



# LONG BEACH REDEVELOPMENT AGENCY

333 WEST OCEAN BOULEVARD, THIRD FLOOR • LONG BEACH, CA 90802 • (562) 570-6615 • FAX (562) 570-6215

March 5, 2007

## REDEVELOPMENT AGENCY BOARD MEMBERS

City of Long Beach  
California

### RECOMMENDATION:

Recommendation to approve the Relocation Plan; and, adopt a Resolution for a Replacement Housing Plan for 530-542 East Willow Street. (Central – District 6)

### DISCUSSION

The Central Long Beach Strategic Guide for Development identifies the area around the Long Beach Memorial Medical Center, as a focus for concentrated redevelopment activity. Goals prioritized by the community include the reuse of non-conforming/underutilized properties and the development of new neighborhood serving retail.

In an effort to support these goals, on March 14, 2005, the Long Beach Redevelopment Agency (Agency) approved the acquisition of 530-542 East Willow Street through a voluntary sale. The property is a 12,170 square foot lot that is improved with a two-story 9,729 square-foot structure. The ground floor of the structure contains six retail units totaling 4,636 square feet. The second floor contains eight one-bedroom residential units that are approximately 640 square feet each (Exhibit A).

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

Attached as Exhibit B, is the relocation plan for the subject site. Also attached is a resolution that adopts the included replacement housing plan prepared for 530-542 East Willow Street. The replacement housing plan contains the following items:

- The number of dwelling units housing persons and families of low- or moderate-income to be removed and replaced by construction or rehabilitation;

*The mission of the Long Beach Redevelopment Agency is to enhance the quality of life by improving blighted areas of Long Beach, revitalizing neighborhoods, promoting economic development, creating jobs, providing affordable housing and encouraging citizen participation.*

REDEVELOPMENT AGENCY BOARD MEMBERS

March 5, 2007

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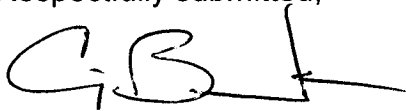
- The general location of housing to be rehabilitated, developed, or constructed pursuant to California Health and Safety Code Section 33413;
- An adequate means of financing such rehabilitation, development, or construction;
- The timetable for meeting the relocation, rehabilitation, and replacement housing objectives; and
- A finding that the replacement housing does not require the approval of the voters pursuant to Article XXXIV of the California Constitution.

A summary of the current status of the Agency's replacement housing obligations is provided as part of the replacement housing plan. Both the relocation plan and the replacement housing plan have been available for public review and comment as required by law.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



*Per* PATRICK H. WEST  
EXECUTIVE DIRECTOR

PHW:CB:DSW:jr

Attachments:        Exhibit A –Site Map  
                             Exhibit B – Relocation Plan  
                             Resolution for Replacement Housing Plan

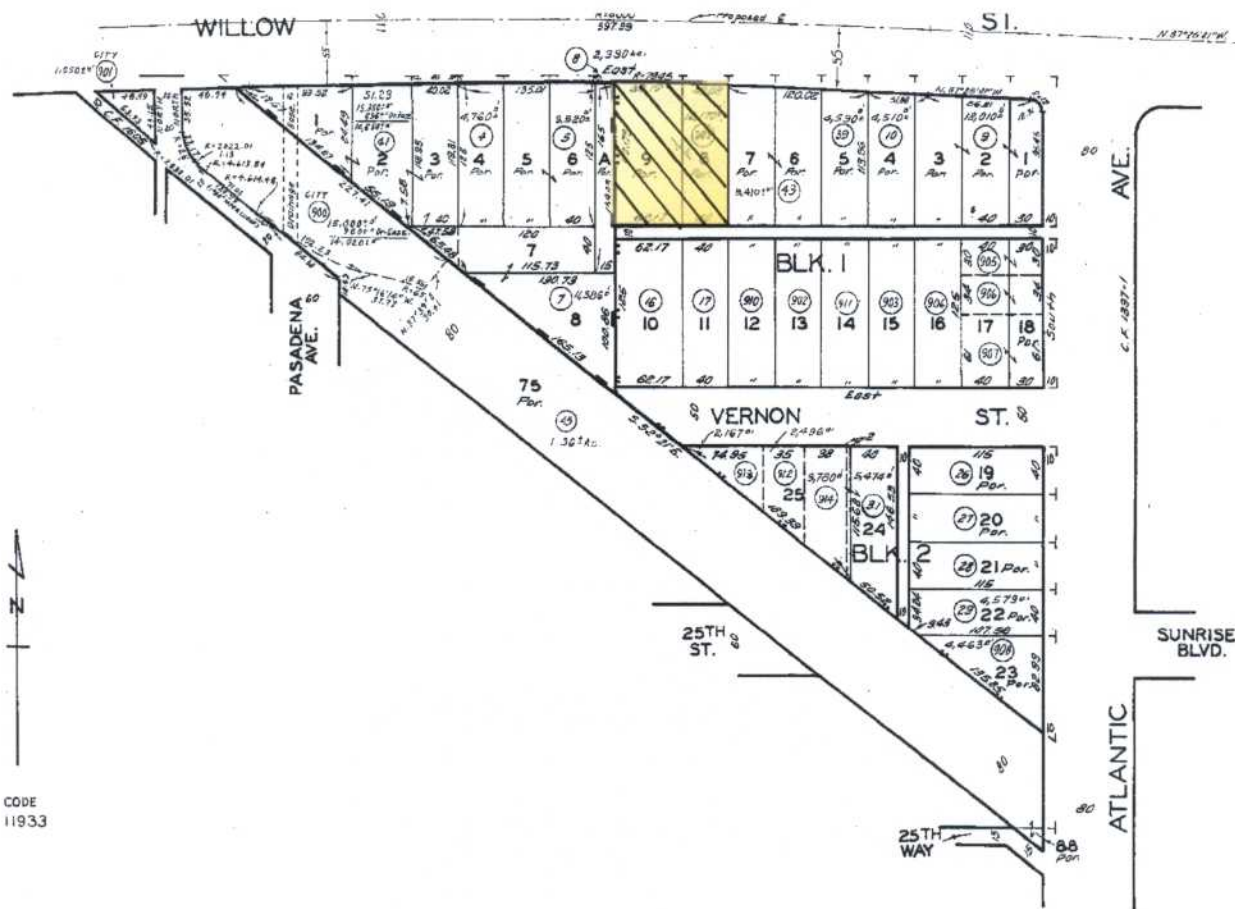
APPROVED:



GERALD R. MILLER  
CITY MANAGER

SITE MAP

530-542 East Willow Street



CODE 11933

The logo consists of a solid black square. Inside the square, the words "OVERLAND", "PACIFIC &", and "CUTLER, INC." are stacked vertically in a white, all-caps, sans-serif font.

