

**CRA/LA***Building communities with jobs & housing***Community Redevelopment Agency**
*of the CITY OF LOS ANGELES*DATE / **OCT 16 2008**

FILE CODE /

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www.crala.orgCRA File No. **8347**Council District: **1**Contact Person: Jerry Hammond
(213) 977-1702

Honorable Council of the City of Los Angeles
John Ferraro Council Chamber
200 N. Spring Street
Room 340, City Hall
Los Angeles, CA. 90012

Attention: Alan Alietti, Office of the City Clerk

COUNCIL TRANSMITTAL:

Transmitted herewith, is a CRA/LA Board Memorandum adopted by the CRA/LA Board of Commissioners on October 16, 2008, for City Council review and approval, in accordance with the "Community Redevelopment Agency Oversight Ordinance" entitled:

VARIOUS ACTIONS RELATED TO:

Loan Agreement with 505 Bonnie Brae Partners, L.P., in an amount not to exceed \$1,500,000 for development of the Bonnie Brae Affordable Apartment Project located at 501-511 South Bonnie Brae
Westlake Recovery Redevelopment Project Area
Hollywood Redevelopment Project Area (CD1)

RECOMMENDATIONS

That the CRA/LA Board of Commissioners, subject to City Council review and approval:

1. Authorize the Chief Executive Officer or designee to execute a Loan Agreement and ancillary documents with 505 Bonnie Brae Partners, L.P., for the Bonnie Brae Apartment Project in an amount not to exceed \$1,500,000 not sooner than thirty (30) days after the approval of the Replacement Housing Plan.

DEADLINE FOR ACTION

The Chief Executive Officer, CRA/LA, respectfully request that this transmittal be expedited to the City Council for review and approval. Loan agreement must be approved and signed prior to close of construction in mid-December 2008.

**HOUSING, COMMUNITY &
ECONOMIC DEVELOPMENT****OCT 21 2008**



CRA/LA

Building communities with jobs & housing

That the CRA/LA Board of Commissioners:

2. Approve and adopt by resolution (Attachment B") the Replacement Housing Plan;
3. Approve and adopt the Relocation Plan for the relocation of twenty (20) households who currently reside at the project site;
4. Adopt a resolution making a finding that an economically feasible alternative method of financing the Project on substantially comparable terms without subordination of the CRA/LA's deeds of trust, covenants, and use restrictions to a LAHD loan and a conventional construction loan during the construction phase, and to loans from LAHD, HCD, and CCRC during the permanent phase of the Project; and
5. Authorize the Chief Executive Officer or designee to terminate an existing affordable housing covenant and replace it with a new affordable housing covenant in connection with the Bonnie Brae Apartment Project.

ENVIRONMENTAL REVIEW

On June 21, 2007, the CRA/LA Board of Commissioners adopted a resolution certifying that it had reviewed and considered the environmental effects of the Project as shown in the City of Los Angeles Mitigated Negative Declaration (MND). There are no changes to the Project or its circumstances, and no new information has become available since the adoption of the MND, therefore no further environmental documentation is necessary.

FISCAL IMPACT STATEMENT

There is no fiscal impact to the City's General Fund, as a result of this action.



Cecilia V. Estolano, Chief Executive Officer

Cc: Alan Alietti, Office of the City Clerk (Original & 3 Copies on 3-hole punch)
Lisa Johnson Smith, Office of the CAO
Ivania Sobalvarro, Office of the CLA
Helmi Hisserich, Office of the Mayor
Noreen Vincent, Office of the City Attorney
Ed Reyes, Councilmember CD1

bcc: Ras Mallari
Nenita Tan, Office of the City Controller
Records (2 copies)
Ed Young
Jerry Hammond

MEMORANDUM

WL1500

DATE: OCTOBER 16, 2008

TO: CRA/LA BOARD OF COMMISSIONERS

FROM: CECILIA V. ESTOLANO, CHIEF EXECUTIVE OFFICER

RESPONSIBLE
PARTIES:

LESLIE LAMBERT, REGIONAL ADMINISTRATOR
JERRY HAMMOND, SENIOR HOUSING FINANCE OFFICER
KENYON A. PRICE, ASSISTANT PROJECT MANAGER

SUBJECT: LOAN AGREEMENT WITH 505 BONNIE BRAE PARTNERS, L.P., IN AN
AMOUNT NOT TO EXCEED \$1,500,000 FOR DEVELOPMENT OF THE
BONNIE BRAE AFFORDABLE APARTMENT PROJECT LOCATED AT
501-511 SOUTH BONNIE BRAE
WESTLAKE RECOVERY REDEVELOPMENT PROJECT AREA
HOLLYWOOD & CENTRAL REGION (CD 1)

LOAN COMMITTEE

REVIEW: APPROVED SEPTEMBER 24, 2008

RECOMMENDATIONS

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1. Authorize the Chief Executive Officer or designee to execute a Loan Agreement and ancillary documents with 505 Bonnie Brae Partners, L.P., for the Bonnie Brae Apartment Project in an amount not to exceed \$1,500,000 not sooner than thirty (30) days after the approval of the Replacement Housing Plan.

That the CRA/LA Board of Commissioners:

2. Approve and adopt by resolution ("Attachment B") the Replacement Housing Plan;
3. Approve and adopt the Relocation Plan for the relocation of twenty (20) households who currently reside at the project site;
4. Adopt a resolution making a finding that an economically feasible alternative method of financing the Project on substantially comparable terms without subordination of the CRA/LA's deeds of trust and affordability restrictions is not reasonably available and authorizing subordination of the CRA/LA's deeds of trust, covenants, and use

restrictions to a LAHD loan and a conventional construction loan during the construction phase, and to loans from LAHD, HCD, and CCRC during the permanent phase of the Project.

