



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

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Commissioners

Sean Rogan
Executive Director

January 12, 2010

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 AUTHORITY TO INITIATE EVICTION PROCEEDINGS FOR UJIMA
VILLAGE HOUSING DEVELOPMENT LOCATED IN UNINCORPORATED
WILLOWBROOK (DISTRICT 2) (3 VOTE)**

SUBJECT

This letter recommends that the Board of Commissioners authorize the Executive Director to serve 30-day eviction notices on Ujima Village tenants who have not vacated the premises after the 90-day notices to vacate expired.

IT IS RECOMMENDED THAT YOUR BOARD:

1. Find that approval of authority to initiate eviction proceedings for the Ujima Village housing development 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. Authorize the Executive Director to serve 30-day eviction notices on the remaining Ujima Village residents, pursuant to the requirements of the Uniform Relocation Act.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of this action is to seek your Board's approval to serve 30-day eviction notices on Ujima Village tenants who have not vacated the premises after the 90-day notices to vacate expired on December 31, 2009.

ADOPTED

BOARD OF COMMISSIONERS
HOUSING AUTHORITY

3-H JAN 12 2010

SACHI A. HAMAI
EXECUTIVE OFFICER

FISCAL IMPACT/FINANCING

There is no impact on the County general fund.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Ujima Village is located at 941 E. 126th Street in the unincorporated Willowbrook area. In 2007, the Housing Authority submitted environmental documentation to the California Regional Water Quality Control Board (Water Board) related to the site's former use as the Athens Tank Farm where gasoline and crude oil had been stored. 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. Preliminary findings indicate there is no immediate health risk to Ujima Village residents. As a direct result of the Water Board's order, the U.S. Department of Housing and Urban Development (HUD) notified the Housing Authority of its intent to offer relocation assistance to Ujima Village residents wishing to relocate voluntarily. On June 13, 2008, HUD began offering relocation assistance to the 159 households then residing at the site.

On April 14, 2009, your Board approved the Ujima Village Relocation Plan to assist tenants ineligible for HUD assistance and tenants who did not move using HUD's assistance. At that time your Board also directed the Housing Authority to initiate the environmental review process for the disposition of Ujima Village, and authorized the Executive Director to serve the remaining Ujima Village residents with a 90-day notice to vacate the property. Currently, only five households still occupy the 300-unit apartment complex.

On October 2, 2009, the Housing Authority's relocation consultant, Overland, Pacific & Cutler, served 90-day notices on the remaining Ujima Village households. The 90-day notices expired on December 31, 2009. The remaining residents were notified that any household refusing to vacate the property following expiration of the 90-day notices would be issued a 30-day eviction notice. In this regard, the 90-day notices state that pursuant to Section 24.203(c) of Part 24 of Title 49 of the Code of Federal Regulations, the Housing Authority will issue a second and final notice, at least 30 days in advance, setting forth the date by which each resident shall be required to vacate. If the remaining residents do not vacate Ujima Village by the date specified in the 30-day notices, the Housing Authority will initiate legal proceedings to evict the residents and all other occupants in the unit.

On December 16, 2009, the Housing Commission recommended approval of the proposed action.

Environmental Review Process

On October 19, 2009, ExxonMobil began drilling for groundwater testing on the adjacent Earvin "Magic" Johnson Recreation Area, which was also part of the original Athens Tank Farm. The full extent of contamination and appropriate method of remediation cannot be determined until the drilling, analysis and monitoring are completed. Currently, drilling has not begun on the Ujima Village premises.

Demolition

In November, HUD approved the demolition of Ujima Village and authorized the use of the property as open space and for recreational use. Currently the Housing Authority is determining the funding source for the demolition costs and the specific future reuse of the site, after which the Housing Authority will seek your Board's approval.

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

The Executive Director's authorization to serve 30-day eviction notices on the remaining five Ujima Village households will allow the site to be completely vacated and closed, as instructed by your Board.

Respectfully submitted,

for 
SEAN ROGAN
Executive Director