OVERLAND  
PACIFIC &  
CUTLER, INC.

**RELOCATION PLAN**

**FOR THE**

**530 EAST WILLOW STREET PROJECT**

**OVERLAND, PACIFIC & CUTLER, INC.**  
**100 WEST BROADWAY, SUITE 500**  
**LONG BEACH, CA 90802**  
**PHONE: (562) 304-2000**

**AUGUST 2005**

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## INTRODUCTION

The Long Beach Redevelopment Agency (the Agency) is in the process of acquiring the privately owned parcels between 530 and 542 East Willow Street in Long Beach for future commercial development (the Project). The Project involves the acquisition of one improved land parcel consisting of approximately 12,000 square feet and the subsequent permanent relocation of seven residential occupants and three businesses. The proposed displacement triggers relocation assistance obligations under State Relocation Law - California Government Code Section 7260 et seq. (the Law) and the State Relocation Guidelines - California Code of Regulations, Title 25, Chapter 6 et seq. (the Guidelines). Among the various obligations of the Law is the requirement to prepare a relocation plan addressing the circumstances and needs of those persons potentially displaced by the Project.

The following Relocation Plan (the Plan) has been prepared by Overland, Pacific & Cutler (OPC) in accordance with the specific requirements set out in Section 6038 of the Guidelines concerning projects that involve the displacement of less than 15 households. This Plan provides the Project description, the results of a needs assessment survey conducted among residents, a housing resource study and details of the Agency's proposed relocation program.

### A. PROJECT LOCATION

The proposed Project will take place in the City of Long Beach (the City) which is located in the southern portion of the County of Los Angeles, approximately 32 miles south of downtown Los Angeles. Long Beach is immediately accessible from the 710, 405 and 91 freeways. Adjacent communities include Lakewood, Seal Beach, Signal Hill, Wilmington, Paramount, Bellflower, Compton, Rancho Dominguez, Hawaiian Gardens, Carson, Rossmoor, and Los Alamitos. (See **Attachment 1**, Figure 1).

The specific Project site is located in the central portion of the City, at 530-542 East Willow Street and is generally bounded by East Willow Street on the north, Long Beach Boulevard on the west, Atlantic Avenue on the east and East 25<sup>th</sup> Street on the south. (See **Attachment 1**, Figure 2).

## **B. ASSESSMENT OF NEEDS**

Survey information for the Plan was obtained from individual, on-site interviews conducted in July 2005 with the affected residential households and business owners.

The housing mix consists of seven tenant occupied one-bedroom apartment units and one vacant one-bedroom unit. Monthly rents among the market rate tenant households range between \$575 and \$655 for a one-bedroom apartment, approximately 635 square feet in size. Six tenant households identified themselves as **OTHER** and one as **White**. All households consider English their primary language.

According to income standards for the County of Los Angeles adjusted for family size as published by the United States Department of Housing and Urban Development (HUD) in February 2005, two Project households qualify as very low income (31%-50% of area median), three qualify as low income (51%-80% of area median), one qualifies as moderate income (81%-120% of area median) and one is above moderate or high income (over 120% of area median). There are no senior households (head of household or spouse 62 years or older) in the Project nor any reported disabilities that could affect the relocation process or play a determining role in the replacement unit they relocate to.

There is a total known Project population of 15 individuals, consisting of 13 adults and two children, one of whom is of school-age. The average household size is 2.1 persons per dwelling unit. The standard for housing density adopted by the Agency allows two persons per bedroom and one person in a common living area up to three bedrooms. The Agency adheres to the state building code occupancy standard based on the square footage of the dwelling for households larger than eight members. Based on these criteria as compared to available tenant data, there are no overcrowded units among the subject tenant residential properties.

The commercial uses on site are small retail shops: Fuller's World of Hair/ABC Wig, Long Beach Locksmith and Vintage Clothing. The hair/wig shop functions as a retail store, while the clothing location serves as a storage of items being sold at swap meets. The locksmith is operated by a father and son and they indicated no desire to reestablish their business.

**Attachment 2** summarizes individual household characteristics and replacement housing needs. Prevailing HUD income standards as well as general demographic information for the City are presented in **Attachments 3 and 4**.

### C. REPLACEMENT HOUSING/BUSINESS SITE RESOURCES

A housing resource survey was conducted to determine the availability of replacement housing within the City sufficient to meet the needs of Project residents. One-bedroom units within multi-family apartment complexes were considered as appropriate replacement dwelling units. The aggregate needs include:

- seven one-bedroom apartments

<b>TABLE 1: Replacement Rental Housing Resources</b>			
<b>Bdrm Size</b>	<b>Found (Needed)</b>	<b>Rent Range</b>	<b>Median</b>
1	24 (7)	\$725-\$825	\$795

Rental housing availability survey results are summarized in **Table 1**, above. The data indicate sufficient availability of needed housing units to successfully relocate all households within the City.

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

The research of commercial retail properties for lease identified several opportunities for the owners if they choose to reestablish at the replacement site. Within the commercial corridors of Long Beach (along Atlantic Avenue, Long Beach Boulevard and Willow Street) near the current site there are properties for lease. The available properties vary in size and best use of the site, however, they could serve as a replacement site for the hair/wig shop.



Small warehouse locations that could serve as the clothing storage are several within one to five miles from the Project. Assistance with ongoing referrals will be provided to business owners who want to relocate their businesses. The asking prices for the most comparable sites range between \$.75 and \$2.25 per square foot per month.

#### **D. CONCURRENT RESIDENTIAL DISPLACEMENT**

The City of Long Beach is currently involved in the Menorah Senior Housing project necessitating residential displacement of approximately 19 households. The two projects will not likely compete for the available housing resources since there is an abundance of units currently on the market in both immediate areas, therefore allowing both projects to run concurrently, if needed.

#### **E. TEMPORARY HOUSING**

There is no anticipated need for temporary housing.

#### **F. PROGRAM ASSURANCES AND STANDARDS**

There are adequate funds available to relocate all households. Services will be provided to ensure that displacement does not result in different, or separate treatment of households 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 VII of The Civil Rights Act of 1964; Title VIII of The Civil Rights Act of 1968; and, the California Fair Employment & Housing Act; and the Unruh Act.

