3 Extendahoe

Case Backhoe 580 Extendahoe

Case Backhoe 680K

Case 570LXT Skip loader

- 4x4 Galion

Grove RT400 Crane

Harnischfeger P&H T-145 Crane

John Deere Motor Grader 670C

Large Excavator - Hyundai Robex 290LC-3 Excavator, Cummins Engine, 136 KW, 35" bucket

Rental Equipment

(Larger, Very expensive pieces)

Big Wheel Loader

Dozer

Dump Truck

ATTACHMENT RELOCATION PLAN



College of Instrument Technology

OPC BUSINESS SITE RELOCATION SITE REFERRALS

HEAVY EQUIPMENT ON THE JOB TRAINING YARD RELOCATION

6841 ATLANTIC AVENUE, LONG BEACH, CA 90805

MARCH - OCTOBER 2019

NUMBER	DATE RECEIVED	SITE LOCATION/ADDRESS	DESCRIPTION	SITE SIZE	COST	MONTHLY RENTAL (ESTIMATED)	SUITABILITY (CURRENT 1.5 ACRES -\$3,500/MO RENT, NEW SITE 3-5 ACRES - T)	INCREASE/DECREASE
1	March 15, 2019	<u>BELL GARDENS</u> , 6836 FLORENCE PLACE, 90201	INDUSTRIAL CONTRACTOR STORAGE YARD	17,500 SQ FT= 0.40 ACRE	\$.42/SF	\$7,350	<u>SMALL LOT</u> (.40 ACRE), <u>RENT HIGHER</u> - \$3,850 INCREASE	\$3,850
2	March 15, 2019	<u>PICO RIVERA</u> , 9219 TELEGRAPH RD, 90660	INDUSTRIAL/ZONED MIXED USE	13,352 SQ FT= 0.31 ACRE	\$2- \$2.50/SF	\$26,704	<u>SMALL LOT</u> (.31 ACRE), <u>RENT HIGHER</u> - <u>\$23,204 SUBSTANTIAL INCREASE @</u> \$2/SQ FT	\$23,204
3	March 15, 2019	<u>WILMINGTON</u> , 1535 E. SANDISON ST 90744	M2 ZONING-FULLY FENCED & PAVED	14,000-66,544 SQ FT= 0.32 ACRE-1.5 ACRE	\$.50/SF	\$33,272	<u>COMPARABLE LOT</u> (1.5 ACRE), <u>RENT HIGHER</u> - <u>\$29,772 SUBSTANTIAL INCREASE @</u> \$.5/SQ FT	\$29,772
4	March 15, 2019	<u>CARSON</u> , 2919 AVALON BLVD 90745	N/A ZONING-PERFECT FOR RETAL OR RESTAURANT USE	10,500 SQ FT= 0.24 ACRE	\$.71/SF	\$7,455	<u>SMALL RETAIL LOT</u> (.24 ACRE), <u>RENT HIGHER</u> - \$3,955 INCREASE @ \$.71/SQ FT	\$3,955
5	May 17, 2019	<u>UN-INCORP. LA COUNTY, LOS ANGELES</u> , 9113 S. ALAMEDA ST 90002	LAND CONTRACTOR STORAGE YARD	0.77 ACRE = 33,541 SQ FT	\$.41/SF	\$13,752	<u>SMALL LOT</u> (.50 ACRE), <u>RENT HIGHER</u> - <u>SUBSTANTIAL INCREASE \$10,252 @</u> \$.41/SQ FT, <u>TOO FAR FROM BELLFLOWER OFFICE</u>	\$10,252
6	May 17, 2019	<u>LOS ANGELES/BOYLE HEIGHTS</u> , 1515 S. EVERGREEN AVE 90023	M3-ZONING, FULLY FENCED CONTRACTOR'S YARD	0.50 ACRE = 21,780 SQ FT	\$.35/SF	\$10,890	<u>SMALL LOT</u> (.77 ACRE), <u>RENT HIGHER</u> - <u>\$7,390 @</u> \$.35/SQ FT, <u>TOO FAR FROM BELLFLOWER OFFICE</u>	\$7,390
7	May 17, 2019	<u>LOS ANGELES/HYDE PARK</u> , 2507-2615 SOUTHWEST DR. 90043	LA-MC ZONED, INDUSTRIAL COMMERCIAL	0.46 ACRE = 20,038 SQ FT	FLAT RATE	\$8,000	<u>SMALL LOT</u> (.46 ACRE), <u>RENT HIGHER</u> - \$4,500 , <u>TOO FAR FROM BELLFLOWER OFFICE</u>	\$4,500
8	May 17, 2019	<u>SOUTH GATE</u> , 9815 E. FRONTAGE RD. 90280	N/A ZONING, IRREGULAR LOT, FENCED, PAVED	0.22 ACRE = 21,780 SQ FT	FLAT RATE	\$4,504	<u>SMALL LOT SUSTANTIALY (.22 ACRE)</u> , <u>RENT HIGHER</u> - \$1,004	\$1,004
9	May 17, 2019	<u>LYNWOOD</u> , 10695 LONG BEACH BLVD. 90262	LYC3 ZONED, HEAVY COMMERCIAL	0.44-.7 ACRE = 30,492 SQ FT	FLAT RATE	\$9,189	<u>SMALL LOT</u> (.7 ACRE), <u>RENT HIGHER</u> - \$5,689	\$5,689
10	May 24, 2019	<u>LONG BEACH</u> , 530 E. 33RD ST. 90807	CCA DEVELOPMENT OPPORTUNITY, FORMER RESTAURANT, VACANT LOT CUL DE SAC, 3 PARCELS	1.186 ACRE = 51,684 SQ FT	SALE	\$4,500,000	<u>COMPARABLE LOT</u> (1.186 ACRE), <u>SALE PRICE SUBSTANTIALLY HIGHER</u> - <u>\$4,496,500</u>	\$4,496,500

