



LONG BEACH REDEVELOPMENT AGENCY

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

June 18, 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 1478 Cota Avenue and 1601 W. 17th Street. (West Industrial - District 1)

DISCUSSION

One of the priority projects of the West Long Beach Industrial Redevelopment Project Area (Project Area), as identified in the Westside Industrial Strategy Action Plan, is to remove nonconforming residential uses from the Project Area and convert the land to industrial use. To this end, the Redevelopment Agency (Agency) purchased multi-family residences at 1478 Cota Avenue (Exhibit A) and 1601 W. 17th Street (Exhibit B), located in the Project Area.

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 plan also describes the assistance that will be provided to displaced residents, including monetary compensation for moving and related expenses and for replacement housing. The relocation plan must also adopt a replacement housing plan that discusses how these housing units will be replaced within the community.

Attached as Exhibit C, is the relocation plan for the subject site. Also attached is a resolution that adopts the included replacement housing plan prepared for 1478 Cota Avenue and 1601 W. 17th 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

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- The general location of housing to be rehabilitated, developed, or constructed pursuant to California Health and Safety Code 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 made available for public review and comment as required by law.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



PATRICK H. WEST
EXECUTIVE DIRECTOR

PHW:CAB:aes

APPROVED:


GERALD R. MILLER
CITY MANAGER

Attachments: Exhibit A – Site Map: 1478 Cota Avenue
Exhibit B – Site Map: 1601 W. 17th Street
Exhibit C – Relocation Plan
Resolution for Replacement Housing Plan