5. Authorize the Chief Executive Officer or designee to terminate an existing affordable housing covenant and replace it with a new affordable housing covenant in connection with the Bonnie Brae Apartment Project.

SUMMARY

The recommended actions will allow for the demolition of an existing twenty (20) unit apartment building and the construction of a new fifty-three (53) unit affordable housing development through the execution of a Loan Agreement in the amount of \$1,500,000 (the "Loan Agreement") with 505 Bonnie Brae Partners, L.P. ("Developer") for the site located at 501-511 South Bonnie Brae Street (the "Site") (Site map, Attachment A); and the approval and adoption of a Replacement Housing Plan and Relocation Plan.

On June 21, 2007, the CRA/LA Board of Commissioners approved a \$1,500,000 Letter of Loan Commitment with 505 Bonnie Brae Partners, L.P. ("Partnership") and American Communities, LLC ("Developer") for the acquisition and predevelopment activities related to the acquisition, development and permanent financing for the Project which is a proposed affordable apartment complex for families and large families.

Since development of the Project will result in the demolition of an existing building and the removal of twenty (20) low income units, the adoption of a Replacement Housing Plan (the "RHP") is required. The RHP Resolution and RHP, prepared by CRA/LA staff pursuant to Health and Safety Code section 33413.5, attached as Attachment "B," shows that the lost units will be replaced by the development of the Bonnie Brae Apartments. The draft RHP was posted on the CRA/LA's website and was distributed to the Westlake Redevelopment Project Area Committee and the UCLA Labor Center thirty (30) days prior to the scheduled CRA/LA approval and adoption of the RFP. No comments were received. Pursuant to the CRA/LA Housing Policy for Replacement Housing, the Loan Agreement will not be executed sooner than thirty (30) days after adoption of the RHP.

Since tenants were to be moved from the existing building, a Relocation Plan has been prepared by Pearce Consulting, Inc. ("PCI") (Attachment "C") and has been reviewed and approved by CRA/LA staff. In July 2007, PCI completed an initial draft Relocation Plan that estimated the total cost of relocating twenty (20) households on either a temporary or permanent basis at approximately \$621,000. An update to the draft plan was completed in September 2008. It was determined that eighteen (18) households would be relocated – 2 units are vacant. Sufficient replacement housing is available within the surrounding area to provide ample referrals to decent, safe and sanitary housing for the inhabited units. PCI will work closely with the residents to assist them in finding temporary or permanent off-site housing during the construction of the project, including but not limited to: providing transportation, taking them to view potential residential rental units, and advancing them portions of their relocation benefits in order to secure replacement housing of their choice.

Currently, PCI is conducting individual interviews with each household to verify incomes and calculate exact levels of relocation benefits/assistance. Pearce has provided all residents with their Notices of Eligibility for Relocation Assistance (NERA), personally delivered to each household. The NERA marks the point at which those tenants being permanently relocated will be able to voluntarily move within a 120-day period and receive relocation payments. Once the Project's construction schedule is solidified, those tenants who will be temporarily relocated will be given a 60-day notice and 30-day reminder notice to move. At the completion of construction, temporarily relocated households will be given the first priority to move back into the new Bonnie Brae Apartments.

In addition, two relocation meetings were held with the affected tenants in 2007 to explain the relocation process and provide a forum to ask questions and raise concerns. The draft Relocation Plan was also sent to the Westlake PAC in August 2008. Tenants were also given copies of the updated draft Relocation Plan in August 2008 and were given a chance to raise questions and concerns by telephoning PCI's toll free telephone number. At the time of this writing, a tenants' meeting was also scheduled for October 8, 2008. In addition, the CRA/LA's Grievance Procedures as it relates to relocation is also attached (Attachment "D").

The total development cost for the Project is estimated at \$24,697,055 or approximately \$465,982 per unit, with CRA/LA funding comprising 6% of the total source of funds.

The California Department of Housing & Community Development (HCD) has reviewed and approved the Developer's application for a \$4,633,933 permanent loan from HCD's Transit Oriented Development program. The Los Angeles Housing Department (LAHD) has reviewed and approved the Developer's application for a \$6,200,000 loan commitment in response to the LAHD 2008 Round 2 Affordable Housing Trust Fund Program. LAHD's recommendations were approved by City Council on July 23, 2008. The Developer, in conjunction with the City of Los Angeles Housing Department, has applied to the California Debt Limit Allocation Committee (CDLAC) and on September 24th was awarded a bond allocation of \$12,500,000.

Construction is estimated to start February 2009 with completion to occur in September 2010.

Loan Terms and Conditions

The CRA/LA loan will have a term of 57 years from recordation due on sale or transfer of the property or change in the general partner of the owning limited partnership. The \$1,500,000 CRA/LA loan will be used for project soft costs and fees. During the construction phase, the CRA/LA loan will be subordinate to a LAHD loan and a conventional construction lender, secured by a Deed of Trust in 3rd position that will accrue interest at a simple rate of 3%. Upon permanent loan closing, the CRA/LA Deed of Trust will be subordinate to loans from LAHD, HCD, and CCRC, secured by a Deed of Trust in 4th position that will be payable on a residual receipts basis. Given the financial structure of affordable rental housing developments, including long-term restrictions on rents, it is not anticipated that the CRA/LA will recapture its investment plus accrued interest.