No households will be displaced without at least 90 days notice and unless comparable replacement housing can be located. Comparable housing includes standards such as: decent, safe and sanitary (as defined in § 6008[d] of the Guidelines); comparable as to the number of bedrooms, living space, and type and quality of construction of the acquired unit, but not lesser in rooms or living space than necessary to accommodate the displaced

household; in an area that does not have unreasonable environmental conditions; not generally less desirable than the acquired unit with respect to proximity to schools, employment, health and medical facilities, and other public and commercial facilities and services; and within the financial means of the displaced household as defined in Section 6008, subdivision (c)(5) of the Guidelines.

The relocation program to be implemented by the Agency conforms with the standards and provisions set forth in Government Code section 7260 et seq., the Guidelines, California Health and Safety Code section 33410 et seq., if applicable, and all other applicable regulations and requirements.

#### **G. RELOCATION ASSISTANCE PROGRAM**

A relocation representative from OPC will assist the tenants and owners to be displaced as a consequence of the Project. OPC staff will maintain personal contact with them until the relocation process has been completed. OPC maintains a toll-free phone number (800) 400-7356, which is attended to from 8:00 a.m. to 5:00 p.m., Monday through Friday.

The relocation offices are located at:

**100 West Broadway, Suite 500  
Long Beach, CA 90802**

A comprehensive relocation assistance program, offering both advisory assistance and financial benefits will be provided to the residents and businesses subject to displacement. Specific services will include:

- A. Distribution of informational brochures to residential tenants (**Attachment 5**) and businesses (**Attachment 6**);
- B. Timely referrals to at least three comparable replacement units and, if necessary, transportation will be provided to inspect potential replacement units and referrals to commercial sites; and

- C. Assistance with the completion, and filing of relocation claims, rental applications and appeal forms, if necessary.

## **H. RELOCATION BENEFIT CATEGORIES**

Relocation benefits will be provided in accordance with the California Relocation Assistance Law; the Guidelines; and, other applicable regulations and requirements. Benefits will be paid upon submission of required claim forms and documentation in accordance with approved procedures. The Agency will provide appropriate benefits for each displaced household as required by the above-referenced laws and requirements.

### **1. Residential Moving Expense Payments**

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

- a. Fixed Payment - A fixed payment for moving expenses based on the number of rooms containing furniture or other personal property to be moved. The fixed moving payment will be based upon the most recent Federal Highway Administration (FHA) schedules maintained by the California Department of Transportation (**See Fixed Payment Moving Schedule - Attachment 7**).

- OR -

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

replacement location. The payment for moving will be made directly to the mover, or as reimbursement to the displaced household.

## **2. Rental Assistance/Down Payment Assistance**

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

Rental Assistance Payments will be limited to a maximum of \$5,250, based upon the monthly housing need over a 42 month period, prior to consideration of Last Resort Housing needs. Eligible households may opt to apply the full amount of their rental assistance eligibility toward the purchase of a replacement dwelling.

## **3. Last Resort Housing Payments**

The displaced persons will be entitled to consideration for supplementary benefits in the form of Last Resort Housing assistance when the computed total of their rental or replacement housing assistance eligibility exceeds either \$5,250 in the case of tenants or \$22,500 for owner-occupants or when a tenant or owner-occupant does not meet applicable occupancy requirements.

## **4. Commercial Relocation Payments**

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

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

**(a) 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 Agency 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 Agency 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 Agency 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. Professional services performed prior to the purchase or lease of a replacement site to determine its suitability for the business operation including, but not limited to, soil testing, feasibility and marketing surveys;
  - i. 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 Agency, subject to certain limitations, or, (2) the replacement cost, less any proceeds from its sale or trade in;
  - j. Connection to available nearby utilities from the right-of-way to improvements at the replacement site;
  - k. 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;
  - l. Relettering signs and replacing stationary on hand at the time of displacement that are made obsolete as a result of the move;
  - m. 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 Agency, subject to certain limitations;
  - n. Actual and reasonable expenses incurred in searching for a replacement business or non-profit organization location, not-to-exceed \$1,000, 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;

- o. Impact fees or one-time assessments for anticipated heavy utility usage;
- p. 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 Agency, 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 Agency;
- r. 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) 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
- 7) Other items essential to the reestablishment of the business.

**(b) Self-Moves**

If the displaced business elects to take full responsibility for the move of the business, the Agency 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 Agency. At the Agency's discretion, a payment for a low cost or uncomplicated move may be based on a single bid or estimate.

**(c) A 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, nor 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 Agency, 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 Agency, to the income of the displaced person during the two taxable years prior to displacement.

When a fixed payment will precede settlement of a claim for compensation for loss of good will under the Eminent Domain Law, the Agency, 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 above.

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

Relocation benefit payments will be made expeditiously. Claims and supporting documentation for relocation benefits must be filed with the Agency within 18 months from:

- i) the date the claimant moves from the acquired property; **or**,

- ii) the date on which final payment for the acquisition of real property is made, whichever is later.

Procedures for preparing, and filing of claims and processing and delivering of payments are attached (**Attachment 8**).

#### **J. EVICTION POLICY**

Eviction will only be undertaken as a last resort measure 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 to act after having received reasonable referrals to comparable replacement housing. Eviction may affect the eligibility of a person otherwise entitled to relocation benefits.

#### **K. APPEALS POLICY**

The appeals policy will follow the standards described in Section 6150 of the Guidelines. Pursuant to this Section, displacees have the right to appeal determinations of eligibility, payment amounts and general relocation assistance services. A copy of the Agency's appeals policy and procedures is attached (**Attachment 9**).

#### **L. PROJECTED DATES OF DISPLACEMENT**

Household will receive a written 90 day notice-to-vacate before they are required to move. Relocation is expected to be completed by no later than September 2006.

#### **M. ESTIMATED RELOCATION COSTS**

The Agency will use its own funds to underwrite the Project. Estimated relocation costs for the Project are **\$125,000**, including a 10% contingency. This figure does not include any

provision for relocation administrative costs or other services which may be necessary to carry out the Project.

If the Project is implemented and circumstances arise that increase the Project budget, the Agency will authorize the expenditure of those additional funds necessary to meet its statutory relocation assistance obligations.