Exhibit A
 Site Map - 1478 Cota Avenue
 APN: 7432-005-016

16TH ST. S
 16TH ST. S

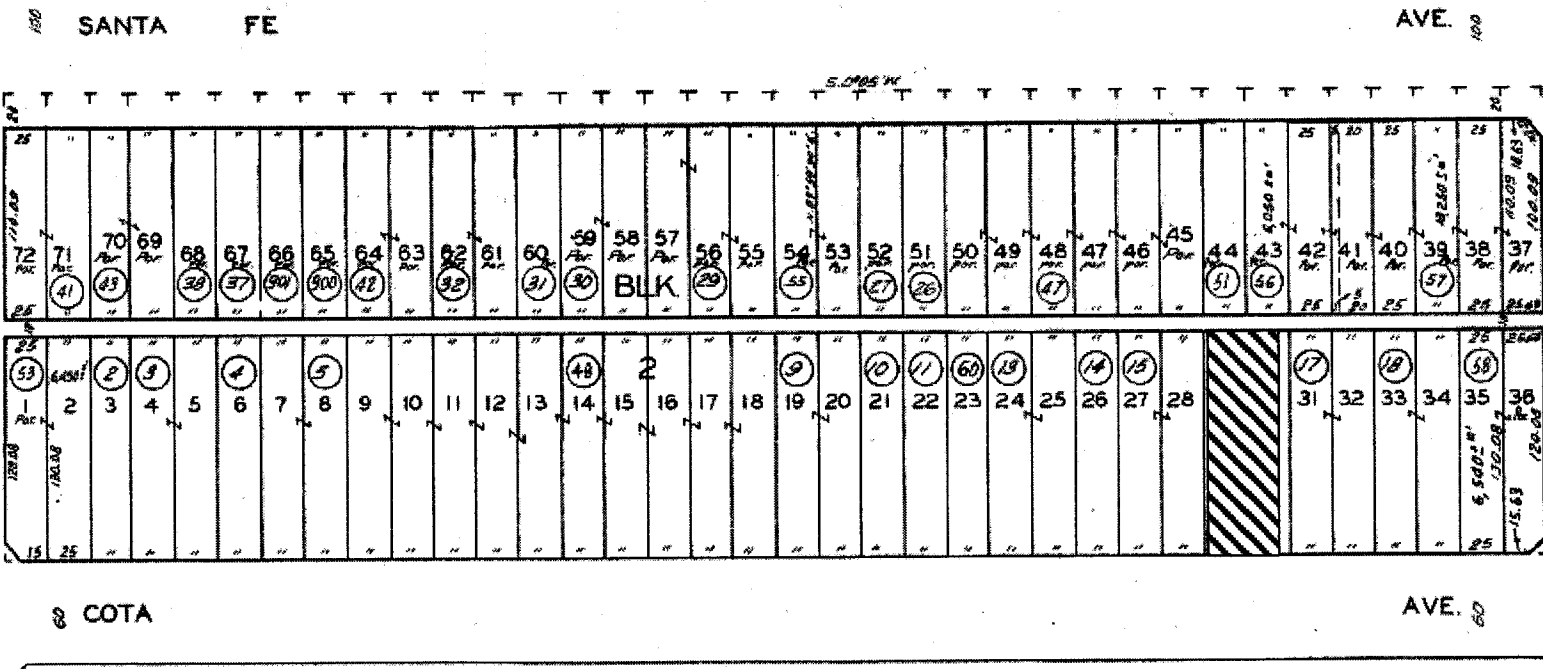
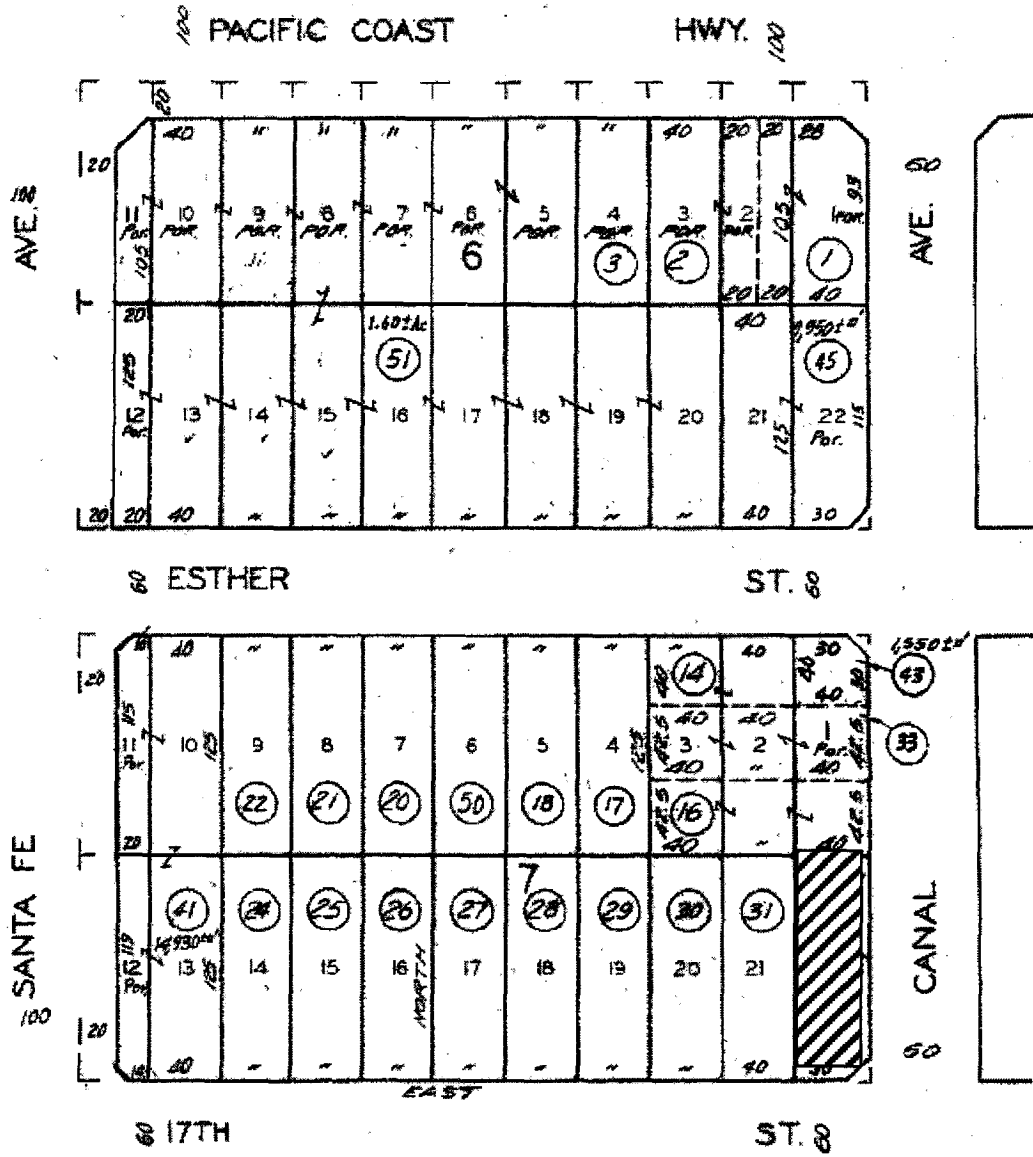


Exhibit B
 Site Map - 1601 W. 17th Street
 APN: 7432-007-042





RELOCATION PLAN

FOR THE

WEST LONG BEACH INDUSTRIAL REDEVELOPMENT

PROJECT AREA - NONCONFORMING RESIDENTIAL

SITE RELOCATION

@ 1478 COTA AVENUE & 1601 W. 17TH STREET

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

MAY 1, 2007

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INTRODUCTION

The Long Beach Redevelopment Agency (the Agency) acquired two privately owned parcels at 1478 Cota Avenue and 1601 W. 17th Street in Long Beach for future commercial and industrial development (the Project). The Project involves the acquisition of two improved land parcels consisting of approximately 11,500 square feet and the subsequent permanent relocation of five residential occupants. 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 western portion of the City, south of Pacific Coast Highway and west of the 710 Freeway and is generally bounded by West 17th Street on the north, Canal Avenue on the east, Cota Avenue on the west and Cowles 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 April 2007 with the affected residential households. All five households provided their information and in many instances also verified income to determine their relocation assistance benefits.