PROJECT DESCRIPTION

The proposed development will consist of 53 affordable rental units for large families in a five-story residential elevator-served building constructed over one level of on-grade parking and one level of subterranean parking. One two-bedroom unit will be manager occupied. The residential units are organized in a courtyard configuration with an opening to the south to maximize the amount of natural light and views in the courtyard area. The residential portion of the building will be of Type-III construction with five levels of framing over on-grade and subterranean parking.

The ground and subterranean levels of the project will be of Type-I construction with an entry lobby, mail area and office located on the ground floor. A community room is located on the first floor with an exterior arcaded area around it. This will enable the residents to take advantage of the building's excellent views to the east and south. The lower most level of subterranean parking will include elevator access and various equipment rooms.

The residential unit mix will contain nine (9) one bedroom units containing approximately 550 square feet, twenty-five (25) two bedroom units containing approximately 770 square feet, fifteen (15) three bedroom units containing 1,131 to 1,161 square feet, and four (4) four bedroom units containing 1,471 to 1,551 square feet. Rental rates (based on TCAC's 2008 Area Median Income for Los Angeles County) will range from \$459 to \$814 for the one bedroom units, \$546 to \$973 for the two bedroom units, \$629 to \$1,122 for the three bedroom units, and \$692 to \$1,241 for the four bedroom units.

The common amenities will include a spacious community room on the ground level of the building with direct access off the building entry lobby, secured building access and a laundry room. The proposed building also features exterior walk-ways to each unit, trash chute, and recycling area. The second level main courtyard will feature a play area as well as seating and landscaping. Additionally, there will be separate terrace levels at the top floor offering outstanding views of the City. Unit features will include energy star rated appliances, central air conditioning, window coverings, and free high speed Internet service.

The project design has been reviewed and approved by the Westlake Redevelopment Project Area planning staff.

Excluding the manager's unit, 100% of the rental units will be restricted by TCAC for a period of 55 years with rents at or below 60% of the Los Angeles County Area Median Income ("AMI"). The unit affordability and bedroom count is as follows based upon TCAC's rental and income definitions and HCD's rental and income definitions that are consistent with CRA/LA practice:

TCAC RENT MATRIX:

UNIT TYPE	Income per TCAC 35% AMI	Income per TCAC 40% AMI	Income per TCAC 50% AMI	Income per TCAC 60% AMI	TOTAL UNITS
1Bedroom	1	3	2	3	9
2Bedroom	3	4	3	14	24
3Bedroom	3	3	2	7	15
4Bedroom	1	1	1	1	4
MGR2BR	0	0	0	0	1
TOTAL	8	11	8	25	53

TCAC INCOME MIX:

Income Category	# of units	% of Total	CRA/LA Required
Extremely Low (<30% AMI)	0	0%	15% Min (when feasible)
Very Low (31%-50% AMI)	27	51%	30% Min
Low (51%-80% AMI)	25	47%	
Moderate (81-120% AMI)	0	0%	30% Max
Unrestricted	1	2%	
Total	53	100%	

The CRA/LA Housing Policy requires that a minimum of 30% of all assisted units shall be for very low income households, of which at least 50% shall be for extremely low-income households (if feasible), and not more than 30% shall be for moderate income households. Although 51% of the units are for very low income households, none are for extremely low income households.

The Inclusionary Production table below based on HCD rents indicates the units the CRA/LA can take credit for according to the California Redevelopment Law:

Income Category	Inclusionary Production Units		Housing Funds Allocation	
	# of Units	% of Total	Funds	% of Total
Very Low (0%-50% AMI)	11	21%	\$317,308	21%
Low (51%-80% AMI)	10	19%	\$288,462	19%
Moderate (81%-120% AMI)	31	60%	\$894,231	60%
TOTAL	52	100%	\$1,500,000	100%

An application of the maximum rents used by the HCD levels results in a unit mix of eleven (11) very low-income units, ten (10) low-income units, and thirty-one (31) moderate-income units.

Project Sources and Uses of Funds

Sources of Funds	<u>Construction</u>	<u>Permanent</u>
Conventional Loan (CDLAC/Wells/CCRC)	\$12,500,000	\$2,700,000
Community Redevelopment Agency	1,500,000	1,500,000
Los Angeles Housing Department	4,960,000	6,200,000
HCD Transit Oriented Development	0	4,633,933
4% Tax Credit Equity	3,422,520	8,280,353
Deferred Fees and Costs	<u>2,314,535</u>	<u>1,382,769</u>
	\$24,697,055	\$24,697,055

Uses of Funds (Project Cost)

Acquisition and Offsites	\$3,276,500
Fees, Permit and Studies	1,252,232
Direct Construction Costs	14,908,000
Indirect Construction Costs	3,430,594
Rent-up Costs	223,130
Financing Costs	<u>1,606,599</u>
Total Uses of Funds	\$24,697,055

RE

On June 21, 2007 and November 30, 2007, the CRA/LA Board of Commissioners and City Council respectively approved authorization to execute a Letter of Commitment with 505 Bonnie Brae Partners, L.P. and American Communities, LLC, in an amount not to exceed \$1,500,000 for the Bonnie Brae Apartment Project.

SOURCE OF FUNDS

Westlake Housing Trust Funds

PROGRAM AND BUDGET IMPACT

This action is consistent with the adopted FY09 CRA/LA Work Program and Budget for the Westlake Recovery Redevelopment Project Area.

ENVIRONMENTAL REVIEW

On June 21, 2007, the CRA/LA Board of Commissioners adopted a resolution certifying that it had reviewed and considered the environmental effects of the Project as shown in the City of Los Angeles Mitigated Negative Declaration (MND). There are no changes to the Project or its circumstances, and no new information has become available since the adoption of the MND, therefore no further environmental documentation is necessary.

