



**HOUSING AUTHORITY  
of the County of Los Angeles**

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*Acting Executive Director*

April 14, 2009

Honorable Board of Commissioners  
Housing Authority of the  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Dear Commissioners:

**APPROVAL OF RELOCATION PLAN, DECLARATION OF BLIGHT, AND INITIATION  
OF EVICTION PROCEEDINGS, AS NEEDED, FOR THE UJIMA VILLAGE HOUSING  
DEVELOPMENT (DISTRICT 2) (3 VOTE)**

**SUBJECT**

This letter recommends that your Board authorize the approval of the Ujima Village Relocation Plan and the eviction of tenants who do not vacate the premises. It also requests that your Board declare the site blighted.

**IT IS RECOMMENDED THAT YOUR BOARD:**

1. Find that approval of the Ujima Village Relocation Plan is not subject to the provisions of the California Environmental Quality Act, because the actions will not have the potential for causing a significant effect on the environment.
2. Declare that the Ujima Village Housing Development, a 300-unit affordable housing complex in the unincorporated Willowbrook area, is blighted based on soil and building conditions.
3. Approve the attached Ujima Village Relocation Plan to help the remaining tenants of the Ujima Village Housing Development secure replacement housing in anticipation of the property's closure.

4. Authorize the Acting Executive Director to begin issuing 90-day notices to vacate the property, pursuant to the requirements of the Uniform Relocation Act, and to initiate eviction proceedings, as needed, against tenants remaining on the property beyond the 90-day period, until all units are vacant.
5. Instruct the Acting Executive Director to initiate the environmental review process for disposition of the site, as required under the California Environmental Quality Act and the National Environmental Policy Act.

#### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The purpose of this action is to seek the Board's approval of the Ujima Village Relocation Plan and authorization to evict tenants, as needed, who do not comply with the 90-day notices to vacate. This action will also begin the environmental review process for disposition of the site.

#### **FISCAL IMPACT/FINANCING**

There is no impact on the County general fund.

The total of the estimated relocation benefits in the attached Relocation Plan is \$1,045,204, which will be funded with Second Supervisorial District discretionary funds and Community Development Block Grant funds included in the Housing Authority's Fiscal Year 2008-2009 budget. In November 2008, your Board approved the transfer and incorporation of these funds into the Housing Authority's budget for this purpose.

#### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

##### **Blighting Conditions**

In 1995, the Housing Authority purchased Ujima Village from the U. S. Department of Housing and Urban Development (HUD). It is located in the unincorporated Willowbrook area, adjacent to the County-owned Earvin "Magic" Johnson Recreation Area. The combined property is the site of the former 122-acre Athens Tank Farm (ATF), where refined as well as crude petroleum products were stored. As a result of the past usage, environmental data indicates that the soil, soil vapor, and groundwater beneath Ujima Village have been impacted with petroleum products and related contaminants. The ATF was owned and operated by General Petroleum Corporation, which later became part of the ExxonMobil Corporation.

Ujima Village was constructed as affordable housing in the early 1970's with financing from HUD. More than 20 years later, HUD approached the Housing Authority about taking over the property after the default of the last owner. In 1995, the Housing Authority purchased the property for \$1.00. Through the contract of sale and with

certain stipulations, HUD agreed to indemnify the Housing Authority against liability for costs arising from pre-existing environmental conditions affecting the soil and groundwater as a result of the past tank farm usage.

Ujima Village was built to respond to the community's need for affordable housing. The poor workmanship of the original construction has led to the deterioration of the units over time. The Housing Authority has invested in the rehabilitation of several units, but rent revenue has been insufficient to adequately address the housing conditions and abate the asbestos and lead throughout the development. Several units deteriorated to the point of being uninhabitable. The inability to rent dilapidated units further reduced the Housing Authority's rent revenue and ability to make the needed improvements.

In February 2004, the Housing Authority issued a Request for Statement of Qualifications to solicit private developers to purchase, rehabilitate, and operate Ujima Village. Private developers are able to access various types of financing, such as tax credits, not available to public agencies. A developer, subsequently selected through a competitive process, conducted an environmental site assessment during the due diligence phase. The assessment used up-to-date sampling technologies and laboratory methods to determine subsurface soil and groundwater conditions. The sampling identified gasoline and crude oil in the soil and groundwater below Ujima Village. The developer estimated a cost of \$63.5 million for the rehabilitation of the structure, eventually declining to proceed with the purchase of Ujima Village. The reason given was concerns about the presence of contaminants and future liability.

The Housing Authority then commissioned additional testing of the soil, groundwater, and internal air. The tests confirmed vapor migration barriers used during construction successfully kept the soil vapors from entering the apartments. However, due to the need to conduct further testing and remediation and the uncertainty about the future use of the Ujima Village site, new resident leases were suspended in May 2006.

In January 2007, the County's Department of Health Services determined that the test results did not provide the basis for any findings of adverse effects on human health, and that further test evaluation was warranted. Later that year, the Housing Authority submitted all environmental documentation to the California Regional Water Quality Control Board (Water Board). In November 2007, the Water Board issued an order to the Housing Authority and to ExxonMobil to complete environmental investigation, assessment, monitoring, and cleanup of the Ujima Village site. The investigation of the conditions at Ujima Village and Earvin "Magic" Johnson Recreation Area is ongoing. Preliminary findings indicate there is no immediate health risk for Ujima Village residents. The full extent of the contamination and method of remediation have not yet been determined.

### **Tenant Relocation**

Ujima Village is comprised of 300 1- to 4-bedroom units of affordable housing. It is not public housing, although most tenants qualify for and receive rent subsidies from the U.S. Department of Housing and Urban Development (HUD). The Section 8 Tenant-based and Section 8 Project-based programs allow tenants to pay 30% of their incomes toward the rent. The unsubsidized tenants pay rents determined by market comparable data at the time of move-in, regardless of their income; accordingly, long-time tenants pay much lower rents than newer tenants.

As a direct result of the Water Board's work order, HUD notified the Housing Authority of its intent to offer relocation assistance to Ujima Village residents wishing to move voluntarily. The relocation assistance program began on June 13, 2008 with 159 of the units occupied.

On November 12, 2008, your Board directed the Acting Executive Director to take steps to close Ujima Village, and to develop a strategy to relocate the tenants opting out of HUD's program. Your Board also approved funds to relocate Ujima Village tenants under the Uniform Relocation Act.

HUD terminated its relocation program on January 23, 2009. The vast majority of Ujima Village residents have successfully relocated. Only 16 households currently remain in place, of the 159 who were there when HUD began offering relocation benefits in June 2008. Most of the remaining households are actively searching for replacement housing and plan to move in the near future.

Attached for your review and approval is the Ujima Village Relocation Plan. The Plan provides information regarding relocation benefits for tenants who did not take advantage of HUD relocation assistance. Tenants currently being assisted under either the Section 8 Tenant-based or the Section 8 Project-based are entitled to Section 8 Housing Choice Vouchers to secure replacement housing. They may choose to move into public housing developments as replacement housing. Tenants receiving Section 8 Project-based assistance may be offered project-based subsidized housing at another location as replacement housing. Tenants currently paying unsubsidized rents, who are not Section 8 participants, are entitled to replacement housing payments in accordance with the Uniform Relocation Act. The formula for calculating payments and other details are included in the attached Relocation Plan.