The housing mix consists of four tenant occupied one-bedroom apartment units and one studio unit within two building structures; according to the appraisal report the studio unit measures 220 square feet and the one-bedroom units are approximately 500 square feet in size. Monthly rents among the surveyed households range between \$485 and \$700 for a one-bedroom apartment; average rent being \$575 and \$475 for the studio unit. Reported ethnicity among the tenant households is 100% Hispanic. Three households consider Spanish their primary language and two households are English speaking.

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 April 2007, two Project households qualify as very low income (31%-50% of area median), two households qualify as low income (51%-80% of area median), and one is above moderate or high income (over 120% of area median). There is one senior household (head of household 62 years or older) among the affected Project households and no disabilities that could affect the relocation process.

There is a total known Project population of 13 individuals, consisting of nine adults and four children, most of whom are of school-age. The average household size is 2.6 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 appear to be one overcrowded unit among the subject tenant residential properties. Replacement housing referrals to the occupants of this dwelling will reflect the need for larger accommodations.

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 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. Apartment units were considered as appropriate replacement dwelling units if they were within a three-mile radius from the Project site. The aggregate needs include:

- three one-bedroom apartments
- one three-bedroom apartment
- one studio apartment

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

TABLE 1: Replacement Rental Housing Resources			
Bdrm Size	Found (Needed)	Rent Range	Median
studio	19 (1)	\$500-\$745	\$675
1	47 (3)	\$650-\$995	\$800
3	9 (1)	\$1,195-\$1,700	\$1,300

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 approximately 30 percent less than respective median market rents for surveyed replacement units.

D. CONCURRENT RESIDENTIAL DISPLACEMENT

The City of Long Beach is currently involved in a Shoreline Gateway project necessitating residential displacement of approximately 30 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 subject to displacement. Specific services will include:

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

- 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/Downpayment Assistance

Residential tenants who have established residency at the Project site for a minimum of 90 days prior to the initiation of negotiations 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. "Initiation of Negotiations" is defined as the first written offer by the Agency to buy the property from which the households will be displaced. In this case, the estimated date of the first written offer to purchase the property is June 27, 2005.

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. Payments To Non-Tenured Residential Tenants

A residential tenant who has actually and lawfully occupied the displacement dwelling for less than 90 days immediately prior to the initiation of negotiations is entitled to receive a moving expense payment. Additionally, non-tenured residential tenants may qualify for a rental assistance payment under the provisions of Last Resort Housing assistance (see Last Resort Housing, following). Such assistance is authorized when comparable replacement housing is not available at rental rates within the tenant's financial means (30% of gross monthly household income). Last Resort Housing assistance to non-tenured households is based solely on income.

4. 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.

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 7**).

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 8**).

L. PROJECTED DATES OF DISPLACEMENT

Households will receive a written 90 day notice-to-vacate before they are required to move. Relocation is expected to be completed by November of 2007.

M. ESTIMATED RELOCATION COSTS

The Agency will use its own funds to underwrite the Project. Estimated relocation costs for the Project are **\$80,400**, 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.