BACKGROUND

In 1986, the CRA/LA loaned the Bonnie Brae Partnership \$842,000 for the rehabilitation of a vacant two story building, which was formerly used as a school and converted into 20 apartment units. The Agreement Containing Covenants Affecting Real Property, dated October 7, 1986, stipulated 100% of the units for occupancy exclusively by person or families of low or moderate income, and provided priority in the selection of tenants to CRA/LA displaces, including those displaced as a result of the Convention Center expansion, if such persons meet the Developer's tenant selection process. The Covenants remain in effect for thirty (30) years after initial occupancy or 2017.

On December 23, 1993 the CRA/LA Loan was written-off due to a senior lien foreclosure.

The proposed Project will be a 53-unit affordable apartment targeted to very low and low-income families on the site of the twenty (20) unit building. The new development entity, 505 Bonnie Brae Partners L.P. has agreed to record new covenants against the site for a period of 64 years (approximately 9 years left on the existing covenant) for the proposed 53-unit development in exchange for the termination of the existing covenants for the 20-unit development.

The existing twenty (20) unit building contains one, two and three bedroom units with rental rates varying from \$850.00 to \$1,000.00 per month. The building is in a significantly deteriorating condition and will be demolished and replaced with the new Bonnie Brae Apartment Homes. The project will provide a much needed comfortable, affordable and safe living environment for the Westlake community, and will have a catalytic impact in conjunction with other redevelopment activities occurring in the immediate area of Sixth and Bonnie Brae Streets.

The development team and proposed development was selected under the 2008 Affordable Housing Trust Funds Notice of Funding Availability issued by the Los Angeles Housing Development (LAHD).

The for-profit developer responsible for completion of the Project is American Communities, LLC of Los Angeles. This firm has developed six (6) developments (three of which are located in the City of Los Angeles) consisting of 404 units. The firm also has three projects under construction in Los Angeles consisting of 130 units. The principals of American Communities are Frank Fonseca and Mark Walther.

The nonprofit General Partner is Central Valley Coalition For Affordable Housing, A California Non-profit Public Benefit Corporation (Central Valley). Central Valley is a general partner in more than 85 tax credit affordable housing developments throughout California. Based in

Merced California, Central Valley Coalition maintains a local office at 5846 Carlton Way, Suite A, Los Angeles, California 90028.

CVCAH is the managing general partner, and Frank Fonseca and Mark Walther are the administrative general partners on three affordable housing developments that have received CRA/LA financial assistance: Carondelet Court, The Hobart, and The Ardmore. All three are current and in good standing with the Agency.

Councilman Ed Reyes and the Westlake Project Area Committee support this project.

Cecilia V. Estolano
Chief Executive Officer

By

A handwritten signature in black ink, appearing to read "Glenn Wasserman", written over a horizontal line.

Glenn F. Wasserman
Chief Operating Officer

There is no conflict of interest known to me, which exists with regard to any CRA/LA officer or employee concerning this action.

- Attachment A: Site Map
- Attachment B: Replacement Housing Plan
- Attachment C: Relocation Housing Plan
- Attachment D: CRA/LA's Grievance Procedures
- Attachment E: Resolution Adopting Replacement Housing Plan
- Attachment F: Subordination Resolution

SITE MAP ATTACHMENT A
501 SOUTH BONNIE BRAE STREET
Los Angeles, CA 90057



ATTACHMENT "B"

BONNIE BRAE APARTMENT HOMES REPLACEMENT HOUSING PLAN

I. [SECTION 100] INTRODUCTION

Pursuant to State Law (Health and Safety Code Section 33413 (a)), whenever dwelling units housing persons and families of low and moderate income are destroyed or removed from the low and moderate income housing inventory as part of a redevelopment project which is subject to a written agreement with the Agency or where financial assistance has been provided by the Agency, the Agency shall, within four (4) years of the destruction or removal, rehabilitate, develop, or construct, or cause to be rehabilitated, developed or constructed for rental or sale to persons of low and moderate income, an equal number of replacement units which have an equal or greater number of bedrooms as those destroyed or removed at affordable housing cost within the jurisdiction of the Agency.

The replacement dwelling units shall be available at affordable housing cost to persons in the same or a lower income category (low, very low, or moderate) as the persons displaced from those destroyed or removed units. If the proposed replacement dwelling units are to be located outside of the Project Area in which they were removed, the Agency will cause to be developed two units for each unit that otherwise would have been required to be available inside a project area.

The Agency may replace destroyed or removed dwelling units with a fewer number of replacement units if the number of bedrooms in the replacement units exceeds the number of bedrooms being removed and the replacement units are affordable to and occupied by the same income level of households as the removed units. This requirement is separate from the requirement for residential relocation.

The "Redevelopment Plan" (defined below) for the "Project Area" (defined below) was prepared by The Community Redevelopment Agency of the City of Los Angeles, California and adopted by the Los Angeles City Council on December 13, 1995, by Ordinance No. 170806.

This document constitutes the "Plan" (defined below) for the "Bonnie Brae" project (defined below). The Plan will guide and facilitate the rehabilitation or construction of twenty (20) units of replacement housing for persons or families of low/moderate income in accordance with the requirements of the Redevelopment Plan.

The replacement dwelling units shall be available at affordable housing costs and constructed in accordance with relevant provisions of the Community Redevelopment Law and this Plan. Vacant units formerly housing persons or families of low/moderate income shall also be replaced according to the above provisions and shall be available and affordable to persons or families of the same income categories as those, which previously occupied the removed dwelling units.