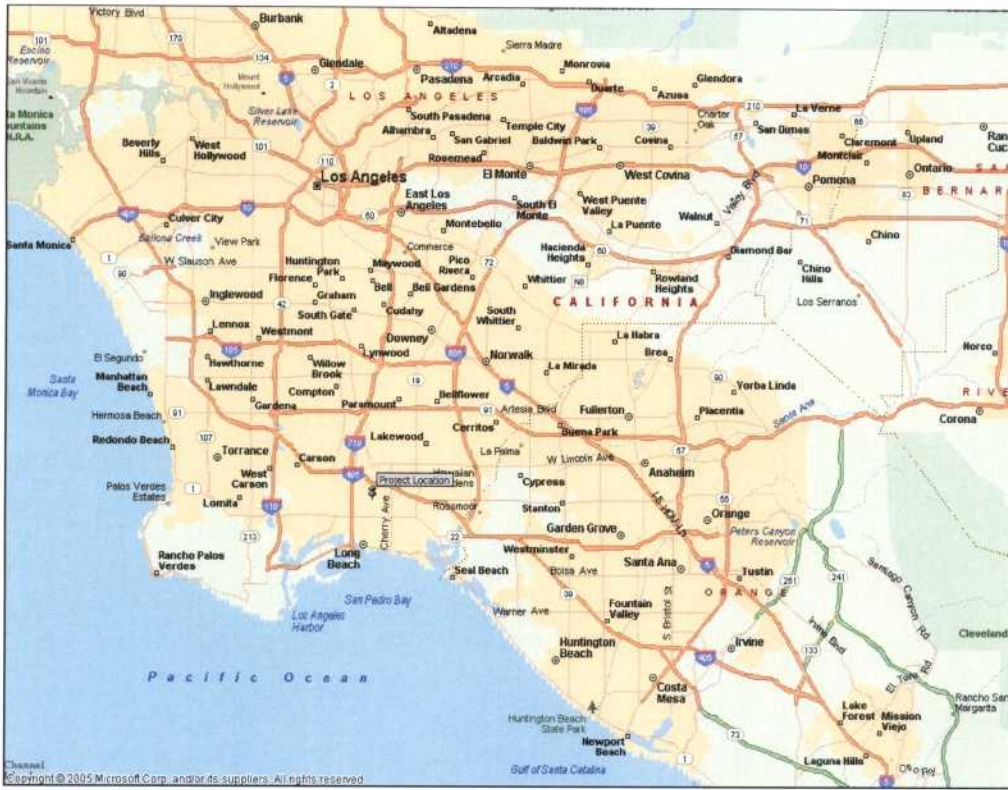
#### **N. CITIZEN PARTICIPATION/PLAN REVIEW**

This Plan will be provided to the affected households and be made available to the public for the 30-day review period. Comments regarding this Plan and the Agency's response will be included as a Plan Addendum (**Attachment 10**) prior to submission for approval before the Agency Board of Directors. A copy of the approved Plan will be forwarded to the California Department of Housing and Community Development (HCD).

## TABLE OF ATTACHMENTS

- Attachment 1:** Project Site Maps
- Attachment 2:** Household Characteristics and Needs
- Attachment 3:** Demographic Characteristics
- Attachment 4:** H.U.D. Annual Income Limitations - Los Angeles County (2005)
- Attachment 5:** Sample Informational Brochure for Displaced Households
- Attachment 6:** Sample Informational Brochure for Displaced Businesses
- Attachment 7:** Fixed Payment Moving Schedule
- Attachment 8:** Procedures for Relocation Payments and Assistance
- Attachment 9:** Appeals Policy and Procedures
- Attachment 10:** Plan Addendum (Public Comments and Response)

# ATTACHMENT 1 PROJECT SITE MAPS



Map 1: Regional Project Location



Map 2: Project Site Location

**ATTACHMENT 2**  
**RELOCATION PLAN: 530-542 EAST WILLOW STREET PROJECT**  
**HOUSEHOLD CHARACTERISTICS AND NEEDS**

No	Income: Extremely Low, Very Low, Low, Moderate	Tenant Move-in Date	Number of Adults	Number and Ages of Children	Persons with Disability (Number)	Elderly Persons (Number)	Permanent or Temporary Displacement	Current Monthly Rent	Current Number of Bedrooms	Number of Bedrooms Required	Household Language
1	Very Low	01/97	1	0	0	0	Permanent	\$575	1	1	English
2	Very Low	08/04	2	1 (17)	0	0	Permanent	\$650	1	1	English
3	Low	07/99	2	0	0	0	Permanent	\$575	1	1	English
4	Low	06/88	3	0	0	0	Permanent	\$575	1	1	English
5	Low	10/03	2	1 (1)	0	0	Permanent	\$635	1	1	Spanish
6	High	08/04	2	0	0	0	Permanent	\$630	1	1	English
7	Moderate	08/04	1	0	0	0	Permanent	\$655	1	1	English
8	Vacant										

**ATTACHMENT 3  
DEMOGRAPHIC CHARACTERISTICS**

<b>2000 Census Population - City of Long Beach &amp; Tract 5732.01</b>				
<b>Population</b>	<b>Tract 5732.01</b>	<b>%</b>	<b>City</b>	<b>%</b>
<b>Total Population</b>	5,056	100.0%	461,522	100.0%
<b>White</b>	1,156	22.9%	204,410	45.2%
<b>Black or African American</b>	920	18.2%	68,618	14.9%
<b>14.9 American Indian and Alaska Native</b>	54	1.1%	3,881	0.8%
<b>Asian</b>	782	15.5%	55,591	12.0%
<b>Native Hawaiian and Other Pacific Islander</b>	75	1.5%	5,605	1.2%
<b>Some Other Race</b>	1,787	35.3%	95,107	20.6%
<b>Two or More Races</b>	282	5.6%	24,310	5.3%
<b>Hispanic or Latino (of Any Race)</b>	2,941	58.2%	165,092	35.8%

Source: U.S. Census Bureau; Race, Hispanic or Latino, and Age: 2000

<b>2000 Census Housing Units - City of Long Beach &amp; Tract 5732.01</b>				
<b>Type</b>	<b>Tract 5732.01</b>	<b>%</b>	<b>City</b>	<b>%</b>
<b>Total Units</b>	1,376	100.0%	171,632	100.0%
<b>Owner-Occupied</b>	337	24.5%	66,928	39.0%
<b>Renter-Occupied</b>	966	70.2%	96,160	56.0%
<b>Vacant Housing Units</b>	73	5.3%	8,544	5.0%
<b>Available for Sale Only (of Total Vacant Units)</b>	10	13.7%	1,484	17.4%
<b>Available for Rent - Full Time Occupancy (of Total Vacant Units)</b>	31	42.5%	4,195	49.1%
<b>Sold or Rented - Not Occupied</b>	8	11.0%	683	8.0%
<b>Otherwise Not Available (e.g. seasonal, recreational, migratory, occasional use)</b>	2	2.7%	763	8.9%
<b>Other Vacant</b>	22	30.1%	1,419	16.6%

Source: U.S. Census Bureau; General Housing Characteristics: 2000

**ATTACHMENT 4**

**HUD ANNUAL INCOME LIMITATIONS - YEAR 2005  
COUNTY OF LOS ANGELES, CALIFORNIA**

The following figures are approved by the U.S. Department of Housing and Urban Development (HUD) for use in the **County of Los Angeles** to define, and determine housing eligibility by income level, for the year 2005.