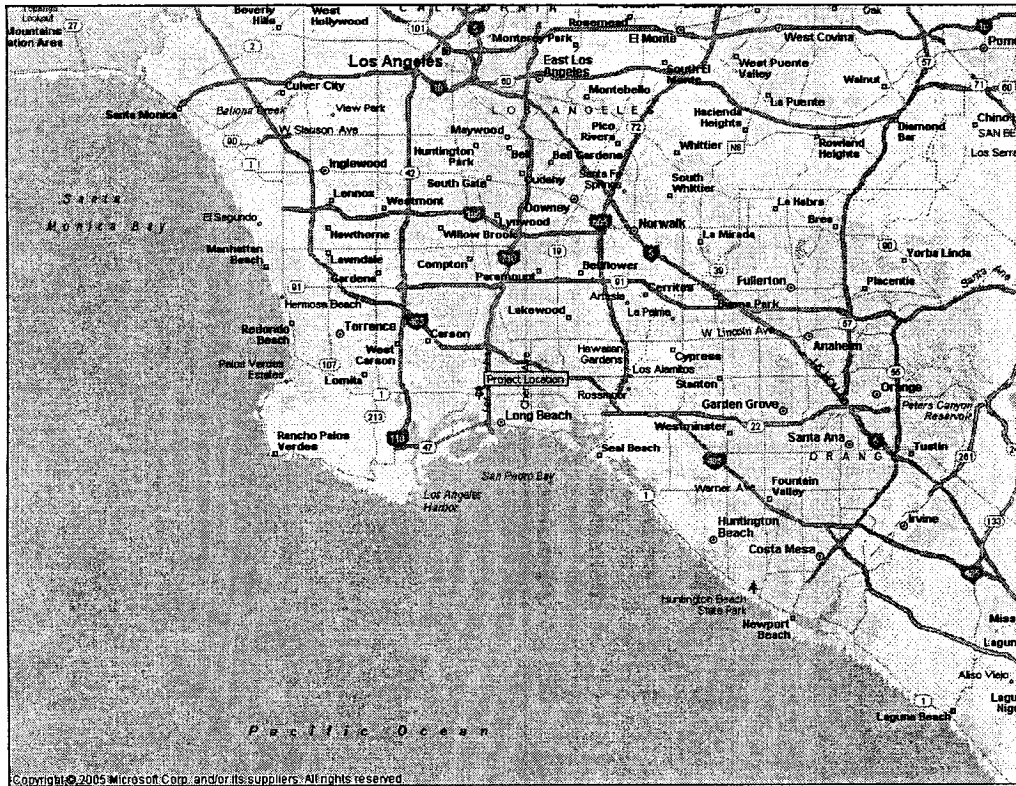
N. CITIZEN PARTICIPATION/PLAN REVIEW

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 9**) 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).

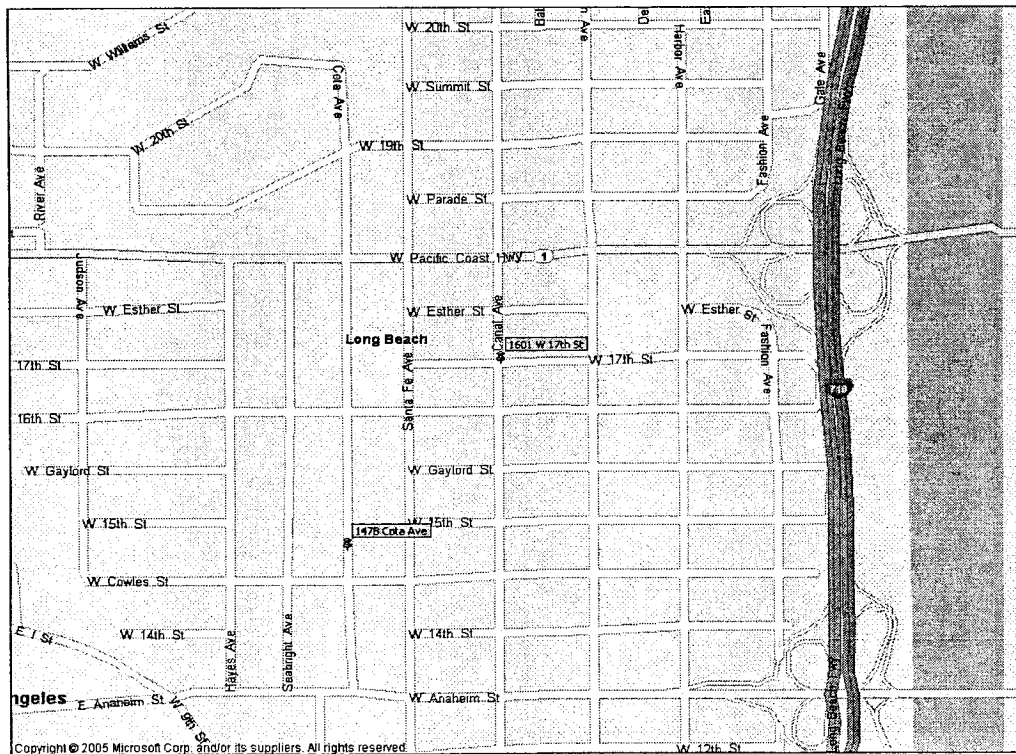
TABLE OF ATTACHMENTS

- 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 (2007)
- Attachment 5:** Sample Informational Brochure for Displaced Households
- Attachment 6:** Fixed Payment Moving Schedule
- Attachment 7:** Procedures for Relocation Payments and Assistance
- Attachment 8:** Appeals Policy and Procedures
- Attachment 9:** 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: 1478 COTA AVENUE & 1601 W. 17TH STREET - WESTSIDE LONG BEACH 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	04/92	2	4 (4,12,13,14)	0	0	Permanent	\$700	1	3	Spanish
2	Very Low	05/03	2	0	0	0	Permanent	\$560	1	1	English
3	Low	02/93	2	0	0	0	Permanent	\$550	1	1	Spanish
4	High	06/70	2	0	0	1	Permanent	\$485	1	1	English
5	Low	05/04	1	0	0	0	Permanent	\$475	0	0	Spanish