The Relocation Plan was disseminated for a 30-day public comment period ending on March 3, 2009. A copy of the Plan was also provided to the Legal Aid Foundation within the first few days of the comment period. No comments were received from any members of the public or from the Legal Aid Foundation.

Upon your Board's approval of the Relocation Plan, any remaining tenants will receive 90-day notices to vacate the property. This will allow tenants until July 2009 to find

replacement housing. It is necessary to vacate the property entirely in order to finalize its closure, as instructed by your Board in November 2008. Since the initiation of HUD's relocation assistance in June 2008, tenants will have had more than a year to find replacement housing and to vacate the property.

### **ENVIRONMENTAL DOCUMENTATION**

This activity is exempt from the provisions of the National Environmental Policy Act pursuant to 24 Code of Federal Regulations, Part 58, Section 58.34 (a)(3), because it involves an administrative activity that will not have a physical impact on or result in any physical changes to the environment. The activity is also not subject to the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines 15060(c)(3) and 15378, because it is not defined as a project under CEQA and does not have the potential for causing a significant effect on the environment.

### **IMPACT ON CURRENT PROGRAM**

Approval of the attached Relocation Plan will allow the Housing Authority to assist the few remaining tenants at Ujima Village in finding suitable replacement housing. The initiation of eviction proceedings, as needed, will allow any remaining units to be vacated so that Ujima Village can be closed, as instructed by the Board of Commissioners last year. Finally, initiation of the environmental review process will allow consideration of alternatives for disposition of the site after its closure.

Respectfully submitted,

  
CORDÉ D. CARRILLO  
Acting Executive Director

Attachments: 1

**UJIMA VILLAGE HOUSING DEVELOPMENT**

**RELOCATION PLAN**

**Housing Authority of the County of Los Angeles and the  
Community Development Commission of the  
County of Los Angeles**

**FEBRUARY 2, 2009**

## UJIMA VILLAGE RELOCATION PLAN

### I. INTRODUCTION

Ujima Village Development is primarily a multifamily project-based Section 8 housing project. It is a large complex occupying approximately 16 acres of land with a central address at 941 E. 126<sup>th</sup> Street in the unincorporated Willowbrook area of Los Angeles County. There are 300 dwelling units in Ujima Village consisting of one, two, three, and four-bedroom units. The Housing Authority of the County of Los Angeles (HACOLA) purchased Ujima Village from the Department of Housing and Urban Development (HUD) in 1995. HACOLA began operating the facility shortly after they acquired the property from HUD. A site map of Ujima Village Housing Development and the surrounding neighborhood is included as Attachment I.

HACOLA has had to be creative and innovative in solving the myriad of problems that previously existed and have arisen since it acquired the property from HUD in 1995. Those problems compelled a need for substantial rehabilitation including lead and asbestos abatement, replacement of utility infrastructure, repair of structural damage, repair or replacement of electrical systems, roofs, appliances, damaged hardware and other fixtures, damaged doors, floors, walls and windows, painting, drainage problems, installation of irrigation systems, seismic retrofitting, landscaping and contaminated subsurface land and groundwater. The cost to alleviate those problems has become prohibitive for HACOLA. Twice since 2003, HACOLA has unsuccessfully tried to sell the property in two separate requests for proposals. Since no purchase agreement could be reached due to the excessive cost to alleviate the age-related and other problems at the complex and the fact that it has reached the end of its useful lifespan, HACOLA began working directly with HUD to determine the course of action to vacate the residents from the property, demolish the buildings, and abate the contamination.

HUD initiated a voluntary relocation program of all tenants on June 13, 2008 because of concern of potential harm and threat to human health due to environmental conditions on the site. This relocation effort significantly reduced the number of households residing at Ujima Village and greatly decreased the revenue to HACOLA to operate the housing development. HUD terminated the Housing Assistance Program (HAP) contract when their voluntary relocation program ended in January 2009. As a result, HACOLA cannot afford to continue operating the housing development for households remaining at this site and the housing development must be permanently closed.

On November 12, 2008, the Los Angeles County Board of Supervisors approved the closure of Ujima Village and approved federal Community Development Block Grant (CDBG) funds for the relocation of the residents remaining on the property after HUD completed its voluntary relocation program. While no additional funds have been allocated to facilitate the tasks of demolition, property management and security, and the abatement of soil contamination, it is anticipated that the CDBG funds may also

have to be utilized in the future for demolition of the buildings since their vacancy creates a significant a health and safety risk in that community that must be mitigated as soon as sufficient funds are secured. The use of these federal funds mandate that the occupants of the property be afforded relocation assistance and benefits in accordance with the Uniform Relocation and Real Properties Acquisition Policies Act and its promulgated regulations (URA). Because the project will utilize CDBG funds, permanent relocation benefits for lower-income households may be calculated as dictated by Section 104(d) of the Housing and Community Development Act of 1974, (the Act) as amended [42 United States Code, Section 5304(d)].

Since HACOLA operates in California it must comply with applicable California state laws. One of those laws is the California Relocation Assistance Law, Government Code 7260 et seq, (CRAL). Like the federal government, California promulgated relocation regulations in an attempt to ensure efficient and effective compliance with CRAL. Those regulations are; California State Relocation Assistance and Real Property Acquisition Guidelines, Title 25 California Code of Regulations 6000 et seq, (Guidelines). The impact of being required to be in compliance with both federal and state relocation rules is simple; if there is an inconsistency between federal and state rules, the rules that provide the greatest benefits to the displaced families will be followed. It is anticipated that the only inconsistency will be in adjusting gross income (for the purpose of calculating certain relocation payments) for large families, families with elderly individuals or families with extraordinary medical expenses. However, if other inconsistencies surface they will resolved based on the above policy.

## **II. PURPOSE OF THIS RELOCATION PLAN**

There are multiple goals for this relocation plan.

1. Identify potential problems that will be encountered in carrying out the relocation activities of the project.
2. Create solutions to the problems.
3. Commit HACOLA to an approach to complete the relocation activities.
4. Identify relocation resource needs in order to ensure that there are sufficient housing resources available for the occupants of Ujima Village.
5. Identify relocation and relocation associated costs.

An initial relocation plan was developed and submitted to HUD on January 12, 2007. This updated plan revises and amends the original relocation plan. The primary purpose of the revised plan is compliance with State of California Relocation Guidelines and includes input from the occupants of Ujima Village. The interviews for the revised plan started December 1, 2008 after funds for the relocation of the residents were approved by the Los Angeles County Board of Supervisors and the



residents were notified of their rights under federal law. In accordance with State of California Relocation Guidelines, no notices to vacate will be issued until the final plan has been approved by the Executive Director of HACOLA.