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11	May 24, 2019	<u>LOS ANGELES</u> , 5860 S. LOS ANGELES ST 90003	MR-1 CONTRACTOR STORAGE YARD	0.62 ACRE = 27,000 SQ FT	\$5.04/SF/Y R OR .42/SF/MO	\$11,340	SMALL LOT (.62 ACRE), RENT HIGHER - \$7,840 @ \$.42/SQ FT, <u>TOO FAR FROM BELLFLOWER OFFICE</u>	\$7,840
12	May 24, 2019	<u>CARSON</u> , 20151 S MAIN ST. 90745	CAML & ORL ZONING-VEHICLE STORAGE CUP TO OCT 2020	113,691 SQ FT= 2.6 ACRE	\$3.00/SF/Y R OR .25/SF/MO	\$28,423	COMPARABLE LOT (2.6 ACRE), RENT SUBSTANTIALLY HIGHER - \$24,923 INCREASE @ \$.25/SQ FT	\$24,923
13	June 20, 2019	<u>LOS ANGELES</u> , 1280 EXPOSITION BLVD. 90007	VACANT LOT	0.10 ACRE = 4,500 SQ FT	FLAT RATE	\$1,000	VERY SMALL LOT (.10 ACRE), RENT LOWER - \$1,000 FLAT MONTHLY, LOWER BY -\$2,500 <u>TOO FAR FROM BELLFLOWER OFFICE</u>	-\$2,500
14	June 20, 2019	<u>LOS ANGELES</u> , 4444 E. OLYMPIC BLVD. 90023	CM ZONE, FRMER USED CAR LOT	0.25 ACRE = 10,890 SQ FT	FLAT RATE	\$5,500	VERY SMALL LOT (.25 ACRE), RENT HIGHER \$5,500 FLAT MONTHLY, HIGHER BY \$2,000 <u>TOO FAR FROM BELLFLOWER OFFICE</u>	\$2,000
15	June 20, 2019	<u>LOS ANGELES</u> , 8917 JUNIPER ST 90002	MR-1 TRUCK, CAR TWINING PALLET YARD	0.2 ACRE = 8,900 SQ FT	FLAT RATE	\$5,000	VERY SMALL LOT (.2 ACRE), RENT HIGHER - \$1,500, <u>TOO FAR FROM BELLFLOWER OFFICE</u>	\$1,500
16	August 16, 2019	<u>ORANGE (ORANGE COUNTY)</u> , 341 W. COLLINS. 92867	N/A VACANT LAND, CONTRACTOR'S YARD STORAGE	0.88 ACRE = 38,306 SQ FT	FLAT RATE	\$5,363	SMALL LOT (.88 ACRE), RENT HIGHER - \$1,863, <u>TOO FAR FROM BELLFLOWER OFFICE</u>	\$1,863
17	August 16, 2019	<u>PASADENA</u> , 1280 EXPOSITION BLVD. 90007	CG (COMMERCIAL GENERAL) - FOR RETAIL, OFFICE OR NON FOOD USE DRIIVE THROUGH	0.35 ACRE = 15,298 SQ FT	FLAT RATE SHORT TERM	\$2,500	VERY SMALL LOT (.35 ACRE), RENT LOWER - \$2,500 FLAT MONTHLY SHORRT-TERM, \$8,000 LONG TERM, LOWER BY -\$1,000 <u>TOO FAR FROM BELLFLOWER OFFICE</u>	-\$1,000
18	August 20, 2019	<u>LONG BEACH</u> , 530 E. 33RD ST. 90807 <u>SAME SITE/ RETAIL FROM MAY 24, 2019</u>	CCA DEVELOPMENT OPPORTUNITY, FORMER RESTAURANT, VACANT LOT CUL DE SAC 3	1.76 ACRE = 77,052 SQ FT	\$3.06/SF/Y R OR \$.30/SF/M O	\$23,116	COMPARABLE LOT (1.76 ACRE), SALE PRICE SUBSTANTIALLY HIGHER - \$19,616	\$19,616
19	August 20, 2019	<u>WILMINGTON</u> , 1301 E. SANDISON ST 90744	N/A ZONING-COMMERCIAL VACANT LAND	152,460 SQ FT= 3.5 ACRE	N/A ???	???	COMPARABLE FUTURE LOT (3.5 ACRE), ??? RENT NO RENTAL OR SALE COST	???
20	August 20, 2019	<u>CARSON</u> , 21523 S MAIN ST. 90745	CAMU & CS ZONING-SHORT TERM VEHICLE MISC STORAGE	63,517 SQ FT= 1.46 ACRE	UPON REQUEST	???	COMPARABLE LOT (1.46 ACRE), ??? RENT NO RENTAL OR SALE COST	???