Persons or families displaced from their dwelling units by the Bonnie Brae project shall receive priority for occupancy in the rehabilitated or constructed "Replacement Dwelling Units" (defined below). The proposed site of the Bonnie Brae project is located in the Westlake Recovery Redevelopment Project Area. The total development site is approximately 22,500 square feet and is located at 501-511 South Bonnie Brae Street in Los Angeles, California ("Subject Property"). American Communities, LLC is the developer and 505 Bonnie Brae Partners, L.P. is the owner of the the Subject Property. There are three parcels at the Subject Property and it is comprised of one (1) residential building containing twenty (20) units with one vacancy. The Agency estimates the number of residents currently living there to be 69 adults and 18 children. The proposed Bonnie Brae affordable housing project would build a new 53-unit, 100% affordable housing development.

II. [SECTION 200] GENERAL DEFINITIONS

The following definitions will govern the meaning and interpretation of this Plan unless the context otherwise requires:

A. "Affordable Rent", "persons and families of low/moderate income", and "very low income households", which shall include, where applicable, senior citizens and the handicapped, shall have the same meanings as defined by the Health and Safety Code and other state and local laws and regulations pertinent thereto.

B. "Agency" means The Community Redevelopment Agency of the City for Los Angeles, California.

C. "Bonnie Brae" project means the future development of a 53-unit, 100% affordable housing project with a community room, computer learning center, and subterranean parking.

D. "City" means the City of Los Angeles, California.

E. "Moderate Income" and "Low Income" shall have the same meaning as set forth in the Health and Safety Code Section 50093.

F. "Plan" means this Replacement Housing Plan.

G. "Project Area" means the area included within the boundaries of the Westlake Recovery Redevelopment Project Area.

H. "Redevelopment Plan" means the Redevelopment Plan for Westlake Recovery Redevelopment Project.

I. "Replacement Dwelling Unit" means a dwelling unit rehabilitated, developed or constructed in replacement of a dwelling unit destroyed or removed from the low/moderate income housing inventory by the Agency and which is decent, safe and sanitary, and contains at least the same number of bedrooms and other living areas as the dwelling unit destroyed or removed by the Agency. The replacement dwelling unit may be for rental or for-sale.

J. "Site" means the real property at 501-511 South Bonnie Brae Street in Los Angeles, California.

III. [SECTION 300] PURPOSE OF THE PLAN

The CRA/LA proposes to implement the Redevelopment Plan by assisting in the construction of the following development:

Bonnie Brae Apartment Homes, a 53-unit apartment complex. All units will be affordable to households earning 60% or less of the Area Median Income ("AMI"). One (1) unit will be set aside for the apartment manager.

The demolition and displacement of the 20 units in one residential building are necessary to create a developable site. The existing structures are currently in a state of disrepair and dilapidation. Additionally, most of the units are overcrowded.

This proposed Bonnie Brae project would replace 20 dilapidated housing units with 53 units of new housing affordable to qualified households earning 60% of AMI or less. Displaced tenants at the Site will be given priority to relocate to Bonnie Brae provided they are income-qualified households.

In order to preserve the supply of affordable housing, the CRA/LA will record deed restrictions on the replacement dwelling units at the Bonnie Brae project for not less than 64 years.

The Bonnie Brae replacement dwelling units contain at least the same or more bedrooms and other living areas as the dwelling units removed at the Site.

The following describes the actual units removed and the dwelling units to serve as replacement units:

1. Dwelling Units

<u>Location</u>	<u>No. of Units To Be Removed</u>	<u>No. of Bedrooms</u>
501-511 S. Bonnie Brae	20	(3) 1 BR (15) 2 BR (2) 3 BR
	<u>Total 20</u>	<u>Total 39 BR</u>

2. Planned Replacement Units

Project	# Replacement Units Constructed	# Bedrooms	Income levels (HCD Median)
Bonnie Brae	53	(9) 1 BR (24) 2 BR (15) 3 BR (4) 4 BR	
TOTAL	53	119	• 11 units (totaling 23 bedrooms) Very Low Income ($\leq 50\%$ of AMI) • 10 units (totaling 23 bedrooms) Low Income ($\leq 60\%$ of AMI) • 31 units (totaling 72 bedrooms) Moderate Income ($\leq 110\%$ of AMI) • 1 Manager Unit

IV. [SECTION 400] GENERAL LOCATION OF HOUSING

The location of the replacement dwelling units constructed and/or rehabilitated will be located at 501-511 South Bonnie Brae Street in Los Angeles, California in the Westlake Recovery Redevelopment Project Area.

V. [SECTION 500] METHOD OF FINANCING

The Agency is authorized to finance projects developed under replacement housing plans with the assistance of the City of Los

Angeles, the Federal Government, the State of California, Agency bonds, tax increment, and/or other available resources.

The funding for the subject replacement housing units is a combination of California Tax Credit Allocation Committee low-income housing tax credit equity funds, California Housing & Community Development Transit Oriented Development funds, tax exempt bond financing, developer equity, Westlake Recovery Redevelopment Project Area Housing Funds, and Los Angeles Housing Department Affordable Housing Trust Funds.

VI. [SECTION 600] FINDING THAT THE REPLACEMENT HOUSING DOES NOT
REQUIRE APPROVAL UNDER ARTICLE XXXIV OF THE
CALIFORNIA CONSTITUTION

It is hereby found and determined that the replacement housing under this Plan does not require approval of the voters pursuant to Article XXXIV of the California Constitution.