**ATTACHMENT 3
DEMOGRAPHIC CHARACTERISTICS**

2000 Census Population - City of Long Beach & Tract 5755				
Population	Tract 5755	%	City	%
Total Population	252	100.0%	461,522	100.0%
White	91	36.1%	204,410	45.2%
Black or African American	19	7.5%	68,618	14.9%
American Indian and Alaska Native	3	1.2%	3,881	0.8%
Asian	7	2.8%	55,591	12.0%
Native Hawaiian and Other Pacific Islander	3	1.2%	5,605	1.2%
Some Other Race	109	43.3%	95,107	20.6%
Two or More Races	20	7.9%	24,310	5.3%
Hispanic or Latino (of Any Race)	160	63.5%	165,092	35.8%

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

2000 Census Housing Units - City of Long Beach & Tract 5755				
Type	Tract 5755	%	City	%
Total Units	58	100.0%	171,632	100.0%
Owner-Occupied	4	6.9%	66,928	39.0%
Renter-Occupied	49	84.5%	96,160	56.0%
Vacant Housing Units	5	8.6%	8,544	5.0%
Available for Sale Only (of Total Vacant Units)	0	0.0%	1,484	17.4%
Available for Rent - Full Time Occupancy (of Total Vacant Units)	0	0.0%	4,195	49.1%
Sold or Rented - Not Occupied	2	40.0%	683	8.0%
Otherwise Not Available (e.g. seasonal, recreational, migratory, occasional use)	1	20.0%	763	8.9%
Other Vacant	2	40.0%	1,419	16.6%

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

ATTACHMENT 4

**HUD ANNUAL INCOME LIMITATIONS - YEAR 2007
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 2007.

Area Median: \$56,500					
Family Size	Extremely Low Income	Very Low Income	Low Income	Median Income	Moderate Income
1 Person	15,550	25,900	41,450	39,600	47,500
2 Person	17,750	29,600	47,350	45,200	54,200
3 Person	20,000	33,300	53,300	50,900	61,000
4 Person	22,200	37,000	59,200	56,500	67,800
5 Person	24,000	39,950	63,950	61,000	73,200
6 Person	25,750	42,900	68,650	65,500	78,600
7 Person	27,750	45,900	73,400	70,100	84,100
8 Person	29,300	48,850	78,150	74,600	89,500

Figures are per the California State Department of Housing & Community Development, Division of Housing Policy Development, promulgated **April 18, 2007**.

ATTACHMENT 5

**SAMPLE INFORMATIONAL BROCHURE
FOR
DISPLACED HOUSEHOLDS
(ENGLISH & SPANISH)**

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.

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

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

B. Actual Moving Expense (Professional Move)

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

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

IV. REPLACEMENT HOUSING PAYMENT - TENANTS AND CERTAIN OTHERS

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

A. Rental Assistance

If you qualify, and **wish to rent** your replacement dwelling, your rental assistance benefits will be based upon the difference over a 42 month period between the rent you must pay for a comparable replacement dwelling and the lesser of your current rent or 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.

FOLLETO DE INFORMACIÓN PARA FAMILIAS E INDIVIDUOS

- I. INFORMACIÓN GENERAL
- II. AYUDA PARA ENCONTRAR UNIDAD DE REEMPLAZO
- III. BENEFICIOS DE MUDANZA
- IV. PAGO EN REEMPLAZO DE VIVIENDA - INQUILINOS
- V. INQUILINOS CON SECCION 8
- VI. PAGO DE REEMPLAZO DE VIVIENDA - DUEÑOS
- VII. CALIFICACIONES PARA LLENAR RECLAMOS DE REUBICACIÓN
- VIII. PAGOS DE ULTIMO RECURSO
- IX. CONTRATO DE RENTA
- X. PROCEDIMIENTOS DE APELACIÓN-AGRAVIO
- XI. CONDICIÓN DE IMPUESTOS SOBRE BENEFICIOS DE REUBICACIÓN
- XII. REQUISITO DE PRESENCIA LEGAL
- XIII. INFORMACIÓN ADICIONAL Y ASISTENCIA DISPONIBLE

I. INFORMACIÓN GENERAL

El edificio en que usted vive está en una área que va a ser mejorada con la asistencia de la Agencia de Desarrollo de la Ciudad de Long Beach ("la Agencia"). De acuerdo a procedimiento de la agenda, tal vez será necesario que usted se cambie de su residencia. Usted será notificado(a) con tiempo razonable hasta la fecha en que deberá cambiarse.

Por favor lea esta información, será de mucha ayuda para determinar su elegibilidad y la cantidad de beneficios en su reubicación. Le recomendamos que guarde esta información como referencia.

La Agencia ha contratado los servicios de la compañía Overland, Pacific & Cutler, Inc., una empresa profesional muy calificada para ayudarle. La empresa está a su disposición para explicarle el programa y los beneficios. El dirección y numero de teléfono es:



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

POR FAVOR NO SE MUDE ANTES DE TIEMPO. ESTE NO ES UN AVISO PARA DESOCUPAR SU VIVIENDA. Si usted desea mudarse antes de lo requerido, debería ponerse en contacto con la empresa Overland, Pacific & Cutler, Inc., 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 reubicación de la Agencia.

