

RELOCATION PLAN

CRA/LA's Sylmar Court Mixed Use Project



Prepared For
The Community Redevelopment Agency
Of the City of Los Angeles (CRA/LA)
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INTRODUCTION

The Community Redevelopment Agency of the City of Los Angeles (CRA/LA) is presently assisting in a redevelopment project in the City of Sylmar. The project consists of a mixed-use of commercial space combined with 150 units of Senior Citizen housing.

The project, located at 12415 – 12421 San Fernando Road and 14938 Astoria Street, Sylmar, CA 91342, consists of two motel buildings of six units each, a Laundromat and a single-family residence. Both motels are completely vacant and boarded up. The Laundromat is vacant and boarded up. The single-family residence at 14938 Astoria Street is occupied by a family of five individuals.

Sylmar Court L.P., a California Limited Partnership, has opened escrow on the purchase of these properties, and will be receiving assistance from the CRA/LA as the project proceeds. This model Relocation Plan is being prepared at the request of the CRA/LA to ensure the rights of the tenant household. As of June 17, 2011, the household which occupies the rental property is in legal proceedings for nonpayment of rent. They are still in possession of the premises. The legal status will be monitored by relocation staff.

As the project proceeds, the tenants will be kept apprised of the timing of the project, and all tenants will be given the appropriate Notices, including General Information Notices (GINs), the Notices of Eligibility, where appropriate, and the formal Ninety-Day Notices to Vacate. All tenants will be assisted in the relocation program by Shober Consulting, Inc., an experienced professional relocation consulting firm.

This Relocation Plan is presented in four sections:

Section I: Consists of Project area descriptions, the general demographic information on the one (1) affected household, and the City of Sylmar's housing profile.

Section II: Consists of survey methodology and an assessment of the aggregate relocation needs of the one (1) residential case affected as a result of the development, with explanation of how these needs are to be met, plus a Relocation Cost Estimate.

Section III: Consists of an assessment of the availability of comparable replacement housing sites within the City of Sylmar and surrounding areas for the one (1) affected household.

Section IV: Consists of the policies and procedures the CRA/LA will follow to ensure a fair and equitable relocation program, consistent with the Federal Uniform Relocation Act (URA) and the California Health and Safety Code.

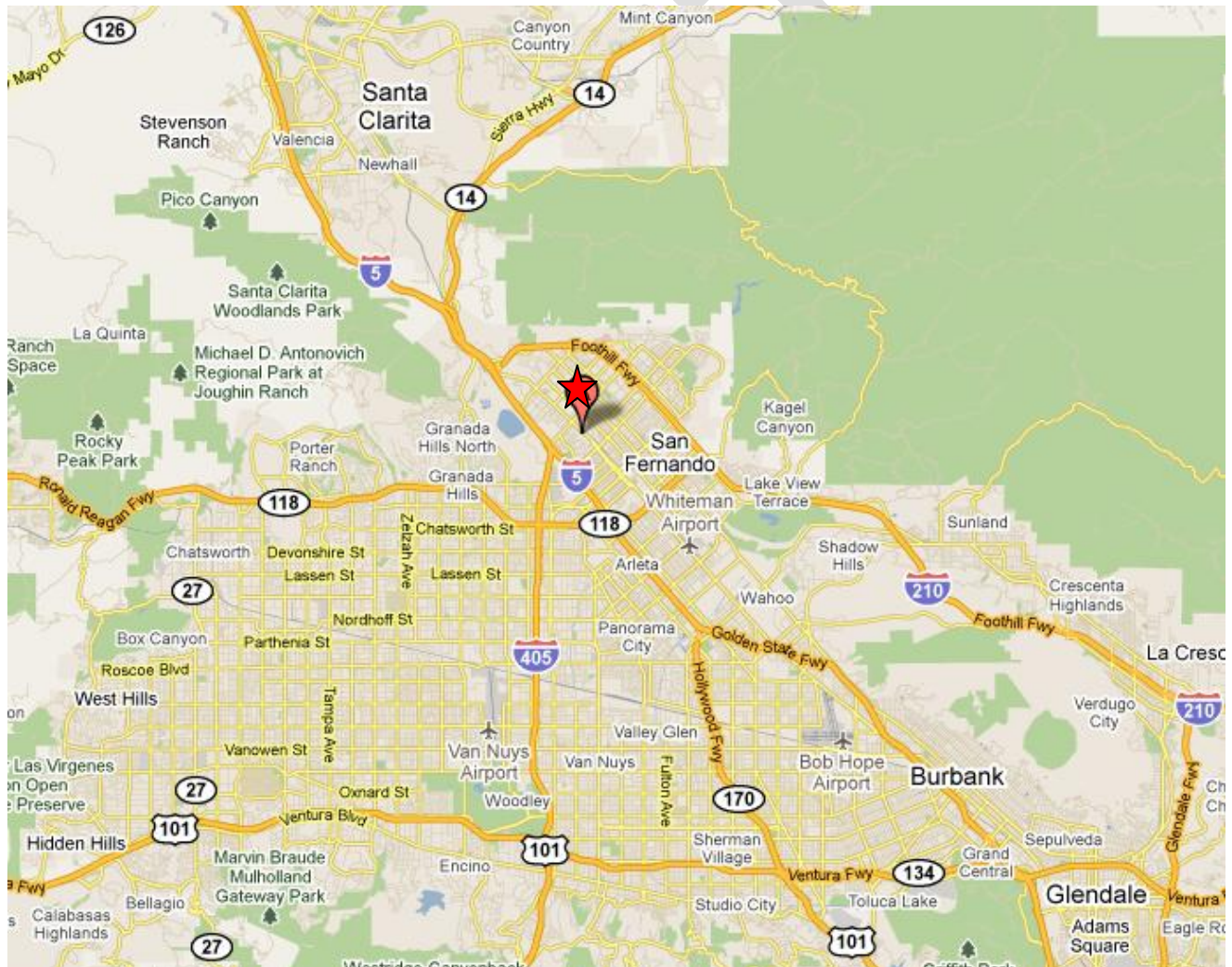
Shober Consulting prepared this requested Relocation Plan (the Plan) in accordance with the applicable provisions of the Uniform Relocation Act, and the United States Department of Housing and Urban Development (HUD) Handbook 1378.