By its terms, Article XXXIV is only applicable if the project to be developed, constructed, or rehabilitated is to be a low rent housing project as defined in Article XXXIV.

The identified replacement housing project will be developed for the replacement of units from 501-511 South Bonnie Brae Street in Los Angeles, California.

In any event, Proposition J, which was approved by the voters of the City of Los Angeles in June 1980, allows any local public agency to provide up to 1,000 low-rent housing units in each of the fifteen council districts in the City of Los Angeles.

VII. [SECTION 700] TIME FRAME FOR DEVELOPMENT OF THE
REPLACEMENT HOUSING

The following dates apply to the replacement dwelling units.

<u>Project</u>	<u>Completion Date</u>
Bonnie Brae 505 South Bonnie Brae Street	Fall 2010

Thus, very low-income and low-income replacement dwelling units will be constructed within the four-year period as required by State Law.

VIII. [SECTION 800] CONSULTATION. Pursuant to California Redevelopment Law (Health and Safety Code Section 33413.5), the draft Replacement Housing Plan will be made available for review and comment by the general public and relevant public agencies.

ATTACHMENT "C"

**Bonnie Brae Apartment Homes
501 – 511 South Bonnie Brae Street
Los Angeles, California 90057**

RELOCATION PLAN

**4-06
Updated
3-07, 7-07, 11-07, 8-08 and 9-08**

prepared for:

**American Communities, LLC
505 Bonnie Brae Partners, L.P.**

prepared by:

**Pearce Consulting, Inc.
347 – 10th Street,
Seal Beach, CA 90740**

INTRODUCTION

The proposed Project is located at 501 through 511 South Bonnie Brae Street, in the City of Los Angeles, California and is proposed to be undertaken by American Communities, LLC (or it's designee) of 5670 Wilshire Boulevard, Suite 2490, Los Angeles, California (the Client). One of the missions of American Communities is to improve the housing conditions for very low and lower income residents in the City of Los Angeles, California. The proposed project shall be carried out in conjunction with the City of Los Angeles Housing Department, Community Redevelopment Agency and the Department of Housing and Community Development in conjunction with their Transit Oriented Development Program.

The Client, through 505 Bonnie Brae Partners, L.P., currently owns the property and will oversee and carry out the relocation of any prospective displaced tenants and the new construction of the improvements should their tax credit application be awarded. The Client has retained Pearce Consulting, Inc., a professional relocation and real estate firm to oversee the relocations.

The location of the proposed project is in the City of Los Angeles, in Los Angeles County. The project consists of one property; three parcels (APN 5154-026-002, 003 and 004). The property at 501 – 511 South Bonnie Brae Street is a 22,500 square foot lot (0.517 acres). The existing four story building has 17,136 square feet of livable space, with a total of 20 units. There are three (3) one bedroom apartments, fifteen (15) two bedroom units and two (2) three bedroom units.

In order to evaluate the present circumstances and re-housing requirements of the households which would be permanently displaced by the development of the project, the following Relocation Plan (the 'Plan') has been prepared.

Subsequent relocation assistance for the Project will be provided in accordance with the California Relocation Assistance Law, Government Code Section 7260, et seq., the Relocation Assistance and Real Property Guidelines adopted by the Department of Housing and Community Development, Title 25, California Code of Regulations Section 6000 et seq., Federal Uniform Acquisition and Relocation Act of 1970 (URA), Section 104(d) of the Housing and Community Development Act of 1974, amended, and/or the City of Los Angeles' Rent Stabilization Ordinance (RSO), whichever is applicable to each individual household and is most financially-beneficial to that individual household. It is duly noted that the RSO relocation benefit amount must be the minimum relocation assistance provided to each qualifying household where the federally-prescribed relocation assistance amounts are less than the current RSO-prescribed amount.

This sites shall be developed by the Client and its non-profit managing general partner for the purpose of creating fifty three (53) new rental units of affordable housing for families. The replacement units will be one, two, three and four bedroom units and will certainly create more affordable housing units than what presently exists within the project area.

This Plan addresses the following:

1. A description of the Project area generally, and the specific Project site (Section I);
 2. An assessment of the aggregate relocation requirements of displaced persons/households who and/or which may be relocated as a result of the implementation of the Project, including survey methods and results (Section II);
 3. An assessment as to the availability of comparable replacement housing resources/costs within the City of Los Angeles, California (Section III);
 4. The steps and procedures that the City of Los Angeles Housing Department and American Communities, LLC and/or 505 Bonnie Brae Partners, L.P. (the City/Client) will follow to insure a satisfactory and thorough relocation program (Section IV); and
 5. The Community Redevelopment Agency's Grievance Procedures as incorporated in the Plan (Section V)
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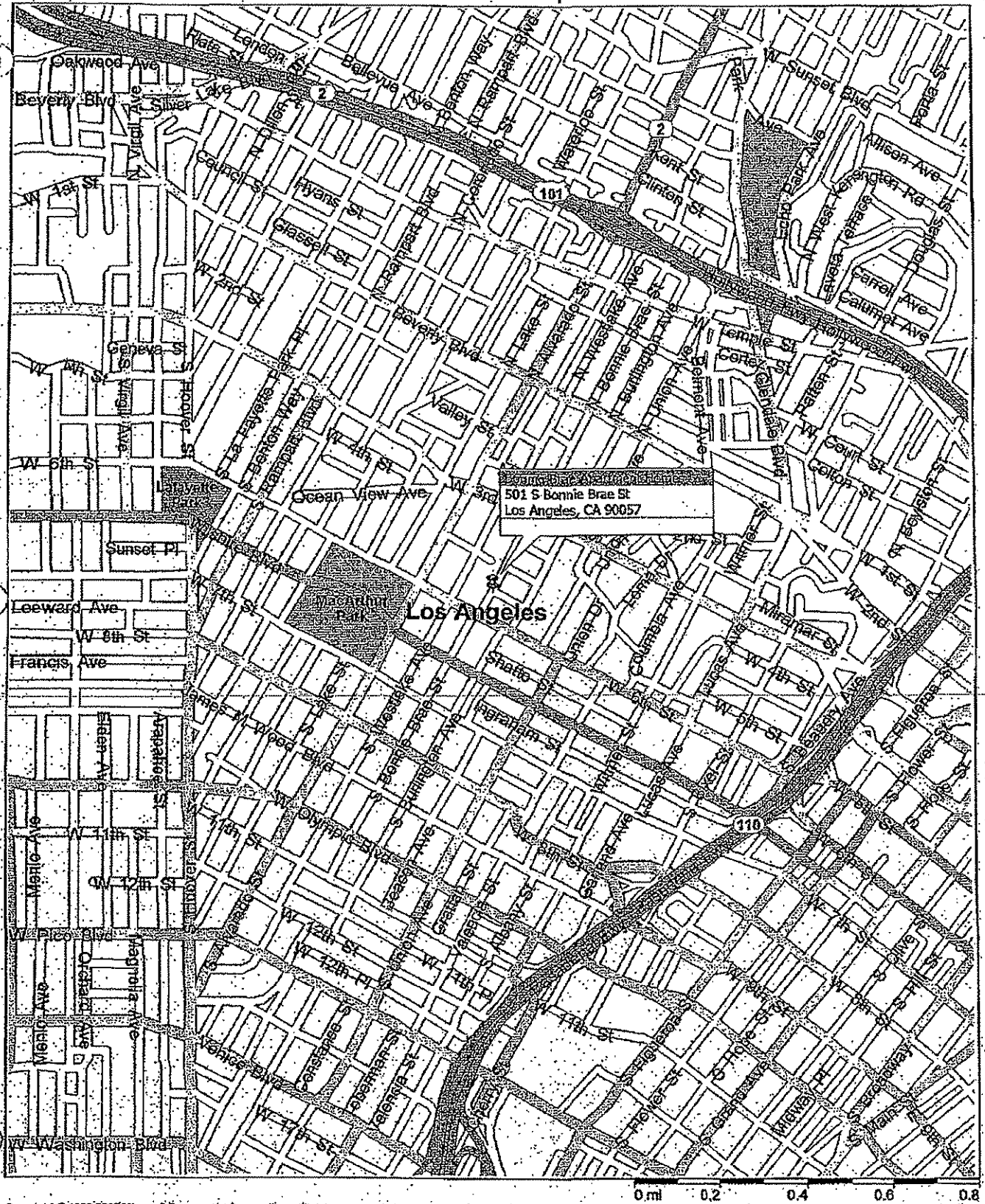
Section I

PROJECT AREA DESCRIPTION

A. THE REGIONAL LOCATION

The site of the proposed Project which is the subject of this Plan is located in the Westlake area of the City of Los Angeles, California, in Los Angeles County. (See: **Figure 1: Regional Neighborhood Project Location**)

Location Map



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 © Copyright 2001 by Geographic Data Technology, Inc. All rights reserved. © 2001 Navigation Technologies. All rights reserved. This data includes information taken with permission from Canadian authorities © Her Majesty the Queen in Right of Canada.

B. PROJECT SITE LOCATION

The specific site of the proposed Project is identified within the map on the next page. (See: **Figure 2: Project Site**).

The specific Project Site location is located in the Westlake Recovery Redevelopment Project Area.

[View Enlarged Map](#)

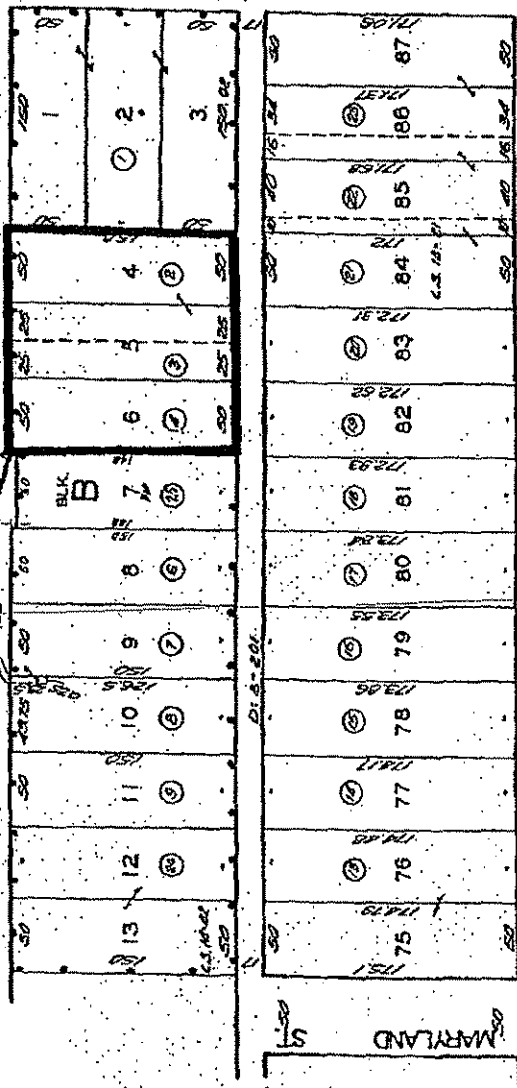
County of Los Angeles; Rick Auerbach, Assessor

5154 26
SCALE 1" = 60'

BONNIE BRAE

15

2000



WESTLAKE

EXTENSION OF THE
NOB HILL TRACT

SUN-SET TRACT
M.R. 11-41

12706
6005

FOR REV. ASMT. DEC 1985-28

STEELE, J. MAR
COUNTY OF LOS ANGELES, CALIF.