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

II. AYUDA PARA ENCONTRAR UNIDAD DE REEMPLAZO

La Agencia, a través de sus representantes, le ayudaran a localizar una vivienda de reemplazo proporcionándole listas de viviendas disponibles. Es importante que usted se mantenga activo buscando. En cuanto encuentre una vivienda de reemplazo, su representante hará una inspección de la unidad para determinar si la unidad reúne todos los requisitos de una vivienda que es decente, segura y limpia. Una unidad que es decente, segura e y limpia debe proveer cupo suficiente para sus ocupantes, estar a prueba de mal temporal y sistema adecuado de calefacción, plomería, y electricidad. Su vivienda de reemplazo debe pasar una inspección antes de autorizar pagos de beneficios.

III. MUDANZA

Si tiene que mudarse debido a un proyecto de la Agencia, recibirá un pago para asistirle en su cambio físico. Dos formas de pago están disponibles. Usted puede escoger uno de los tipos de pagos de mudanza siguientes:

A. Pago Fijo de Mudanza

Un Pago Fijo está basado en el numero de cuartos que ocupa y si es dueño de los muebles o no. El pago está basado en una agenda aprobada por la Agencia, y será de \$400 por un cuarto amueblado hasta \$2,150 por 8 cuartos con muebles. (Para detalle, vea la forma abajo). Su representante le informará la cantidad que recibirá al ser elegible.

PAGO FIJO DE MUDANZA (California, Junio 2005)			
Ocupante Dueño de Muebles		Ocupante no es Dueño de Muebles	
1 cuarto	\$625.00	1 cuarto	\$400.00
2 cuartos	\$800.00	Cada Cuarto Adicional	\$65.00
3 cuartos	\$1,000.00	X	
4 cuartos	\$1,175.00		
5 cuartos	\$1,425.00		
6 cuartos	\$1,650.00		
7 cuartos	\$1,900.00		
8 cuartos	\$2,150.00		
Cada Cuarto Adicional	\$225.00		

Si usted escoge el pago fijo de mudanza, será responsable de su cambio y la Agencia no asumirá ninguna responsabilidad por perdida o daño relacionado con su cambio.

B. Gastos Actuales de Mudanza (Compañía Profesional)

Si usted decide elegir una mudanza autorizada y quiere que la Agencia pague la factura, puede reclamar el costo ACTUAL del cambio de sus cosas personales hasta una distancia de 50 millas. Su representante de reubicación le informará del numero de presupuestos estimativos según se requiera, y le asistirá en preparar un plan que la Agencia pueda aprobar.

IV. PAGO EN REEMPLAZO DE VIVIENDA - INQUILINOS

Usted puede ser elegible para un pago hasta de \$5,250.00 como ayuda para rentar o comprar una propiedad comparable. Para calificar, debe de haber sido un inquilino en residencia en su vivienda actual por lo menos de 90 días, o un dueño-ocupante que ha vivido en la vivienda por no menos de 90 días y no mas de 179 días, antes de la primera oferta de la Agencia para comprar la propiedad.

A. Asistencia de Renta

Si usted califica y **desea rentar** su vivienda de reemplazo, sus beneficios 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 o treinta por ciento (30%) de los ingresos mensuales en bruto.

Usted deberá informar a su representante de su renta y sus ingresos mensuales antes de establecer su elegibilidad para el pago.

- O -

B. Asistencia de Pago de Enganche

Si usted califica y **desea comprar** su vivienda de reemplazo, puede aplicar la cantidad total de su pago de asistencia de renta para un pago de enganche. Su representante de reubicación le explicará los procedimientos necesarios para aplicar este pago.

V. INQUILINOS CON SECCION 8

Cuando usted se mude, usted podría ser elegible para transferir su elegibilidad de Sección 8 a un lugar de reemplazo. Como se indica anteriormente, a usted se le proporcionaran servicios de consejería y otros servicios de asesoría junto con beneficios de mudanza. Además, la Agencia cubrirá el costo de cualquier depósito de seguridad requerido para arrendar una vivienda de reemplazo aprobada por Sección 8, y también cubrirá el costo de cualquier cargo por verificación de crédito.

VI. PAGO DE REEMPLAZO DE VIVIENDA - DUEÑOS

A. Si Usted ha sido dueño-ocupante de una vivienda comprada por la Agencia **por lo menos de 180 días** antes de la primera oferta para comprar, será elegible para un pago de hasta \$22,500 para asistirle a comprar una vivienda de reemplazo. Si Usted es dueño-ocupante desplazado que tiene **entre 90 y 179 días** de residencia en su casa inmediatamente antes de la fecha del primer oferta para comprar su propiedad, será elegible por un pago de hasta \$5,250. Este pago cubre las siguientes cosas:

1. **Diferencia en el Precio de Compra** - Una cantidad, cuando agregado con la cantidad que la Agencia pagó por su propiedad, que es igual del costo actual de su vivienda de reemplazo; o la cantidad determinada por la Agencia que es necesaria para comprar una vivienda de reemplazo comparable, cualquier es menos. Su representante le explicará los dos métodos en detalle.
2. **Diferencia en Los Gastos de Financiamiento** - Un pago que cubra el costo del aumento en los intereses, si hubiera alguno, para financiar una vivienda de reemplazo. Su representante le explicara las condiciones limitadas.
3. **Gastos Incidentales** - Estos son los gastos que no recurren que se cobran normalmente al comprador de una vivienda. Unos cargos típicos incluyen los costos de "escrow", recordación e inspección de crédito. Fondos reservados en el proceso de "escrow" para cumplir con obligaciones de impuestos de propiedad, intereses y aseguranza de casa no son compensables.