SECTION I: PROJECT AREA DESCRIPTION

A. THE REGIONAL LOCATION

Sylmar is a district in the San Fernando Valley region of the City of Los Angeles. It is bordered by Santa Clarita to the north, San Fernando to the southeast, and Granada Hills to the west. It is served by the Golden State (Interstate 5), Foothill (Interstate 210), Ronald Reagan (State Route 118), and San Diego (Interstate 405) freeways. The map below shows the region.

Regional Map



B. PROJECT SITE LOCATION

The project site for this development is located at 12415 – 12421 San Fernando Road and 14938 Astoria Street, Sylmar, CA 91342. The area is a largely residential area with a mixture of single homes and multi-family structures.

Project Site Map



(Project site denoted by red box)

C. GENERAL DEMOGRAPHIC INFORMATION & HOUSING PROFILE

The City of Los Angeles' 2005 - 2009 U.S. Census population estimate is 3,796,840. The 2008 population of Sylmar is estimated at 79,614. With its over 12.4 square miles (32 km²), Sylmar averages only 5,587 people per square mile; which makes it among the lowest densities in the city of Los Angeles. Like Los Angeles, Sylmar is a diverse community. According to the most recent census data, Latinos make up approximately seventy percent of the population, while whites account for about twenty-one percent. Blacks and Asians account for 4.1% and 3.4% respectively.

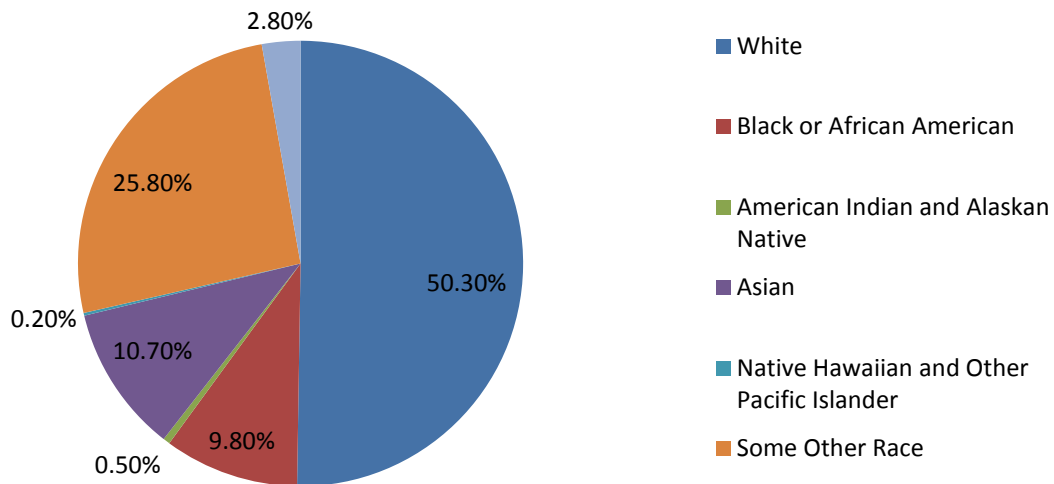
Sylmar has more home ownership relative to typical Los Angeles communities, with over 70% of residences occupied by owner. In the City of Los Angeles, the minority of