<b>Area Median: \$55,100</b>					
<b>Family Size</b>	<b>Extremely Low Income</b>	<b>Very Low Income</b>	<b>Low Income</b>	<b>Median Income</b>	<b>Moderate Income</b>
<b>1 Person</b>	13,750	22,950	36,700	38,550	46,250
<b>2 Person</b>	15,700	26,200	41,900	44,100	52,900
<b>3 Person</b>	17,700	29,500	47,150	49,600	59,500
<b>4 Person</b>	19,650	32,750	52,400	55,100	66,100
<b>5 Person</b>	21,200	35,350	56,600	59,500	71,400
<b>6 Person</b>	22,800	38,000	60,800	63,900	76,700
<b>7 Person</b>	24,350	40,600	65,000	68,300	81,950
<b>8 Person</b>	25,950	43,250	69,150	72,750	87,250

Figures are per the California State Department of Housing & Community Development, Division of Housing Policy Development, promulgated **February 11, 2005**.



**ATTACHMENT 5**

**SAMPLE INFORMATIONAL BROCHURE  
FOR  
DISPLACED HOUSEHOLDS**

## INFORMATIONAL STATEMENT FOR FAMILIES AND INDIVIDUALS

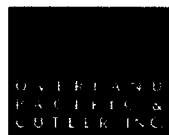
- I. GENERAL INFORMATION
- II. ASSISTANCE IN LOCATING A REPLACEMENT DWELLING
- III. MOVING BENEFITS
- IV. REPLACEMENT HOUSING PAYMENT - TENANTS AND CERTAIN OTHERS
- V. SECTION 8 TENANTS
- VI. REPLACEMENT HOUSING PAYMENT - HOMEOWNERS
- VII. QUALIFICATION FOR AND FILING OF RELOCATION CLAIMS
- VIII. LAST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

### I. GENERAL INFORMATION

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

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

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



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

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

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

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

## II. ASSISTANCE IN LOCATING A REPLACEMENT DWELLING

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

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

## III. MOVING BENEFITS

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

### A. Fixed Moving Payment

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

<b>FIXED MOVING SCHEDULE - CALIFORNIA (effective June 2005)</b>			
<b>Occupant owns furniture</b>		<b>Occupant does NOT own furniture</b>	
1 room	\$625.00	1 room	\$400.00
2 rooms	\$800.00	each additional room	\$65.00
3 rooms	\$1,000.00		
4 rooms	\$1,175.00		
5 rooms	\$1,425.00		
6 rooms	\$1,650.00		
7 rooms	\$1,900.00		
8 rooms	\$2,150.00		
each additional room	\$225.00		

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

### B. Actual Moving Expense (Professional Move)

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

bids (if any) which may be required, and assist you in developing a scope of services for Agency approval.

#### **IV. REPLACEMENT HOUSING PAYMENT - TENANTS AND CERTAIN OTHERS**

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

##### **A. Rental Assistance**

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

- OR -

##### **B. Down-payment Assistance**

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

#### **V. SECTION 8 TENANTS**

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

#### **VI. REPLACEMENT HOUSING PAYMENT - HOMEOWNERS**

**A.** If you owned and occupied a dwelling purchased by the Agency for **at least 180 days** prior to the first offer to purchase, you may be eligible to receive a payment of up to \$22,500 to assist you in purchasing a comparable replacement unit. If you owned and occupied the displacement dwelling for **at least 90 days but not more than 180 days** immediately prior to the date of the Agency's offer to purchase, you may be eligible for a payment of up to \$5,250. This payment is intended to cover the following items:

- 1. Purchase Price Differential** - An amount which, when added to the amount for which the Agency purchased your property, equals the lesser of the actual cost of your replacement dwelling; **or** the amount determined by the Agency as

necessary to purchase a comparable replacement dwelling. Your relocation representative will explain both methods to you.

**2. Mortgage Interest Differential** - The amount which covers the increased interest costs, if any, required to finance a replacement dwelling. Your relocation representative will explain limiting conditions.

**3. Incidental Expenses** - Those one time costs incidental to purchasing a replacement unit, such as escrow fees, recording fees, and credit report fees. Recurring expenses such as prepaid taxes and insurance premiums are not compensable.

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

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

## **VII. QUALIFICATION FOR AND FILING OF RELOCATION CLAIMS**

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

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

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

## **VIII. LAST RESORT HOUSING ASSISTANCE**

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

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

## **IX. RENTAL AGREEMENT**

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

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

- A.** Failure to pay rent; except in those cases where the failure to pay is due to the lessor's failure to keep the premises in habitable condition, is the result of harassment or retaliatory action or is the result of discontinuation or substantial interruption of services;
- B.** Performance of dangerous illegal act in the unit;
- C.** Material breach of the rental agreement and failure to correct breach within 30 days of notice;
- D.** Maintenance of a nuisance and failure to abate within a reasonable time following notice;
- E.** Refusal to accept one of a reasonable number of offers of replacement dwellings;  
or
- F.** The eviction is required by State or local law and cannot be prevented by reasonable efforts on the part of the public entity.

## **X. APPEAL PROCEDURES - GRIEVANCE**

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

## **XI. TAX STATUS OF RELOCATION BENEFITS**

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

## **XII. LAWFUL PRESENCE REQUIREMENT**

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

### **XIII. ADDITIONAL INFORMATION AND ASSISTANCE AVAILABLE**

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

## INFORMATIONAL STATEMENT FOR BUSINESSES, NONPROFIT ORGANIZATIONS AND FARMS

### Introduction

The property on which you now conduct your business is in an area to be improved with the assistance of the **Long Beach Redevelopment Agency** (Agency). The Agency's plans require the acquisition of several land parcels and the relocation of existing commercial uses. You will be notified in a timely manner as to the date by which you must move.