- B. Asistencia de Renta - Opción para Dueños-Ocupantes** - Si Usted es un dueño-ocupante y elige rentar en vez de comprar una vivienda de reemplazo, puede ser elegible para un pago de asistencia de renta de hasta \$5,250. El pago se basará en la diferencia entre lo que es la renta del mercado de su vivienda actual y la renta del mercado en una vivienda de reemplazo comparable.

Si Usted recibe un pago de asistencia de renta como mencionado arriba, y decide después comprar una vivienda de reemplazo, puede pedir un pago que es igual a la cantidad que recibirá si había comprado inicialmente una vivienda de reemplazo comparable, menos la cantidad que ya recibió como pago de asistencia de renta.

VII. CALIFICACIONES PARA LLENAR RECLAMOS DE REUBICACIÓN

Para calificar por un Pago de Reemplazo de Vivienda, tiene que rentar o comprar una vivienda de reemplazo comparable **durante un año de lo que ocurra después de:**

1. Para inquilino, la fecha que desocupo su vivienda,
2. Para dueño-ocupante, la fecha en que recibirá pago final por su vivienda o, en caso de un procedimiento de condenación, la fecha del deposito de compensación justa con la corte, o
3. La fecha por lo cual la Agencia cumple con la obligación de recomendar por lo menos de tres viviendas de reemplazo comparable.

Todos los reclamos de reubicación deben ser presentados **dentro de dieciocho (18) meses** de la fecha en la cual usted recibe el pago final por su propiedad, o la fecha en la cual se mudó, lo que ocurra después.

VIII. PAGOS DE ULTIMO RECURSO

Si viviendas de reemplazo comparable no son disponibles cuando se tiene que mover, o si viviendas de reemplazo no son disponibles dentro de los limites monetarios ya citados, la Agencia le dará asistencia de ultimo recurso para que pueda rentar o comprar una vivienda de reemplazo oportunamente. Asistencia de ultimo recurso es basado en los circunstancias individuales del desplazado. Su representante de reubicación le explicará el proceso para determinar si califica por asistencia de ultimo recurso.

Si es inquilino y prefiere comprar en vez de rentar una vivienda de reemplazo comparable, la cantidad total será aplicada a la residencia de reemplazo como pago de entrada.

IX. CONTRATO DE RENTA

Como resultado de una acción de la Agencia para comprar la propiedad donde usted vive, usted pasa a ser un inquilino de la Agencia. En este caso, se le pedirá que firme un contrato de renta, que especificará la renta mensual, cuando pagos se vencen, donde se pagan, y otra información pertinente.

Excepto por las causas de desalojo dichas abajo, ninguna persona que legalmente ocupa una propiedad de la Agencia es requerida a cambiarse si no tiene un aviso escrito por lo menos de 90 días. Desalojo es dado solamente por una o mas de las siguientes razones:

- A. Falla de no pagar renta, excepto en casos donde este es debido a la falta del dueño de no mantener los predios en una condición habitable, o cuando los servicios básicos han sido discontinuados o interrumpidos por un largo plazo.
- B. La perpetración de un hecho peligroso o ilegal en los predios.

- C. La falta de mantener los términos del acuerdo de renta entre 30 días de haber sido notificado.
- D. Continuar con un desorden publico, después de haber sido notificado.
- E Después de haber recibido una cantidad razonable de referencias a viviendas de reemplazo.
- F. Cuando la evicción es requerida por leyes estatales o locales y no puede ser evitada por medio de esfuerzos de la entidad publica.

X. PROCEDIMIENTOS DE APELACIÓN-AGRAVIO

Cualquier persona con una queja por una determinación de elegibilidad en un pago de reubicación o de la cantidad de un pago, puede pedir que su reclamo sea revisado o reconsiderado de acuerdo con el procedimiento de apelaciones establecido. Los detalles completos de apelación y procedimientos están disponibles solicitándolos a la Agencia.

XI. CONDICIÓN DE IMPUESTOS SOBRE BENEFICIOS DE REUBICACIÓN

Pagos por beneficios de reubicación no son considerados como ingreso para el proposito de impuestos del Internal Revenue Code de 1986 o el Personal Income Tax Law, Parte 10 (comenzando con Section 17001) de Division 2 del Revenue and Taxation Code, o del Bank and Corporation Tax law, Part 11(comenzando con Section 23001) de Division 2 del Revenue and Taxation Code.