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21	August 20, 2019	<u>CARSON</u> , 20151 S MAIN ST. 90745, <u>SAME SITE FROM MAY 24, 2019</u>	CAML & ORL ZONING-VEHICLE STORAGE CUP TO OCT 2020	113,691 SQ FT= 2.6 ACRE	\$3.00/SF/YR OR \$0.25/SF/MO	\$28,423	<u>COMPARABLE LOT (2.6 ACRE), RENT SUBSTANTALLY HIGHER - \$24,923</u> INCREASE @ \$.25/SQ FT	\$24,923
22	August 20, 2019	<u>CARSON</u> , 21611 S PERRY ST. 90745	?? ZONING-LAND	122,839 SQ FT= 2.81 ACRE	\$4.88/SF/YR OR \$0.41/SF/MO	\$50,364	<u>COMPARABLE LOT (2.81 ACRE), RENT SUBSTANTALLY HIGHER - \$46,864</u> INCREASE @ \$.41/SQ FT	\$46,864
23	August 20, 2019	<u>UN-INCORP LOS ANGELES COUNTY/WATTS AREA</u> , 2535 E. 114TH ST. 90059	INDUSTRIAL-TRUCKING PALLET YARD	1.8 ACRE = 78,408 SQ FT	\$5.16/SF/YR OR \$0.43/SF/MO	\$33,715	<u>COMPARABLE LOT (1.8 ACRE), RENT SUBSTANTALLY HIGHER - \$30,2154</u> INCREASE @ \$.41/SQ FT, TOO FAR FROM BELLFLOWER OFFICE	\$30,215
24	October 3, 2019	<u>GARDENA</u> , 14612 S AVALON BLVD. 90248	COMMERCIAL LAND-TRUCK & BUS YARD	40,075 SQ FT= .92 ACRE	FLAT RATE	\$14,026	<u>SMAL LOT (.92 ACRE), RENT SUBSTANTALLY HIGHER - \$10,526, TOO FAR FROM BELLFLOWER SITE</u>	\$10,526
25	October 3, 2019	<u>UN-INCORP LA COUNTY, TORRANCE</u> , 20320 NORMANDIE AVE. 90502	CM ZONING-VACANT COMMERCIAL LAND	27,007 SQ FT= .62 ACRE	FLAT RATE	\$5,400	<u>SMALL LOT (.62 ACRE), RENT HIGHER - \$1,900</u> INCREASE	\$1,900
26	October 3, 2019	<u>ARTESIA</u> , 11718 ARKANSAS ST. 90701	ZONED LIGHT MANUFACTURIING AND INDUSTRIAL, 5 PARCELS W/INDUSTRIAL BLDG (5,355 SQ FT)	40,511 SQ FT= .93 ACRE	FLAT RATE	\$12,153	<u>SMAL LOT (.93 ACRE), RENT SUBSTANTALLY HIGHER - \$8,653</u>	\$8,653
27	October 3, 2019	<u>CARSON</u> , 21611 S PERRY ST. 90745, <u>SAME LISTING AS AUGUST 20, 2019</u>	?? ZONING-LAND	122,839 SQ FT= 2.81 ACRE	\$4.88/SF/YR OR \$0.41/SF/MO	\$50,364	<u>COMPARABLE LOT (2.81 ACRE), RENT SUBSTANTALLY HIGHER - \$46,864</u> INCREASE @ \$.41/SQ FT	\$46,864
28	October 3, 2019	<u>GARDENA</u> , 400 E. COMPTON BLVD. 90248	COMMERCIAL LAND-TRUCK LOT & BLDGS	74,923 SQ FT= 1.72 ACRE	\$6/SF/YR OR \$0.5/SF/MO	\$37,462	<u>COMPARABLE LOT (1.72 ACRE), RENT SUBSTANTALLY HIGHER - \$33,962 TOO FAR FROM BELLFLOWER SITE</u>	\$33,962
29	October 3, 2019	<u>WILMINGTON</u> , 821 SISBY AVE 90744	ZONING-LIGHT INDUSTRIAL, OFFICE SPACE - HEAVY CONTAINER CORRIDOR	55,757 SQ FT= 0.32 ACRE-1.28 ACRE	\$8.28/SF/YR OR \$0.69/SF/MO	\$38,472	<u>COMPARABLE LOT (1.28 ACRE), RENT HIGHER - \$34,972 SUBSTANTIAL</u> INCREASE @ \$.69/SQ FT	\$34,972