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

This is not a notice to move. It is important that you do not move before you learn what you must do to receive relocation payments and other assistance to which you may be entitled. The Agency has retained the services of Overland, Pacific & Cutler, Inc. (OPC), a qualified professional relocation firm, to assist you. The firm is available to explain the program and benefits. Their address and telephone number is:



**Overland, Pacific & Cutler, Inc.**  
**100 W Broadway, Suite 500**  
**Long Beach, California 90802**  
**Telephone: (800) 400-7356**

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

### Summary of Relocation Assistance

As an eligible displaced person, you will be offered appropriate financial and advisory assistance to help you relocate, including:

- A. Payment for your moving expenses. You will receive either:
  - A Payment for Actual Reasonable Moving and Related Expenses, or
  - A Fixed Payment In Lieu of a Payment for Actual Moving and Related Expenses
- B. Referrals to suitable replacement locations.
- 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 Agency's decision as to your right to a relocation payment, or the amount of the payment, you may appeal that decision.



## **SOME GENERAL QUESTIONS**

### **How Will I Know I Am Eligible for Relocation Assistance?**

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

### **How Will the Agency Know How Much Help I Need?**

You will be contacted at an early date and personally interviewed by a representative of the Agency to determine your needs and preferences for a replacement location and other services. The interviewer will ask questions about such matters as your space requirements. It is to your advantage to provide the information so that the Agency, through its relocation consultant, can assist you in moving with a minimum of hardship. The information you give will be kept in confidence.

### **How Soon Will I Have to Move?**

Every reasonable effort will be made to provide you with sufficient time to find and reestablish your business in a suitable replacement location. 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 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.

### **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 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).

### **Will I Have To Pay Rent To The Agency Before I Move?**

You may be required to pay a fair rent to the 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.

### **How Will I Find A Replacement Location?**

The Agency will provide you with current and continuing information on available replacement locations that meet your needs. The Agency may also provide you with the names of real estate agents and brokers who can assist you in finding the type of replacement location you require. While the Agency will assist you in obtaining a suitable replacement location, you should take an active role in finding and relocating to a location of your choice. No one knows your needs better than you. 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. Ask the Agency to explain which kind of moving costs are eligible for repayment and which are not eligible. That will enable you to carry out your move in the most advantageous manner.

### **What Other Assistance Will be Available To Help Me?**

In addition to help in finding a suitable replacement location, other assistance, as necessary, will be provided by the Agency. This includes information on Federal, State, and local programs that may be of help in reestablishing a business. For example, the Small Business Administration (SBA) provides managerial and technical assistance to

some businesses. There may also be a government grant or loan program which can help you reestablish your business. The Agency will assist you in applying for help available from government agencies. The range of services depends on the needs of the business being displaced. You should ask the Agency representative to tell you about the specific services that will be available to you.

#### **I Have A Replacement Location And Want To Move. What Should I Do?**

Before you make any arrangements to move, notify the Agency, in writing, of your intention to move. This should be done at least 30 days before the date you begin your move. The 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.

#### **I Plan To Discontinue My Business Rather Than Move. What Should I Do?**

If you have decided to discontinue your business rather than reestablish, you may still be eligible to receive a payment. Contact the Agency 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.

#### **What Kinds of Payments For Moving Expenses Will I Receive?**

Every business is entitled to a relocation payment to cover the reasonable cost of moving. You may choose either:

- A. A Payment For Actual Reasonable Moving and Related Expenses, or
- B. A Fixed Payment In Lieu of Moving and Related Expenses (if you meet the eligibility requirements).

#### **What is 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:

- A. 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 Agency.)
- B. Packing, crating, uncrating, and unpacking personal property.
- C. Disconnecting, dismantling, removing, reassembling, and installing relocated and substitute machinery, equipment and other personal property. This 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. This includes alterations to the replacement structure required to reinstall machinery, equipment or other personal property
- D. Storage of personal property for a reasonable period of time, if required, at the Agency's discretion.
- E. Insurance of personal property in connection with the move and required storage and the replacement value of property lost, stolen, or damaged 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 (1) necessary to its reestablishment at the replacement location and (2) does not exceed the cost for the remaining useful life of the existing license, permit, or certification.
- G. Reasonable and preauthorized professional services, including architect's, attorney's, and engineer's fees, and consultant's 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. Relettering signs, printing replacement stationery made obsolete by the move and customer notifications.
- I. The reasonable cost incurred in attempting to sell an item that is not relocated.
- J. Actual direct loss of personal property. This payment provides compensation for property that is neither moved nor promptly replaced with a "substitute item" at the replacement location. Payment is limited to the lesser of: (1) the estimated cost of moving the property or (2) the fair market value of the property for its continued use at the old location, less any proceeds from its sale. To be eligible, you must make a good faith effort to sell the property, unless the Agency determines that such effort is not necessary.
- K. Purchase and installation of substitute personal property. Payment will be limited to the lesser of: (1) the estimated cost to move the item to the replacement location, or (2) the actual cost of the substitute item delivered and installed at the replacement location, less any proceeds from its sale or its trade-in value. It is important to discuss your plans with the Agency before you proceed.
- L. Searching for a replacement location. This payment may not exceed \$1,000.00 and may cover costs for:
  - 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 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 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 self-move is based on the amount of an acceptable low bid or estimate obtained by the 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 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 Agency or, if you prefer, you may have the Agency pay the mover directly. In either case, let the Agency know before you move. Select your mover with care. The 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 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 Agency before you may receive the payment.

#### **What are Reestablishment Expenses?**

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 Agency. They may include but are not limited to the following:

- A. Repairs or improvements to the replacement real property as required by federal, state or local law, code or ordinance.

- B. Modifications to the replacement property to accommodate the business operation or make replacement structures suitable for conducting the business.
- C. Construction and Installation costs for exterior signage to advertise the business.
- D. Provision of utilities from right-of-way to improvements on the replacement site.
- E. Redecoration or replacement of soiled or worn surfaces at the replacement site, such as paint, paneling or carpeting.
- F. Licenses, fees, and permits where not paid as part of moving expenses.
- G. Feasibility surveys, soil testing and marketing studies.
- H. Advertising of replacement location.
- I. Professional services in connection with the purchase or lease of a replacement site.
- J. Estimated increased costs of operation during the first 2 years at the replacement site, for such items as:
  - 1. Lease or rental charges
  - 2. Personal or real property taxes
  - 3. Insurance premiums, and
  - 4. Utility charges(excluding Impact fees)
- K. Impact fees or one-time assessments for anticipated heavy utility usage.
- L. Other items that the Agency considers essential to the reestablishment of the business.