housing units (511,752) are occupied by owners (39.4%), with 786,598 units occupied by renters (60.6%) and 87,044 vacant housing units (6.3%).

Racial and Ethnic Characteristics

The table below displays the population mix as reported by the 2005-2009 U.S. Census 5-Year Estimates for the City of Los Angeles.

POPULATION - 2005-2009	
White	1,908,225 (50.3%)
Black or African American	371,325 (9.8%)
American Indian and Alaskan Native	20,153 (0.5%)
Asian	405,425 (10.7%)
Native Hawaiian and Other Pacific Islander	8,433 (0.2%)
Some Other Race	978,244 (25.8%)
Two or More Races	105,035 (2.8%)
TOTAL POPULATION	3,796,840



Source: 2005-2009 U.S. Census 5-Year Estimates

SECTION II: ASSESSMENT OF RELOCATION NEEDS

A. METHODOLOGY

Shober Consulting staff has analyzed this single relocation case with help from the existing property manager and use of available documentation.

The purpose of the analysis is to obtain tenant information. Inquiries made of residential occupants will include occupancy status, household size and composition, income and rental information, length and type of occupancy, any disabilities and/or health problems, and preferences related to replacement housing.

Survey questions and housing profile information helps determine affordability issues. Ascertaining household income is necessary in order to assess potential relocation assistance benefits. Knowledge of employment location and current proximity to needed service providers will enable relocation counselors to assist displacees in identifying appropriate relocation housing.

B. SURVEY RESULTS

1. OCCUPANCY OF RESIDENTIAL UNITS

This project has just one active household at the time of the Plan preparation. The rental rate is \$1,750 per month, for the three-bedroom single-family home.

2. HOUSEHOLD INCOME

The stated income for the household is derived from the father's retirement income of \$2,390, and his grown daughter's \$2,800 per month income. Combined, the monthly income is \$5,190, or \$62,280 yearly.

3. REPLACEMENT HOUSING NEEDS and/or ASSESSMENT NEEDS

Tenant must be relocated into units that meet the present tenancy size, so no overcrowding occurs. Currently there is no overcrowding in the unit, and we must maintain that status in the replacement dwellings.

HOUSEHOLD CHARACTERISTICS AND NEEDS

Units Size	Units at Present	Future Relocation Units Needed
Three-Bedroom	1	1

4. ETHNIC MIX

Bilingual relocation consultants conduct interviews and provide information in both English and Spanish languages. In this particular project the family is Hispanic, but also speaks English.

5. SENIOR AND DISABLED TENANTS

There is one person older than 62. There are no known physical disabilities.

6. LOCATIONAL PREFERENCES/NEEDS

Relocation staff will monitor each household's requirements and preferences and will try to accommodate the tenant's wishes when providing referrals for relocation sites. Any selected replacement site will be inspected to make it sure it meets the "decent, safe and sanitary" dwelling requirements. The daughter works in nearby West Hills, and will prefer a replacement site in a reasonable proximity to her business location.

SECTION III: HOUSING RESOURCES

1. RESIDENTIAL RESOURCES AVAILABLE

One of the primary purposes of this Plan is to demonstrate the availability of comparable and decent, safe and sanitary housing prior to the displacement of residential occupants. Naturally the market will change in terms of specific units that will be on the housing market by the time the Plan is approved. We show a recent survey of available units for purposes of reassurance that they exist and are available if needed. Our survey shows that there will be more than adequate choices for the one household in selecting replacement sites. Relocation staff will work to find suitable and appropriate sized units prior to the time of displacement activities.