XII. REQUISITO DE PRESENCIA LEGAL

De acuerdo a la Ley Publica 105-117 de 11-21-97, para poder ser elegible y recibir beneficios de reubicación en proyectos de reubicación con fondos federales, todos los miembros de la vivienda a ser desplazados deben de proporcionar información con relación a su presencia legal en los Estados Unidos. En proyectos federales, cualquier miembro de la vivienda que no este legalmente presente en los Estados Unidos o rehúse proporcionar esta información, se le podrían negar beneficios de reubicación. Los beneficios de Reubicación serán calculados de acuerdo al numero de miembros de la familia con presencia legal certificada en los Estados Unidos.

XIII. INFORMACIÓN ADICIONAL Y ASISTENCIA DISPONIBLE

Los responsables de proveer asistencia de reubicación esperan ayudarle en todas las formas posibles para minimizar la difícil tarea de reubicar 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 representante de reubicación.

ATTACHMENT 6

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

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

ATTACHMENT 7

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 8

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:

3. eligibility;
4. the amount of payment;
5. the failure to provide comparable replacement housing referrals; or
6. 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 9

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

ATTACHMENT 8

APPEALS POLICY AND PROCEDURES

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

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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 9

**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
1478 COTA AVENUE AND 1601 W. 17TH STREET
PROJECT

WHEREAS, the Redevelopment Agency of the City of Long Beach, California ("Agency"), is negotiating the redevelopment of property located at 1478 Cota Avenue and 1601 W. 17th Street (the "1478 Cota Avenue and 1601 W. 17th Street Project"); and

WHEREAS, the 1478 Cota Avenue and 1601 W. 17th 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 1478 Cota Avenue and 1601 W. 17th 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 1478 Cota Avenue and 1601 W. 17th 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 this _____ day of _____, 2007

APPROVED:

Executive Director/Secretary

Chair

HAM:fl
5/24/07
#07-02563

Exhibit A

REPLACEMENT HOUSING PLAN

1478 Cota Avenue and 1601 W. 17th Street

**WEST LONG BEACH INDUSTRIAL
REDEVELOPMENT PROJECT AREA**



June 18, 2007

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

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I. INTRODUCTION

This Replacement Housing Plan (the "Replacement Housing Plan") for the proposed future commercial and/or industrial development located at 1478 Cota Avenue and 1601 W. 17th 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 November of 2006, the Redevelopment Agency contacted the owners of the properties located at 1478 Cota Avenue and 1601 W. 17th Street ("Subject Property") within the West Long Beach Industrial Redevelopment Project Area about the possible voluntary acquisition of the property. The purchase of nonconforming residential property in this Redevelopment Project Area is consistent with the goals of the West Long Beach Industrial Redevelopment Plan. In March of 2007, the Agency purchased the property located at 1478 Cota Avenue. In April of 2007, the Agency purchased the property located at 1601 W. 17th Street. The Subject Properties will be demolished and marketed for an industrial or commercial reuse.

The Project's primary activities will include the following:

A. Acquisition, Relocation and Demolition

The Agency has acquired the Subject Properties. The Agency will demolish the structures to prepare the sites for new commercial or industrial development. The properties are composed of five 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.

APN	Address	Type of Dwelling	Number of Units and Buildings
7432-005-016	1478 Cota Ave.	Multi-family	1 Building, 2 Units
7432-007-042	1601 W. 17 th St.	Multi-family	3 Buildings, 3 Units

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 non-conforming uses.

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

V. RESIDENTIAL UNITS TO BE REMOVED AND REPLACED

The Project contains four one-bedroom apartment units and one studio unit within two building structures. 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	2	0	0	0	0	2
High Income	1	0	0	0	0	1
Total Bedrooms	5	0	0	0	0	5

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

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

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

dwelling units collectively contain an equal or greater number of bedrooms than the combined bedrooms destroyed or removed and are available at affordable housing cost to households of the same income category as the displaced households.

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

VII. FINANCING OF REPLACEMENT HOUSING

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

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

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

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

VIII. TIMETABLE FOR DEVELOPMENT OF REPLACEMENT HOUSING

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

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

IX. COMPLIANCE WITH ARTICLE XXXIV OF THE CALIFORNIA CONSTITUTION

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

X. PROVISION FOR PUBLIC REVIEW AND COMMENT

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

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
Total: 347 units with 434 BRs	270 units with 329 bedrooms					54 units with 79 bedrooms					23 units with 26 bedrooms				
Housing Produced	42	96	187	81	13	4	191	506	83	0	0	0	33	0	0
Total: 916 units w/1,832 BRs	419 units with 807 bedrooms					784 units with 1,456 bedrooms					33 units with 66 bedrooms				