### **III. RESPONSIBILITY AND ACCOUNTABILITY**

HACOLA is responsible for the successful completion of this project and has assigned a Project Manager to coordinate and oversee the relocation effort with technical assistance provided by the Community Development Commission's (Commission) Acquisition and Relocation Unit (ARU). The Project Manager has the responsibility to coordinate and complete all necessary activities of the Ujima Village relocation effort as described in this plan. These activities may include, but are not limited to, ensuring adherence to adopted guidelines and policies, ensuring that all funds are available in an expeditious fashion, that all documents and forms comply with legal and acceptable standards, that all payment funds are satisfactorily documented, and interacting with HUD and appropriate staff and other resources as determined necessary to complete these tasks.

The Project Manager will have the responsibility of managing all relocation activities, including but not limited to, ensuring that the Relocation Consultant (Consultant) is aware and knowledgeable of Commission policies and procedures, that the Consultant complies with all appropriate policies, is responsible for the review and approval of all requests for relocation payments, and is responsible for all direct relocation tasks. If the delivery of timely service becomes an issue, the Project Manager will communicate with upper management up to and including the Acting Executive Director to ensure that the needed services are delivered.

The Project Manager will be primarily responsible for completing relocation tasks as described in this document.

### **IV. THE PROCESS**

1. On May 1, 2007, HACOLA sent General Information Notices (GIN) to the occupants of Ujima Village that include the following:
  - a. HACOLA is closing the Ujima Village housing development which may create relocation eligibility for the occupants and necessitate that they vacate the property.
  - b. If the occupants are required to vacate the property they will be entitled to relocation benefits in accordance with applicable state and federal laws and regulations.
  - c. A statement generally describing relocation benefits.

- d. An assurance that no one will be required to move unless a comparable referral is offered to them.
  - e. A statement that no one will be required to move without at least a 90 - day notice to vacate.
  - f. A statement that HACOLA will establish a relocation appeal process and make it available to all occupants of Ujima Village.
  - g. A clear statement that at this time no one is eligible for relocation benefits. In addition, it will be clearly stated that when a person becomes eligible the HACOLA will send the families a Notice of Eligibility (NOE).
  - h. A clear statement that advises the families that if they move prior to issuance of the NOE they will not be entitled to relocation benefits.
2. Upon approval of funds by the Board on Supervisors for the relocation of the remaining Ujima residents, HACOLA began the selection process for a Consultant to carry out the relocation activities of the Ujima Village Development relocation project. The Board of Supervisors approved these funds on November 12, 2008.
  3. Within 10 working days after the Board of Supervisors approved funding to the Ujima Village Development relocation project, the HA notified all occupants of Ujima Village that they will proceed with the relocation activities. The date this letter was sent is the Initiation of Negotiations (ION) for the Ujima Village Development relocation project. The ION is critical because it is the date when families at Ujima Village become eligible for relocation benefits under this mandatory relocation program.
  4. The Consultant, with participation, cooperation and assistance from HACOLA staff, began meeting with a great majority of families that will be displaced from Ujima Village on December 1, 2008 to advise households of possible alternatives that will be available to them and the Consultant solicited input from the families of their interest in the different alternatives.
  5. When the needs of the families have been determined a Notice of Eligibility (NOE) must be prepared by the Consultant for each household. The NOEs must be reviewed and approved by the HACOLA Project Manager when their completeness and accuracy is acceptable. The Consultant will assist HACOLA in relocation activities that will ensure that there is a high probability that the comparable unit can be secured by the family in an expeditious period of time. This is critical in situations where the comparable unit is a "Section 8" dwelling. The Consultant must be confident that the inspection and approval

of the unit is likely to be accomplished in a timely fashion to insure that the family can actually rent and occupy the unit.

6. This requires that HACOLA has established a network and procedure to complete inspections in a timely manner and can work with appropriate Housing Authorities to ensure expeditious processing of required paperwork for Section 8 Voucher holder households who “port out” of HACOLA.
7. This final version of the relocation plan incorporates the needs of the families as determined through interviews. The revised plan will be published and made available to the residents of Ujima Village and the general public. Comments will be considered for a period of 30 days. All appropriate comments will be incorporated into the final plan as a plan addendum prior to submission for approval from the Acting Executive Director of HACOLA. A copy of the approved plan will be forwarded to the HCD. No notices to vacate will be sent until the plan has been approved by the Acting Executive Director of HACOLA.
8. Within 60 working days of the date of the ION, the HACOLA will send NOEs to all of the families in Ujima Village. To the greatest degree possible the NOEs will be hand delivered to the eligible families in the Ujima Village Development. The NOEs must contain at least one referral to a comparable Decent, Safe and Sanitary (DSS) dwelling. The NOEs are a binding commitment that HACOLA will pay incurred and actual relocation benefits to the limit described in the notice. (Comparable DSS is defined in this document. It is important for the reader of this document understand that the definition of “comparable” in this document meets all legal and regulatory requirements while being unique to the project).

As appropriate, if the NOEs are delivered prior to the approval of a final relocation plan the letters will contain clear and obvious language that the families are eligible for relocation benefits if they elect to vacate. They will be advised in the NOE that no vacate notices will be given to anyone until the final relocation plan has been approved.

9. Once the final plan is approved, the 90-day Notice to Vacate will be sent to each household and the Consultant will offer to transport the family to the comparable unit in a timely fashion.
10. The Consultant will inspect the unit to insure that it meets DSS standards.<sup>1</sup> If the unit will be rented by a Section 8 Voucher Holder, HACOLA will conduct the inspection. Assuming the unit meets DSS standards and all approvals

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<sup>1</sup>HACOLA, in establishing “inspection and approval” procedures with other Housing Authorities, may attempt to secure approval for the consultant to inspect the dwelling to meet the Housing Authority requirements, if necessary. When the approval has been secured the DSS inspection report will be modified to include all of the requirements of the appropriate Housing Authority.

have been secured for the family to rent and occupy the comparable unit, the Consultant will prepare a request for an advanced relocation payment for eligible families. The amount of advanced payment will be sufficient to ensure that the eligible family can move from Ujima Village and secure the replacement dwelling.

11. The Consultant will submit the document to Project Manager.
12. The Project Manager will approve or request clarification of the request within 24 hours of submission of the request.
13. The Consultant will ensure that the family signs the request in the appropriate manner.
14. After an individual family has vacated Ujima Village, the Consultant will prepare a final relocation payment claim for the family and submit it to HACOLA. Upon review and verification that the claim form is complete and accurate, the HACOLA will sign off and process the check for the final payment within 20 days of receipt and approval of the final claim.

#### **V. KEY STEPS IN THE DECISION PROCESS**

1. Receive funding or assurances of funding that the relocation funds are available and sufficient to relocate all of the families from Ujima Village.
2. Selection of the Relocation Consultant to carry out the relocation activities.
3. Preparation and approval of GINs and NOEs.
4. Approval of advanced relocation payments.
5. Approval of final relocation payments.

#### **VI. CONSULTANTS**

1. In accordance with the Scope of Services the selected Consultant firm will provide relocation agents to work on the Ujima Village Development relocation project.
2. If necessary and appropriate, all Consultant employees will attend a mandatory training program conducted by HACOLA/Commission. The training program will cover relocation requirements and the specific requirements of the Ujima Village Development relocation project.
3. Throughout the duration of the contract the Consultant will direct all inquiries and submit all documents for approval to the Project Manager.