To determine the availability of comparable housing prior to the displacement of residential occupants from this project, replacement housing resources were researched through the following sources during the period of June 16-20, 2011:

- a. A survey of classified rental listings of daily and weekly newspapers which serve Sylmar and the surrounding areas;
- b. Drive-by "windshield surveys" of residential units in Sylmar;
- c. Contact with real estate and property management companies serving Sylmar and surrounding communities;
- d. The use of the Internet and rental listings on websites.

We have used replacement housing sites within five miles of the subject property, which includes Sylmar, San Fernando, Arleta, Granada Hills, Mission Hills, Pacoima, and Lake View Terrace.

The table below shows that there is a wide variety of 3-bedroom units:

THREE-BEDROOM APARTMENTS AVAILABLE FOR RENT

Monthly Rental Rates	Number of Units Available
\$1,501 - \$1,550	1
\$1,551 - \$1,600	3
\$1,601 - \$1,650	1
\$1,651 - \$1,700	1
\$1,701 - \$1,750	0
\$1,751 - \$1,800	1
\$1,801 - \$1,850	1
\$1,851 - \$1,900	3
\$1,901 - \$1,950	3
\$1,951 - \$2,000	0
\$2,001 - \$2,050	1
\$2,051 - \$2,100	2
Total Number of Units	17

2. SUMMARY

Replacement housing resources show that there are ample places for the displaced tenant to relocate based on size and affordability. There are seven (7) units at a lower cost than the present rent, while the survey shows additional units available for prices within \$200 of the existing \$1,750 price of the existing rental.

SECTION IV: THE RELOCATION PROGRAM

The relocation program and assistance will be provided in accordance with the standards and provisions of the State of California Relocation Law, Government Code Section 7260, et. seq., and Title 25, chapter 6, Relocation Assistance and Real Property Acquisition, as amended January 01, 1998, and the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA) and the implementing regulations of Handbook 1378 of the Department of Housing and Urban Development (HUD), as appropriate.

A. PROGRAM ASSURANCES, STANDARDS AND OBJECTIVES

The relocation program to be undertaken on behalf of CRA/LA will conform to the standards and provisions of the State of California Relocation Law, Government Code 7260, et. seq., and the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA) and the implementing regulations of Handbook 1378 of the Department of Housing and Urban Development (HUD).

With these two sets of rules as guideposts, the program objectives will be as follows:

1. To fully inform eligible project occupants of the nature of, and procedures for obtaining relocation assistance and benefits.
2. To determine the needs of each residential displacee household eligible for assistance.
3. To provide an adequate number of referrals to comparable, decent, safe and sanitary housing units within a reasonable time prior to displacement and assure that no residential occupant displaced is required to move without a minimum of 90 days written notice to vacate.
4. To provide current and continuously updated information concerning comparable replacement housing opportunities.
5. To provide assistance that does not result in different, or separate treatment due to race, color, religion, national origin, sex, sexual orientation, marital status, or other arbitrary circumstances.
6. To supply information concerning federal and state housing programs and other governmental programs providing assistance to displaced persons.
7. To assist each eligible person to complete applications for benefits.
8. To make relocation benefit payments in accordance with State and HUD guidelines, including provisions of the Last Resort Housing sections, where applicable.
9. To inform all persons subject to displacement of CRA/LA's property management policies including eviction.

B. RELOCATION ADVISORY ASSISTANCE

As a function of the overall relocation assistance program, technical and advisory assistance will be provided by CRA/LA, through their relocation representative to all displacees. Relocation personnel will be capable of conducting business in either English or Spanish.

The following specific activities will occur or have already occurred in connection with preparation of this Relocation Plan and will occur in its implementation approach:

1. The one occupied household will be interviewed to gather information appropriate to determine needs and preferences with regard to the replacement of existing accommodations. Inquiries made of residential occupants by relocation personnel covered the following areas: family size, ethnic background, immigration status, age and health considerations, current employment status, family income, transportation needs, and preferences relative to replacement housing.
2. Printed "Residential Information Brochures" will be provided to all displaced persons. A Spanish residential Information Brochure will be provided to those households whose primary language is Spanish. Signed acknowledgements will be obtained to verify receipt of this material. Interviews and all follow-ups will be conducted in English or Spanish according to the needs of the resident household.
3. Field surveys have been conducted in order to identify available housing resources and, at least one – and preferably three – appropriate replacement housing referrals will be made on a timely basis, to the residential displacee. Every effort will be made to find replacement housing units which are reasonably accessible to currently utilized medical facilities, places of employment, schools, shopping areas, and public transportation.
4. As soon as feasible, the Relocation Consultant shall explain the relocation payments and other assistance for which the person may be eligible, including related eligibility requirements and the procedures for obtaining such assistance. The Relocation Consultant shall describe replacement housing recommendations and referrals upon which eligibility for assistance has been determined.
5. Assistance will be provided to complete rental application forms if needed.
6. Transportation will be provided, if necessary, for any displaced occupant to inspect replacement sites within the local area.
7. All assistance provided to displacee households will be in the primary language spoken by these households.