**What Expenses Are Not Eligible for Reestablishment Payment?**

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

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

**What is Fixed Payment In Lieu Of A Payment For Actual Reasonable Moving And Related Expenses?**

A Fixed Payment In Lieu Of A Payment For Actual Reasonable Moving And Related Expenses to a business or farm operation is based on the average annual net earnings of the business or farm operation. The payment to an eligible business or farm operation may not be less than \$1,000.00, nor more than \$20,000.00. The nonprofit organization may be eligible for a payment from \$1,000.00 to \$20,000.00 subject to the following:

A displaced nonprofit organization may choose a fixed payment as stated above if the Agency determines that it cannot be relocated without a substantial loss of existing patronage (membership or clientele.) A nonprofit organization is assumed to meet this test, unless the Agency demonstrates otherwise. Any payment in excess of \$1,000.00, must be supported with financial statements for the two 12 month periods prior to displacement. The amount to be used for the payment is the average of the last two (2) years annual net earnings. Documentation required may be income tax returns, certified financial statements and accounting records or other similar evidence acceptable to the Agency. To qualify for an In-Lieu payment:

A. A displaced **business**:

1. must own or rent personal property which must be moved in connection with the displacement and for which an expense would be incurred in such move, and the business vacates or relocates from its displacement site.
2. must be unable to relocate without a substantial loss of existing patronage.
3. must not be part of a commercial enterprise having more than three other establishments which are not being acquired by the Agency, and which are engaged in the same or similar business activities.
4. must not be operated at a displacement dwelling/site solely for the purpose of renting such dwelling/site to others.
5. must have contributed materially to the income of the displaced person during the two (2) taxable years prior to displacement.

B. A displaced **nonprofit organization** (1) must be unable to relocate without a substantial loss of its existing patronage; and, (2) must not be part of an enterprise having more than three other establishments which are not being acquired by the Agency.

C. A displaced **farm operation** must meet certain minimum income requirements.

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 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 Agency proof of net earnings through income tax returns, certified financial statements, or other reasonable evidence which the Agency determines is satisfactory.

The Agency will inform you as to your eligibility for this payment and the documentation you must submit to support your claim. Remember, when you elect to take this payment you are not entitled to reimbursement for any other moving expenses.

#### **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 Agency, less the proceeds from its sale, or (2) the estimated cost of moving the sign without temporary storage. The Agency will inform you as to the exact costs that may be reimbursed.

## **How do I File A Claim For A Relocation Payment?**

You must file a claim for a relocation payment. The 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 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 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.

### **Appeals**

If you disagree with the Agency's decision as to your right to a relocation payment or the amount of payment, you may appeal the decision to the Agency. The Agency will inform you of its appeal procedures. At a minimum, you will have 18 months to file your appeal with the Agency. Your appeal must be in writing. However, if you need help, the Agency will assist you in preparing your appeal. If you are not satisfied with the final appeal decision, you may seek review of the matter by the courts.

### **Tax Status of Relocation Benefits**

Relocation benefit payments are not considered as income for the purpose of the Internal Revenue Code of 1986 or the Personal Income Tax Law, Part 10 (commencing with Section 17001) of Division 2 of the Revenue and Taxation Code, or the Bank and Corporation Tax law, Part 11 (commencing with Section 23001) of Division 2 of the Revenue and Taxation Code. The preceding statement is not tendered as legal advice in regard to tax consequences, and displacees should consult with their own tax advisor or legal counsel to determine the current status of such payments.

### **Lawful Presence Requirement**

Pursuant to the Public Law 105-117 of 11-21-97, in order to be eligible to receive non-residential relocation benefits in federally-funded relocation projects, the owner of a sole proprietorship and all owners of a partnership must provide information regarding their lawful presence in the United States, and a for-profit or a non-profit corporation must certify that it is authorized to conduct business in the United States. Sole proprietorships or partnerships with owners who are not lawfully present in the United States or who decline to provide this information, may be denied relocation benefits. Relocation benefits will be prorated to reflect the number of owners with certified lawful presence in the US.

### **Additional Information**

If you have further questions after reading this brochure, contact Overland, Pacific & Cutler, Inc. and discuss your concerns with your relocation representative. You may wish to read the California Relocation Assistance Act regulations which describes the relocation process in more detail.

**ATTACHMENT 7**

<b>Fixed Payment Moving Schedule</b>	
<b>Occupant Owns Furniture</b>	
<b>One room</b>	<b>\$625.00</b>
<b>Two rooms</b>	<b>\$800.00</b>
<b>Three rooms</b>	<b>\$1,000.00</b>
<b>Four rooms</b>	<b>\$1,175.00</b>
<b>Five rooms</b>	<b>\$1,425.00</b>
<b>Six rooms</b>	<b>\$1,650.00</b>
<b>Seven rooms</b>	<b>\$1,900.00</b>
<b>Eight rooms</b>	<b>\$2,150.00</b>
<b>each additional room</b>	<b>\$225.00</b>
<b>Occupant Does NOT Own Furniture</b>	
<b>First Room</b>	<b>\$400.00</b>
<b>each additional room</b>	<b>\$65.00</b>

Source: Federal Highway Administration (effective 6-15-05)

**ATTACHMENT 8**  
**PROCEDURES**  
**FOR**  
**RELOCATION PAYMENTS AND ASSISTANCE**

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

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

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

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



## **ATTACHMENT 9**

### **APPEALS POLICY AND PROCEDURES**

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

Briefly stated, displacees will have the right to ask for administrative review when they believe themselves aggrieved by a determination as to:

1. eligibility;
2. the amount of payment;
3. the failure to provide comparable replacement housing referrals; or
4. the Agency's property management practices.

Requests for review will be directed first to the Redevelopment Director or other authorized designee of the Agency. Details concerning the entire appeals process will be provided upon request.

**ATTACHMENT 10**

**PLAN ADDENDUM  
(PUBLIC COMMENTS AND RESPONSE)**

RESOLUTION NO. R. A.

A RESOLUTION OF THE REDEVELOPMENT  
AGENCY OF THE CITY OF LONG BEACH, CALIFORNIA,  
ADOPTING A REPLACEMENT HOUSING PLAN FOR THE  
530-542 EAST WILLOW STREET PROJECT

Whereas, the Redevelopment Agency of the City of Long Beach, California ("Agency"), is negotiating the redevelopment of property located at 530-542 East Willow Street (the "530-542 East Willow Street Project"); and

WHEREAS, the 530-542 East Willow Street Project will result in displacement of existing housing units; and

WHEREAS, California Health and Safety Code Section 33413.5 requires that the Agency adopt a housing replacement plan for the 530-542 East Willow Street Project;

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

The Agency hereby adopts the Replacement Housing Plan for the 530-542 East Willow Street Project, which is attached as Exhibit "A" to this resolution.