4. The Consultant will have a written response from the Project Manager within one working day for all inquiries. The Consultant will have either a written approval of a submitted document or a written demand for correction for all documents within one working day of the submission of the documents. HACOLA will expect that all documents to be clear, free of typographical errors and in compliance with appropriate regulations and policies. The Project Manager will not delay the approval of documents for typographical errors if the purpose and intent of the notice has been met.

## **VII. FUNDING SOURCES AND THE IMPACT OF THOSE FUNDS**

Federal funds, including CDBG funds from HUD, are allocated to fund the relocation of Ujima Village residents that remain on the property after HUD completes its voluntary relocation program. As stated previously, the use of federal funds necessitates that relocation benefits and assistance be offered to the occupants of Ujima Village in accordance with the URA. HUD has other programs with additional relocation requirements different than the URA. Generally those programs are known as the 104(d) program.

HACOLA has determined that in addition to complying with all applicable URA regulations (49 Code of Regulations Part 24), and State of California relocation rules and regulations, it will also comply with 104(d) replacement housing payment benefits for income-eligible households who do not receive project-based or tenant-based subsidies for their residency at Ujima Village if the benefit to the household is greater than they would receive under the URA.

The obligation for 104(d) one-for-one replacement housing is not applicable to this relocation activity because the units are unsuitable for rehabilitation. There are significant substandard conditions at the site related to environmental issues that are a direct result of its prior use as a tank farm for petroleum products including soil and groundwater contamination and other major site conditions due to poor construction. These conditions include lead and asbestos, and defective plumbing, electrical systems, seismic retrofitting, and related structural damages that all present health and safety risks to the occupants.

Due to the excessive cost to alleviate the age-related and environmental conditions at the complex, it has been determined that Ujima Village has reached the end of its useful lifespan. Securing funding for the environmental clean up of the contaminants in the soil and groundwater may prohibit that activities related to a future use will take place within a reasonable time frame of each other. Because of the environmental issues and other substandard conditions at the site, none of the units at Ujima Village are suitable for rehabilitation and, by the time the demolition has occurred, all of the units will be vacant for an extended period of time. Therefore, the County has no Section 104(d) liability with respect to replacing the units.

HACOLA, however, remains firm in its commitment to sustain the affordable housing stock in Los Angeles County and will revise the Community Development Commission of the County of Los Angeles One-for-One Replacement Plan published in the Los Angeles Urban County 2008-2009 One Year Action Plan by adding the Ujima Village Relocation Project which will displace up to 28 households. Newly constructed low-income replacement dwellings will be available for occupancy during this fiscal year at 3887 E. 1<sup>st</sup> Street, Los Angeles, CA 90063 that will result in 85 units being added to the affordable housing stock.

### VIII. GOALS OF THE UJIMA VILLAGE RELOCATION PROJECT

The goal of the Ujima Village relocation project is to relocate the occupants living in Ujima Village into decent, safe and sanitary dwellings that are environmentally safe and are comparable to their current dwelling.

### IX. ASSESSMENT OF NEEDS

To obtain information necessary for the preparation of this Plan, personal interviews were conducted in December 2008 with the residents who do not receive any housing subsidy. During that time, there were 12 occupied non-subsidized residential units and nine (9) of these households were interviewed. For other displacees who have to annually submit current family size, income criteria and other pertinent information, the assessment of needs for this plan was obtained through review of individual files and interviews with residents and HACOLA staff. At that time, there were 14 project-based occupied subsidized units and 2 tenant-based occupied units.

Inquiries made of the residential occupants included household size and composition, ages of occupants, rental and income information, length and type of occupancy, ethnicity, language first spoken in the home, disabilities/health problems, and preferences related to replacement housing and location. The descriptive data in this Plan concerning residents are based solely on anecdotal responses. No attempt was made to qualify income or other information provided by residents.

Following is a table of the occupied units in Ujima Village as of December 15, 2008.

**Size of Occupied Units**

Type of Unit	1-bdrm	2-bdrm	3-bdrm	4-bdrm	Total
Project-Based Units	2	4	6	2	14
Section 8 Voucher Units	1	0	1	0	2
Market Units	0	2	9	1	12
<b>Total occupied units at Ujima</b>					<b>28</b>

Following is a table of the number of occupants at Ujima Village

**Number of Occupants in Units**

Type of unit	1-bdrm	2-bdrm	3-bdrm	4-bdrm	Total
Project-Based Units	2	12	18	11	43
Section 8 Voucher Units	1	0	3	0	4
Market Units	0	4	34	3	41
<b>Total occupants at Ujima Village</b>					<b>88</b>

Following is a table with financial data pertaining to the occupants at Ujima Village.

**Project-Based Units**

Size of Unit	# of Units	Lowest Annual Income	Highest Annual Income	Average Annual Income
1- bedroom Units	2	\$360	\$41,625	\$11,583
2.-bedroom Units	4	\$0	\$39,038	\$12,091
3-bedroom Units	6	\$0	\$31,588	\$13,585
4-bedroom Units	2	\$7,524	\$39,884	\$16,402

**Section 8 Voucher Holder Units**

Size of Unit	# of Units	Annual Income
1- bedroom Units	1	\$6,270
3-bedroom Units	1	\$34,440

**Market Rent Units**

Size of Unit	# of Units	Lowest Annual Income	Highest Annual Income
2.-bedroom Units	2	\$31,800	\$47,058
3-bedroom Units	9	\$19,188	\$76,400
4-bedroom Units	1		\$52,668

**Additional information about occupants**

Personal interviews also revealed that members of eight (8) households were elderly, disabled, or expressed that they had other health problems. All these households used English as the language first spoken in the home, and preferences related to replacement housing and location were noted in the client files.

Additionally, there were eight (8) households in non-subsidized units who relocated from Ujima Village as part of HUD's voluntary relocation program. They received relocation benefits directly from HUD including cash incentives and money for moving expenses and security deposits. HUD did not provide them with a Section 8 Voucher or a replacement housing payment even though they were displaced for the same reason as those residents in project-based occupied subsidized units and tenant-based occupied units who received Section 8 Vouchers. One household was evicted for cause related to a violation of the lease agreement. Based on the policies established as a result of a HUD monitoring finding requiring that occupants displaced within a 12 month period prior to a displacing activity are accounted for and provided benefits in compliance with all applicable regulations, these other households will be contacted and will be eligible to receive a replacement housing payment.

For purposes of determining whether overcrowding conditions exist, an occupancy standard consistent with the Uniform Core requirements was adopted. Age and gender of children were also considered when determining overcrowding. This standard generally allows for up to three persons in a one-bedroom unit, five persons in a two-bedroom unit, seven persons in a three-bedroom unit, and nine persons in a four-bedroom unit based on typically sized California dwellings. Based on the adopted Occupancy Standard, there are no overcrowded units among the Ujima Village market rent tenants.