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30	October 3, 2019	<u>DOWNNEY</u> , 9701 BLUFF RD. 90240	INDUSTRIAL-TRUCK LOT & BLDGS	70,567 SQ. FT= 1.62 ACRE	\$4.2/SF/YR OR \$.35/SF/M	\$24,698	COMPARABLE LOT (1.62 ACRE), RENT SUBSTANTIALLY HIGHER - \$21,198	\$21,198
31	October 14, 2019	<u>LONG BEACH</u> , ST LOUIS AVE & 32ND ST.	INDUSTRIAL-OWNED BY LONG BEACH WATER DEPARTMENT	28,423 SQ. FT= 5.7 ACRE	???	???	COMPARABLE FUTURE LOT (5.7 ACRE), COST ???	???



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Harold E. Durbin
College of Instrument Technology
17156 Bellflower Boulevard
Bellflower, CA 90706

ATTACHMENT B - RELOCATION PLAN



ADVISORY NOTICE

October 2, 2019

On behalf of The City of Long Beach (“Developer”), we are notifying you that the Relocation Plan (“Plan”) for **The City of Long Beach: Land Acquisition of 6841–6845 Atlantic Avenue** has been completed. We are providing you with a copy of the Plan for your review.

You will have a period of 30 days for review and comment beginning Friday, October 4, 2019. All written comments regarding the Plan should be submitted no later than 5:00 p.m., **Sunday, November 3, 2019** to:

Mr. Mark LaBonte
Overland, Pacific & Cutler, LLC
1 Jenner, Suite 200
Irvine, CA 92618

or

malabonte@opcservices.com

Any comments received and responses written to those comments will be included in the final Relocation Plan before it is submitted to the City of Long Beach for approval.

If you have any questions, please contact **Eddie Quintero of OPC at (800) 400-7356**. In addition, OPC will be contacting you soon to further discuss the temporary or permanent relocation process.