APPROVED AND ADOPTED by the Redevelopment Agency of the City of

Long Beach, California, on this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

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Executive Director/Secretary

APPROVED:

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Chair

HAM:fl  
2/12/07  
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**EXHIBIT A**  
**REPLACEMENT HOUSING PLAN**

530-542 East Willow Street

**CENTRAL LONG BEACH  
REDEVELOPMENT PROJECT AREA**



**March 5, 2007**

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

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## I. INTRODUCTION

This Replacement Housing Plan (the "Replacement Housing Plan") for a proposed future mixed-use development located at 530-542 East Willow Street ("Project") has been prepared pursuant to Section 33413.5 of the California Health and Safety Code for the Redevelopment Agency of the City of Long Beach ("Agency"). Section 33413.5 requires that, not less than 30 days prior to the execution of an agreement for acquisition of real property, or the execution of an agreement for the disposition and development of property, or the execution of an owner participation agreement, which agreement would lead to the destruction or removal of dwelling units from the low and moderate-income housing market, the Agency shall adopt by resolution a replacement housing plan.

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

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

## II. DEFINITIONS

### Very-Low-Income Household

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

### Low-Income Household

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

Moderate-Income Household

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

Affordable Owner-Occupied Housing Cost

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

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

Affordable Renter-Occupied Housing Cost

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

- (1) For very-low-income households, the product of 30 percent times 50 percent of the area median income adjusted for family size appropriate for the unit.
- (2) For lower-income households whose gross incomes exceed the maximum income for very-low-income households, the product of



30 percent times 60 percent of the area median income adjusted for family size appropriate for the unit. In addition, for those lower-income households with gross incomes that exceed 60 percent of the area median income adjusted for family size, it shall be optional for any state or local funding agency to require that affordable rent be established at a level not to exceed 30 percent of gross income of the household.

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

#### Replacement Dwelling Unit

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

### III. **REPLACEMENT HOUSING REQUIREMENTS**

Section 33413(a) of the California Health and Safety Code requires that whenever low- or moderate-income household dwelling units are destroyed or removed from the housing market as part of a redevelopment project which is subject to a written agreement with a redevelopment agency or where financial assistance has been provided by the agency, the agency shall, within four years of the destruction or removal, rehabilitate, develop, or construct, or cause to be rehabilitated, developed, or constructed, for rental or sale to persons and families of low- or moderate-income, an equal number of replacement dwelling units which have an equal or greater number of bedrooms as those destroyed or removed units at affordable housing costs within the territorial jurisdiction of the agency.

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

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

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

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

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

In April of 2005, the Redevelopment Agency contacted the owner of the properties located at 530-542 East Willow Street ("Subject Property") within the Central Long Beach Redevelopment Project Area about the possible voluntary acquisition of his property. The purchase of nonconforming residential property in this Redevelopment Project Area is consistent with the goals of the Central Long Beach Redevelopment Plan. On June 30, 2005, the Agency purchased the Subject Property, which will be demolished and marketed for a mixed-use development.

The Project's primary activities will include the following:

##### A. Acquisition, Relocation and Demolition

The Agency has acquired the Subject Property. The Agency will demolish the structures to prepare the site for a new mixed-use development. The properties are composed of seven total housing units as detailed in the table below. To date, all transactions have been negotiated through voluntary acquisition and tenants will be relocated in accordance with state relocation law.

B. New Construction and/or Substantial Rehabilitation

The existing residential structures will not be rehabilitated and no new residential construction at the Project Site is anticipated at this time. Demolition of the residential properties will facilitate the removal of a non-conforming use.

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

V. **RESIDENTIAL UNITS TO BE REMOVED AND REPLACED**

The Project site contains seven one-bedroom residential units and three businesses. The following table illustrates the units by the number of bedrooms contained therein as well as their respective income levels.

	One BR	Two BR	Three BR	Four BR	Five BR	Total Bedrooms
Very-Low Income	2	0	0	0	0	2
Low Income	3	0	0	0	0	3
Moderate Income	1	0	0	0	0	1
<b>Subtotal</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6</b>
Above Moderate Income	1	0	0	0	0	1
<b>Total Bedrooms</b>	<b>7</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>7</b>

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

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

Pursuant to California Health and Safety Code Section 33413, the Agency will, within four years, rehabilitate, develop or construct, or cause to be rehabilitated, developed or constructed, for rental or sale to persons and

families of very-low-, low- or moderate-income an equal number of dwelling units which have an equal number of bedrooms as those removed dwelling units, or a fewer number of replacement dwelling units if the replacement dwelling units collectively contain an equal or greater number of bedrooms than the combined bedrooms destroyed or removed and are available at affordable housing cost to households of the same income category as the displaced households.

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

## **VII. FINANCING OF REPLACEMENT HOUSING**

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

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

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

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

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

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

At this time, possible replacement complexes for very-low income housing units include Pacific Apartments at 1601 Pacific Avenue, Puerto Del Sol Apartments on 3<sup>rd</sup> Street between Golden and Maine Avenues, and Cabrillo Family Housing located at the Villages at Cabrillo campus in west Long Beach. Pacific Apartments will include 31 affordable residences with a total of 94 bedrooms available to very-low income households, including one four-bedroom unit and 30 three-bedroom units. Puerto del Sol Apartments will provide 63 affordable residences with a total of 166 bedrooms available to very-low income households, including 11 four-bedroom units and 16 three-bedroom units. The Cabrillo Family Housing development will encompass 81 residences with a total of 149 bedrooms available to very-low income households and 63 bedrooms available to low-income households, including 8 four-bedroom units and 43 three-bedroom units. Low-income and moderate-income housing units can also be replaced within Olive Court, being developed at 1856 Long Beach Boulevard. In no event will replacement housing be available later than four years from the adoption of this Replacement Housing Plan.

**IX. COMPLIANCE WITH ARTICLE XXXIV OF THE CALIFORNIA CONSTITUTION**

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

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

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

### REPLACEMENT HOUSING STATUS SUMMARY

	Very Low Income					Low Income					Moderate Income				
	Bedroom Size					Bedroom Size					Bedroom Size				
	0	1	2	3	4	0	1	2	3	4	0	1	2	3	4
Housing Removed	129	93	37	11	0	12	24	12	5	1	7	13	3	0	0
<b>Total: 347 units with 434 BRs</b>	<b>270 units with 329 bedrooms</b>					<b>54 units with 79 bedrooms</b>					<b>23 units with 26 bedrooms</b>				
Housing Produced	42	96	187	81	13	0	50	333	81	0	0	0	33	0	0
<b>Total: 916 units w/1,832 BRs</b>	<b>419 units with 807 bedrooms</b>					<b>464 units with 959 bedrooms</b>					<b>33 units with 66 bedrooms</b>				