Some households may not qualify for assisted or public housing for one of two reasons. In some cases the family's income has increased to such a level they no longer qualify for assisted or public housing. The other reason is that some occupants may have criminal records which prohibit them from occupying public housing or assisted housing. These families will be offered relocation opportunities to private market housing.

## **X. REPLACEMENT HOUSING RESOURCES**

There are two major categories that must be understood when talking about replacement housing resources. Those two categories pertain to resources that can be used as comparable referrals (Comparable Housing) and resources that the families may elect to move to (Elective Housing).

### **Comparable Housing**

Comparable housing is housing that may be used as referrals by the HACOLA for replacement dwellings. A public agency that cannot find at least one referral to a comparable dwelling for each displaced family may not issue a notice to vacate that family. Therefore, the definition of what constitutes a comparable dwelling unit is critical to the relocation process. The term "comparable" is defined in the URA regulations and in the State of California Relocation Guidelines. The URA definition of comparable creates greater benefits for tenants than the State of California



Relocation Guideline definition. HACOLA therefore uses the URA definition of comparable. That definition is contained in Attachment II to this document. A brief summary of that definition and the impact as it relates to the Ujima Village Development relocation project is:

The comparable must meet decent safe and sanitary criteria, it must be free of environmental problems, in a similar, or better neighborhood, similar in size and function to the displacement dwelling, actually available for the family to rent and financially affordable. In the case of families and individuals that occupy public or public assisted housing; public assisted housing that is functionally equivalent, and meets the other criteria, fulfills the definition of a comparable.

In the Ujima Village Development relocation project there are families that are living in public assisted housing, specifically project-based multifamily Section 8 housing and tenant-based Section 8 Voucher housing. In regards to Ujima, Section 8 Voucher housing, project-based Section 8 assisted housing referrals, and public housing of similar size and function meet the definition of comparable housing (assuming they meet other applicable criteria). Consistent with the requirements of URA, there may be circumstances when a comparable replacement dwelling contains fewer rooms or, consequentially, less living space than the displacement dwelling at Ujima Village. This will be applicable when the displaced household accepts an offer of government housing assistance and the applicable requirements of such housing assistance program require that the displaced household occupy a dwelling that has fewer rooms or less living space than the displacement dwelling.

In instances when families or individuals are currently in non-assisted units or no longer qualify for public or publicly assisted housing a comparable referral will be a referral to an apartment available on the open market. The financial availability criteria will be met by determining the difference between their current rent including utilities and the rent of the replacement comparable including utilities. In instances when a family or individual meets the definition of low income and 30% of their income is less than the rent they were paying at Ujima Village, 30% of their income will be used to calculate their payment. In these instances the families will be entitled to the higher payment.

A housing survey was performed during the month of December 2008 to identify available comparable, decent, safe and sanitary units for rent in close proximity to the Project site. Based on the results of that survey, it appears that comparable replacement dwelling units will be available during the relocation period to meet the potential needs of the market rent and Section 8 voucher-holding households, who will be displaced.

The following tables identify Comparable Housing that is currently available. There are 370 available Section 8 Housing units and 51 vacant Market Rate units in close proximity to Ujima Village. Additionally, some Ujima Village residents have elected to

relocate to public housing owned and operated by HACOLA during HUD's voluntary relocation program. There are public housing units available for income qualified residents should they wish to become public housing residents.

**Available Market Rate Units and Corresponding Rent**

<b>Availability and Cost of Replacement Rental Housing</b>			
<b>Bedroom Size</b>	<b>2-bdrm</b>	<b>3-bdrm</b>	<b>4-bdrm</b>
# Found	15	29	7
# Needed	2	9	1
Rent Range	\$900-\$1,400	\$1,200-\$1,925	\$1,700-\$2,000
Median Rent Value	\$1,075	\$1,510	\$1,875

**Available Section 8 Units and Corresponding Rent**

<b>Availability and Cost of Section 8 Housing</b>				
<b>Bedroom Size</b>	<b>1-bdrm</b>	<b>2-bdrm</b>	<b>3-bdrm</b>	<b>4-bdrm</b>
# Found	110	105	105	50
# Needed	3	4	7	2
Rent Range	\$750-\$1,425	\$952-\$1,700	\$1,350-\$2,500	\$1,725-\$2,600
Median Rent Value	\$1,124	\$1,400	\$1,885	\$2,300

Every person that qualifies will be offered a Section 8 voucher or a public housing unit. It is anticipated that 10% of the households will want to port their Section 8 vouchers to areas outside of Los Angeles County. They will be permitted to do so. This leaves approximately 27 families that will need referrals to housing in close proximity to Ujima Village. Of the 27 families, 12 are residing in non-assisted housing and can be referred to market housing as a comparable. The total available units in mid-December 2008 are 421 publicly assisted housing and market rate housing units.

**Elective Housing**

Several households have advised HACOLA staff that, if they are required to move from Ujima, they want to move to a different area. The most commonly referenced areas are Lancaster/Palmdale, Riverside County and San Bernardino County. The major reason families have expressed interest in these areas is that they have more affordable housing. Though HACOLA cannot use these areas for comparable housing they will search for public assisted housing in these areas for the families that have expressed interest. Furthermore, HACOLA will take all appropriate action

possible to port Section 8 vouchers to any place a family elects to relocate. These actions include, but are not limited to, waiving time limits for "porting" a voucher.

As reported in the Comparable Housing section above, there are 421 units that could be used for comparable referrals. In addition, it is anticipated that there are sufficient available elective housing units outside the of the 10-12 mile radius to meet the needs of all Ujima Village occupants that may elect to move out of the area

## **XI. CONCURRENT RESIDENTIAL DISPLACEMENT**

Telephone conversations with relocation consultants indicate that there are no significant residential relocation projects planned for the immediate future in close proximity to Ujima Village. The Los Angeles Unified School District (LAUSD) is aggressively acquiring property for school sites throughout the Los Angeles area; however, LAUSD focuses on acquiring property that has commercial occupants in hopes of minimizing residential displacements. Based on the existing information and the unique make-up of the Ujima Village occupants, HACOLA does not anticipate that they will be competing with other agencies for replacement dwellings.

Prior to commencing relocation activities this plan will be disseminated to all public agencies in close proximity of Ujima Village advising them of the displacements that may impact their projects. It is the position of HACOLA that Ujima Village displacements should have a priority over other displacements.

## **XII. TEMPORARY HOUSING**

There is no anticipated need for temporary housing. Should such a need arise, HACOLA will respond appropriately and in conformance with all applicable laws and requirements.

## **XIII. PROGRAM ASSURANCES AND STANDARDS**

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 Act, the Americans with Disabilities Act, Title VI of the Civil Rights Act of 1964, Title VII of the Civil Rights Act of 1968, the California Fair Employment & Housing Act, and other applicable laws and regulations.

No one will be displaced without 90 days notice and unless comparable replacement housing can be located and is available. Comparable housing has been described above and defined in Attachment II to this plan.