C. CONCURRENT RESIDENTIAL DISPLACEMENT

The CRA/LA does not have additional competing projects within five miles of the Project site for similar residential units within the area during the potential period of displacement for this project. If this changes, the CRA/LA pledges that any other project must meet the same replacement options for those affected by that project.

D. CITIZEN PARTICIPATION

The CRA/LA will encourage public knowledge and citizen participation in this project. As the project goes forward, the CRA/LA will welcome and facilitate open discussion and citizen participation.

The CRA/LA will observe its obligations under Section 6012 of the California Administrative Code, Title 25, Chapter 6, to give timely notice to all tenants and to make copies of this Plan available to the public upon request.

E. RELOCATION BENEFITS

Relocation benefits will be provided in accordance with the provisions of the California Relocation Assistance Law, and the federal Uniform Relocation Act if applicable. All tenants will be kept apprised of the progress of this Project and all tenants will be given appropriate noticing including a formal 90-Day Notice to Vacate.

Benefits will be paid to eligible displaced persons upon submission of required claim forms and documentation in accordance with specified procedures. Specific eligibility requirements and benefit plans will be detailed on an individual basis with all displacees. In the course of personal interviews and follow-up visits, each displacee will be counseled as to available options and the consequences of any choice with respect to financial assistance.

Section 104(d) applicability: This project will not trigger eligibility of 104(d) requirements. While not anticipated at this time, if it is determined that this Project has federal funding and also qualifies under the specific provisos that enact the Section 104(d) relocation benefits, CRA/LA pledges to provide these generally wider benefits. The main additional benefit is the extending of 42 months rental subsidy into 60 months of subsidy. Several unknown factors must apply for this change to be put into effect and relocation staff will closely monitor the triggering of 104(d) status. The CRA/LA pledges the implementation of such benefits if deemed applicable.

F. PROJECTED DATES OF DISPLACEMENT

This Relocation Plan was submitted to CRA/LA on June 20, 2011, for inclusion of submittals for funding sources. When the project is approved to move forward, CRA/LA will move forward for timely approval by its appropriate agencies. After approval, the tenants will be given not-less-than 90 days notice to vacate the premises. All tenants will be assisted with relocation services by Shober Consulting staff.

G. ESTIMATED RELOCATION COSTS

The CRA/LA will be using a variety of financing sources for its Sylmar Court Mixed-Use Project. The organization reserves the right to change, augment or modify the sources of funding for this Project. The CRA/LA pledges that all the normal and required relocation expenses will be paid to the displacees in a prompt and timely manner. Relocation benefits will include a Fixed Moving Payment (FMP) option for those tenants on site at time of eligibility, as well as a possible Rental Assistance Payment (RAP) for each of the tenants who qualify for this additional payment.

The household tenants will be eligible for both a moving payment and potential Rental Assistance. Because the tenants occupy a single-family dwelling, we anticipate a possible actual move by a professional moving firm. This estimate is \$5,500.

The tenants may also qualify for relocation benefits. For purposes of this Cost Estimate, we anticipate relocation costs to approximate the following:

a. Professional cartage move:	\$5,500.00 =	\$5,500.00
b. "Worst-case scenario" for one (1) Rental Assistance Payment (RAP):	\$400.00 x 42 Months =	\$16,800.00

Estimated Cost of Relocation Benefits:	\$22,300.00
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The exact amount may vary, if subsequent documentation of timing of tenancy and income amounts differ. We do not have verified income data for all tenants at this time.

SECTION V. SUMMARY

The Relocation Plan clearly shows there are adequate places for this household in appropriately sized replacement units in the Sylmar and its immediate environs. The CRA/LA pledges the time, money, and effort to ensure a successful relocation program. The CRA/LA takes seriously its responsibilities to assist each tenant to relocate with a minimum of inconvenience, anxiety, and disruption. The Housing Resource Study shows an ample number of replacement sites that will be utilized to assure an affordable transition.