Special policies were created to benefit the occupants of Ujima Village and ensure that the project activities are completed appropriately in an efficient manner. Those policies are:

1. Coordination with other Housing Authorities will be established in an effort to minimize delays in securing available housing resources.
2. The Project Manager for HACOLA will be empowered to act expeditiously in making decisions.
3. The Consultant may be given funds, on a monthly basis or as needed, to be placed in an escrow account to ensure that funds are available to displacees for legitimate and appropriate advanced relocation payments.

#### **XIV. RELOCATION ASSISTANCE PROGRAM**

Resources will be available to assist any displaced household with questions about relocation and/or assistance in relocating. A comprehensive relocation assistance program with technical, advisory, and case management assistance will be provided to the households being displaced. Close contact will be maintained with each household. Specific activities will include:

1. GINs sent to all tenants who will be displaced.
2. Distribution of informational handbook.
3. Fully inform residents of the nature of, and procedures for, obtaining relocation assistance and benefits.
4. Determine the needs of each displacee eligible for assistance, including any special needs of the elderly and disabled.
5. Make benefit determinations and payments in accordance with federal and Agency adopted relocation guidelines.
6. NOEs will be hand delivered and explained to each family in rare instances when it has become evident that a family cannot be contacted personally, the NOEs will be sent via certified return receipt mail and regular mail delivery).
7. Timely referrals to at least one comparable replacement dwelling as defined above and if necessary, transportation to inspect potential replacement dwellings.
8. HACOLA, Commission staff, and the Consultants will be directed to ensure that questions are answered quickly, accurately and in a manner that they understand, including but not limited to:
  - a Assistance in preparing specifications and inventories to secure move cost estimates.

- b. Assistance in securing move cost estimates.
  - c. Review of move cost estimates.
  - d. A clear explanation of the moving options available to families.
  - e. Review of rental agreements or other contractual obligations necessitated by the required move from Ujima Village.
  - f. Review and comment on invoices, bills or similar devices that were the direct result of the move from Ujima Village.
9. Assistance with completion of relocation claims forms and rental applications.
  10. Assistance in filing an appeal if necessary.

### **Relocation Benefit Categories**

Relocation benefits will be provided in accordance with the URA, URA regulations, the CRAL, CRAL Guidelines, and all other applicable regulations and requirements. Benefits will be paid upon submission of required claim forms and documentation in accordance with approved procedures. HACOLA will provide appropriate benefits for each displaced household as required by the above laws and requirements.

#### **1. Comparable Replacement Unit for Tenants Receiving Housing Assistance**

Many tenants of Ujima Village receive government housing assistance through project-based assistance (Project-Based Section 8) or tenant-based assistance (Section 8 Housing Voucher Programs). Eligible tenants receiving such assistance are entitled to receive a comparable replacement dwelling in the form of a similarly subsidized unit. The subsidized replacement unit must be “functionally equivalent” to the displacement unit, pursuant to the definition of “comparable replacement dwelling” defined in Attachment II to this document. For the purposes of defining “similarly subsidized unit”, the following applies:

- a. Tenants who receive project-based housing assistance in Ujima Village are entitled to receive referral to a comparable project-based subsidized unit or a portable housing program subsidy (i.e., a Section 8 Housing Voucher as replacement housing).
- b. Tenants who currently receive housing assistance through the Section 8 Voucher Programs are entitled to a Section 8 Voucher as replacement housing.
- c. Tenants receiving project-based assistance at Ujima Village may be offered, but will not necessarily have to accept, a unit in a public

housing development as replacement housing. Tenants receiving tenant-based Section 8 assistance at Ujima Village may be offered but will not necessarily have to accept, public housing or project-based subsidized housing as replacement housing.

2. Residential Moving Expense Payments

Eligible households will 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 schedules maintained by the California Department of Transportation.

<b>Schedule of Fixed Moving Payments</b>									
Room Count	1	2	3	4	5	6	7	8	Each Additional
	\$625	\$800	\$1,000	\$1,175	\$1,425	\$1,650	\$1,900	\$2,150	\$225

b. Actual Reasonable Moving Expense Payments

HACOLA will secure at least one bid or estimate for all actual moves. Displaced households may elect to have a licensed professional mover perform the move. If so, HACOLA 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. HACOLA will make the payment for actual moving expenses, with the exception of utility connections, in joint payment to the moving company and the displaced family. Utility connection payments may be paid in the manner requested by the displaced family.

If the family elects to make a self-move and not use the fixed payment method, they will be reimbursed for all documented out of pocket expenses up to the amount of the low bid or estimate submitted by a moving company. Labor charges will not exceed the charge rates of a moving company. Rental rates for equipment will not exceed the rates charged for similar equipment by rental companies in close proximity to Ujima Village.

### 3. Replacement Housing Payment (RHP)

#### a. Rental Assistance/Down Payment Assistance

Displaced households who are lawful tenants<sup>2</sup> may be eligible for both Rental Assistance and Moving Expense Payments. Whenever a lawful tenant is provided a referral to a comparable replacement dwelling that will result in increased rental costs a RHP will be available to them. A RHP is calculated by subtracting the lesser of either their current rent including utilities or 30% of their income from the monthly rent, plus utilities, for a comparable dwelling. That monthly difference will be multiplied by 42 months, as applicable.

Based upon the available data regarding project displacees, income-eligible displaced households may qualify for, and may be eligible to apply for, Section 104(d) relocation benefits. Rental Assistance Payments under this program are calculated based upon the monthly housing need over a 60 month period for eligible occupants whose income level does not exceed 80% of the median income for the County of Los Angeles, as established by HUD. Recipients of 104(d) benefits would also be eligible to receive reimbursement for security deposit and credit check fees. The RHP for these households will be calculated under both the URA and Section 104(d) and the households will be entitled to and receive the higher of these amounts.

Households may opt to apply the amount to which they are entitled toward the purchase of a replacement dwelling. There are specific requirements that must be met to qualify for a RHP. Those requirements include:

- i. The displaced family must either rent or purchase a decent, safe and sanitary (DSS)<sup>3</sup> dwelling within one year of the date they vacated Ujima Village.
- ii. The displaced family must submit a claim for the RHP within 18 months from the date they vacated Ujima Village.
- iii. RHP payments will be limited to the amount of money necessary to rent the comparable replacement dwelling.

A family that has a Section 8 Voucher or is living in project-based assisted housing will be referred to a comparable replacement unit. If that publicly assisted housing is available to that family without any increased cost there will be no RHP available for that family.

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<sup>2</sup> For this document lawful tenant means individual identified on a lease agreement between the Housing Authority and the occupant.

<sup>3</sup> DSS is a specifically defined term found in the URA. This document adopts that definition.

b. Bridge Replacement Housing Payments

When families who qualify for Section 8 housing secure Section 8 housing that has a higher out of pocket expense than their current cost, a RHP will be used to bridge that difference for 42 months.

c. Replacement Housing Payments for Ujima Tenants that Do Not Qualify for Public Housing or Publicly Assisted Housing

There are individuals in Ujima Village that may no longer qualify for public housing or publicly assisted housing. Those individuals fall into this category because their income exceeds current requirements or their criminal record prohibits them from securing and occupying public or publicly assisted housing. In these instances these individuals will be given referrals to housing available on the open market. Their entitlement will be based on the lesser of either 30% of their monthly income or their current rent including utilities. That lesser amount will be subtracted from the comparable rent, including utilities, and the resulting figure multiplied by 42 months.

4. Last Resort Housing Payments

Last Resort Housing is greatly misunderstood. The primary use of Last Resort Housing, for most displacing agencies, is used to pay RHPs in excess of \$5,250. Other possible uses of Last Resort Housing are the actual construction of new housing, the rehabilitation of existing housing and the use of unique sources to financing a mortgage. For the Ujima Village Development, HACOLA at its sole discretion may pay a RHP to family that was given a valid referral to comparable housing that was public housing or publicly assisted housing and voluntarily elects to relocate to housing available on the open market. Last Resort Housing in the Ujima Project will be used for the previously described "bridge replacement housing payments", payment of RHPs in excess of \$5,250.

**Payment of Relocation Benefits**

Relocation benefit payments will be made expeditiously. Claims and supporting documentation for relocation benefits must be filed with HACOLA within eighteen months from the date the family moves from Ujima Village.

There are two general types of relocation payments; the first is advanced relocation payments, the second is a final relocation payment. Procedures for preparing and filing claims and processing and delivering of payments will be as follows:

1. Advanced Relocation Payments

- a. HACOLA has encumbered funds sufficient to pay all relocation payments.



- b. The Consultant will prepare a memorandum and a claim form to be submitted to the Project Manager requesting an advanced relocation payment. The request will specifically state the need for the advanced payment, a statement that the payment is justified by an appropriate relocation regulation, and a signature of both the consultant and the family requesting the payment.
- c. The Project Manager will have 24 hours to deny or approve the request. The denial or approval must be in writing (“in writing” in this instance includes an e-mail response). The Project Manager may only deny a request for substantive reasons (i.e., the memorandum does not clarify why the payment is in accordance with applicable regulations).
- d. Upon receipt of written approval the Consultant will process the payment and deliver it to the family.
- e. HACOLA may fund an escrow account that the Consultant can use to pay advanced relocation payments. The escrow account will be funded on a monthly basis, unless it necessary to supplement the monthly funds with emergency funds. The process for approval to draw funds from this account is the same as the process described above.

It is unlikely that a family will have a need for more than one advance relocation payment; however, when circumstances warrant multiple advanced payments they will be processed in the manner described above.

## 2. Final Relocation Payments

- a. A claimant, with the assistance of the Relocation Consultant, will submit all necessary documentation to substantiate eligibility for the claimed payment.
- b. Assistance amounts will be determined and the required claim forms prepared by the Relocation Consultants in consultation with the claimant.
- c. Original signed claims supported by documentation and the relocation consultant recommendation will be submitted to the Project Manager.
- d. The Project Manager has the responsibility to recommend approval or denial of a claim for a final relocation payment. The Project Manager will take appropriate action on all final relocation claims within three days of the date the claim was submitted to them.

- e. In the event a claim is approved by the Project Manager they will submit a recommendation to the Executive Director recommending approval of the claim. The Project Manager will track the approval and processing of the final relocation claim. All final relocation claims will be processed within 20 days of the date the Project Manager recommends approval of the final claim.
- f. In the event a claim is denied by the Project Manager, the reason for the denial will be submitted in writing to the Consultant and will specify areas that need to be corrected and a recommendation of steps that need to be taken to correct the document. The Consultant has three days to resubmit the final relocation claim.
- g. Payments will be prepared and delivered to the Relocation Consultant for distribution. Payments will be delivered personally by the Relocation Consultant unless circumstances dictate otherwise. When payments can not be personally delivered, they will be sent by certified mail.
- h. Payment receipts and other signed acknowledgments will be obtained by the Relocation Consultant and kept in the case file.
- i. Unless otherwise instructed by HACOLA, the Relocation Consultant will not deliver final payments until the project site has been vacated by the family. Before issuance of a final replacement housing payment, occupancy of the replacement residency must be verified.

HACOLA may, in limited situations and at its sole discretion, make periodic payments for relocation assistance in situations when families request periodic payments. HACOLA defines periodic payments to mean two or more installment payments. An advance payment can be considered one installment payment. All payments can be made within the first year or spread out over a 42-month period.

No household will be displaced until comparable housing is located as defined in this document and as prescribed in the URA and the State of California Relocation Guidelines. The Relocation Consultants will inspect and document that all replacement dwellings meet all the standards of decent, safe and sanitary as defined in the URA and State of California Relocation Guidelines.

## **XV. Eviction Policy**

HACOLA recognizes that eviction is permissible only as a last resort and that relocation records must be documented to reflect the specific circumstances surrounding any eviction. Eviction after the GIN is issued will only take place in cases of nonpayment of rent, violation of the lease agreement, fraud, a criminal act, or if the household refuses all reasonable offers to move. Eviction will not affect the eligibility of a person legally entitled to relocation benefits.

## **XVI. CITIZEN PARTICIPATION/COMMUNITY OUTREACH**

HACOLA is taking aggressive steps to involve the community, in particular the residents of Ujima Village, in this project including conducting community outreach meetings for the residents of Ujima Village and sending informational correspondences by mail to each household.

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

The Commission is responsible to make the final plan available to each household in the proposed project and to make it available to the public for the mandatory 30-day review period. Comments to the final plan will be included as a plan addendum prior to submission for approval from the Acting Executive Director of HACOLA. A copy of the approved plan will be forwarded to the HCD.

## **XVIII. APPEALS POLICY**

The appeals policy will follow the appeals policy established by HACOLA and the Commission. A copy of that appeals policy is included in this final relocation plan as ATTACHMENT III.

## **XIX. PROJECTED DATES OF DISPLACEMENTS**

Households will receive a 90-day notice to vacate before they are required to move. No notice to vacate will be given until the household has been given a referral to a comparable and letter of eligibility that describes their individual benefits based on the comparable referral. Notices will be sent approximately 60 days after HUD has approved funding for the project.

Relocation is expected to be completed for all households on or before June 1, 2009.

## **XX. ESTIMATED RELOCATION COSTS**

HACOLA accepts the responsibility and obligation to pay all required relocation assistance and provide all relocation advisory assistance required under applicable laws and regulations. A relocation budget estimate was created assuming that all of the project-based and tenant-based families in subsidized units would relocate to public or public assisted housing and families non-subsidized units would not relocate to public or public assisted housing.

The Fair Market Rate (FMR) for rent has been used for this estimate though actual comparable replacement dwellings available at the time the Notice of Eligibility is sent to the displaced occupant will be used to establish the rent differential and the RHP.

Since Ujima resident do not pay any utilities, the cost of gas, electric, trash, water, refrigerator, and oven/range at the amount equal to the total for each bedroom size in Central Los Angeles on the Assisted Housing Utility Allowance Schedule are included with the FMR for establishing the estimated monthly replacement rent.

With those assumptions, the budget estimate for relocation costs is provided in the following tables:

### Replacement Housing Payment Cost – Current Market Rate Tenants

Unit Size	#	FMR Utilities +	Current Rent	Rent Differential	42-Month RHP	RHP Total
2 BR	2	\$1,300 + \$98 \$1,398	\$593 (1) \$792 (1)	\$805 \$606	\$33,810 x 1 \$25,452 x 1	\$33,810 \$25,452 \$58,552
3 BR	9	\$1,746 + \$116 \$ 1,862	\$685 (4) \$854 (4) \$1,254 (1)	\$1,177 \$1,008 \$ 608	\$49,434 x 4 \$42,336 x 4 \$25,536 x 1	\$197,736 \$169,344 \$ 25,536 \$392,616
4 BR	1	\$2,101 + \$140 \$ 2,240	\$730 (1)	\$ 1,510	\$63,420 x 1	\$63,420
<b>Total</b>	<b>12</b>					<b>\$514,588</b>

### Replacement Housing Payment Cost – Prior Market Rate Tenants

Unit Size	#	FMR Utilities +	Current Rent	Rent Differential	42-Month RHP	RHP Total
2 BR	1	\$1,300 + \$98 \$1,398	\$593 (1)	\$805	\$33,810 x 1	\$33,810
3 BR	6	\$1,746 + \$116 \$ 1,862	\$685 (5) \$854 (1)	\$1,177 \$1,008	\$49,434 x 5 \$42,336 x 1	\$247,170 \$ 42,336 \$289,506
<b>Total</b>	<b>7</b>					<b>\$323,316</b>

### Fixed Rate Moving Expenses

Unit Size	Fixed Rate	Number of Units	Relocation Costs
1 Bedroom	\$1,000	4	\$4,000
2 Bedroom	\$1,175	6	\$7,050
3 Bedroom	\$1,425	15	\$17,100
4 Bedroom	\$1,650	3	\$4,950
<b>TOTAL</b>		<b>28</b>	<b>\$33,100</b>

The estimated cost to move the personal property of the 28 residents of Ujima Village is \$33,100. The estimated cost for Replacement Housing payments for 19 dwellings at Ujima Village is \$837,904.

<b>Total Tenant Relocation Benefit Estimate:</b>	<b>\$ 871,004</b>
<b>20% Contingency -</b>	<b><u>\$ 174,200</u></b>
<b>TOTAL ESTIMATED RELOCATION COSTS</b>	<b>\$1,045,204</b>

This estimated relocation budget does not include relocation administrative services or provision for any other services necessary for the implementation of the Plan and Project.



**Comparable Replacement Dwelling:** The term comparable replacement dwelling means a dwelling which is:

- (1) Decent, safe and sanitary as described below.
- (2) Functionally equivalent to the displacement dwelling.

The term functionally equivalent means that it performs the same function, provides the same utility, and is capable of contributing to a comparable style of living. While a comparable replacement dwelling need not possess every feature of the displacement dwelling, the principal features must be present. Generally, functional equivalency is an objective standard, reflecting the range of purposes for which the various physical features of a dwelling may be used. However, in determining whether a replacement dwelling is functionally equivalent to the displacement dwelling, the Commission will consider reasonable trade-offs for specific features when the replacement unit is equal to or better than the displacement dwelling.

Consistent with the requirements of URA, there may be circumstances when a comparable replacement dwelling contains fewer rooms or, consequentially, less living space than the displacement dwelling. This is applicable when the displaced household accepts an offer of government housing assistance and the applicable requirements of such housing assistance program require that the displaced household occupy a dwelling that has fewer rooms or less living space than the displacement dwelling.

- (3) Adequate in size to accommodate the occupants.
- (4) In an area not subject to unreasonable adverse environmental conditions.
- (5) In a location generally not less desirable than the location of the displaced person's dwelling with respect to public utilities and commercial and public facilities, and reasonably accessible to the person's place of employment.
- (6) On a site that is typical in size for residential development with normal site improvements, including customary landscaping. The site need not include special improvements such as outbuildings, swimming pools, or greenhouses.
- (7) Currently available to the displaced person on the private market. However, a comparable replacement dwelling for a person receiving government housing assistance before displacement may reflect similar or functionally similar government housing assistance.

**Decent, Safe, and Sanitary Dwelling:** The term decent, safe, and sanitary dwelling means a dwelling which meets applicable housing and occupancy codes. However, any of the following standards which are not met by an applicable code shall apply unless waived for good cause by the Department of Housing and Urban Development. The dwelling shall:

- (1) Be structurally sound, weather tight, and in good repair.
- (2) Contain a safe electrical wiring system adequate for lighting and other devices.
- (3) Contain a heating system capable of sustaining a healthful temperature (of approximately 70 degrees) for a displaced person, except in those areas where local climatic conditions do not require such a system.
- (4) Be adequate in size with respect to the number of rooms and area of living space needed to accommodate the displaced person. There shall be a separate, well lighted, and with ventilated bathroom that provides privacy to the user and contains a sink, bathtub or shower stall, and a toilet, all in good working order and properly connected to appropriate sources of water and to a sewage drainage system. In the case of a housekeeping dwelling, there shall be a kitchen area that contains a fully usable sink properly connected to potable hot and cold water and to a sewage drainage system, and adequate space and utility service connections for a stove and refrigerator.
- (5) Contains unobstructed egress to safe, open space at ground level. If the replacement dwelling unit is on the second story or above, with access directly from or through a common corridor, the common corridor must have at least two means of egress.
- (6) For a displaced person who is handicapped, be free of any barriers which would preclude reasonable ingress, egress, or use of the dwelling by such displaced person.



## HACOLA RELOCATION APPEAL POLICY

Displaced persons have the right to appeal certain determinations made by a public entity. The Housing Authority and the Community Development Commission of the County of Los Angeles have adopted the following relocation appeal policy based on federal and state requirements.

### **Actions taken which may be appealed:**

- (a) Determination of eligibility;
- (b) Amount of payment;
- (c) Failure to provide comparable replacement housing;
- (d) Time limit for filing a claim; and
- (e) Time limit for rental, purchase, or occupancy of replacement unit.

### **Stages of Review that Complainant may request:**

- (a) Informal oral presentation to the CDC project manager.
- (b) Formal written review and/or reconsideration of informal oral appeal. The person hearing the formal appeal will be the Acquisition/ Relocation Unit Coordinator or an impartial designee selected by the Commission.
- (c) A lower income person, as defined by the Commission, may seek a review by the HUD field office. The CDC Project Manager will provide information and assistance in filing the appeal. No appeal can be filed with HUD until all other appeal remedies have been completed.

### **Timing of appeals**

- (a) Must file appeal within 60 days from date a person receives notification of Agency's determination of person's claim. The time limit may be extended on case-by-case basis, for good cause.
- (b) Under no circumstances will an appeal be considered after 18 months following the date the person moves from the project site or, in the case of owner/occupants, the date the person receives final compensation for the acquisition of the property.
- (c) The Commission shall issue a determination within 6 weeks of the date of a hearing or receipt of last submittal of material for consideration.

A person filing an appeal has a right to counsel at his/her expense. Subject to reasonable conditions, agency shall permit person the opportunity to inspect materials pertinent to the appeal that are not confidential. The Appeal Policy of the Commission does not prohibit any individual from seeking judicial review.