C. GENERAL DEMOGRAPHIC & HOUSING CHARACTERISTICS

Population and Growth Rate

Neighborhood Profile – Population and Ethnicity

The history of the area begins with the first expansion of the City of Los Angeles, at the turn of the century. The early twentieth century housing and building types found in the neighborhood reflect its original suburban character.

The City of Los Angeles is a large and diverse city of millions. The Westlake Redevelopment area of Los Angeles, found within the zip code tabulation area of 90057, has a population of 43,986, with an average household size of 2.90 and average family size of 3.56. The median resident age is 28.7 years.

Ethnicity – City of Los Angeles, California – 90057 Area

The year 2000 Census reported 43,986 total population. The ethnic mix in the area was: 12,631 Caucasian; 2,441 Black; 7,670 Asian; 30,874 Hispanic; and the remaining being other races. Median household income is \$19,736 in the 2000 census and the median house value was \$173,000.00.

Household Size

The average household in the City of Los Angeles has continued to grow during the period before and after the 2000 Census. There are approximately 19,792 housing units within the 2.0 square miles of 90057 zip code area.

There are 17,135 rental occupied units within the 19,792 total housing units within this area of Los Angeles. The density of rental housing units is said to have contributed to the overcrowding of this area of Los Angeles. It is expected that this area will continue to develop a large rental housing market with even further erosion of the owner occupied housing trend.

"Neighborhood" Profile – Housing Mix and Tenure, Households & Families, Income, Ethnicity, etc. within the Bonnie Brae Project Site, are all reflected within the tenant population. See Table 1 below.

Table 1. Aggregate Tenant Profile, Bonnie Brae Apartment Homes

Number of Units:	20
Average Number of Adults per Unit:	3.5
Average Number of Children per Unit:	0.9
Number of Elderly Tenants Identified:	0
Number of Disabled Tenants Identified:	0
Known Ethnicity of Tenant Population:	Hispanic
Current Rents:	\$873 - \$1,092

Section II

Relocation Requirements

ASSESSMENT OF RELOCATION NEEDS

A. Project and Impact

Development of the Bonnie Brae Apartment Homes in the Westlake Recovery Redevelopment Project Plan Area of Los Angeles, California will involve the relocation of twenty (20) residential dwelling units, twenty (20) of which were occupied at the time of survey conducted during the week of April 7, 2006 and revisited in late June of 2007. Personal contact was attempted to be made with the occupants of all occupied units. While four (4) units were not able to be interviewed (two units because they refused to provide any information), information was received from sixteen (16) of the residents. One of the units that did not provide information vacated the building in July of 2007. Another unit vacated the building in early 2008. Consequently, the response rate from the *occupied* units was eighty percent (80%). For the purposes of analysis, a twenty percent (20%) response is traditionally considered to provide "statistical significance".

Of the sixteen (16) households providing information at the time of survey for the preparation of this Plan, there were seventy two (72) adults; none (0) of whom can be classified as 'Elderly', having reached the age of sixty two (62) years, or more and, eighteen (18) children. None (0) of the families identified a disabled member of their household. This creates a total known population within those units of ninety (90) persons of all ages; at an average density of four point five (4.5) persons per dwelling unit.

No material change in occupancy or tenant population has occurred since the initial interviews. Second initial interviews were conducted on August 8, 2008 and the tenant information was confirmed at that time.

B. Methodology

Information presented, herein, is based upon actual tenant interviews. The information obtained is from initial interviews conducted individually by Pearce Consulting, Inc. personnel and confirmed in August of 2008. As the proposed Project proceeds, immediately prior to any requisite relocation, follow-up household interviews will be conducted by relocation personnel and, inquiries made of residential occupants will include household size, family composition, income, current rent, length and type of occupancy, disabilities and health problems (if any) and locational preferences related to replacement housing.

C. Survey Data

For planning purposes and, based upon preliminary interviews and demographic data available, it has been determined that, as of August 2008, there are currently eighteen (18) households presently residing within the site of the proposed Project.

Zero (0) elderly residents reside in the Bonnie Brae Project apartments. Special consideration will be given for those households in which the elderly may be found to reside, to the extent their individual circumstances may warrant attention in terms of residing in proximity to medical services and public transportation corridors, as well as the type of, and physical fitments related to any replacement housing which is proposed. Of all of the households interviewed, none own their own accommodations.

Zero (0) households reported disabled members. Therefore, there are no known special housing needs.

a. Project Occupancy/Overcrowding

Average occupancy among the sixteen (16) respondent households is four point five (4.5) persons per dwelling unit. Based upon a review of the number of persons residing in each of the units, ten (10) of the households are overcrowded by the standard of "two, plus one"; that is to say, two (2) persons per bedroom, and one (1) accommodated in a habitable room suitable for sleeping. As required, a four-person same sex household shall be "upgraded" from a one bedroom unit in which they currently reside to a two-bedroom unit. The replacement housing needs shall address each family, so that all are adequately accommodated.

b. Replacement Housing Needs

Ten (10) of the households are presently living in overcrowded conditions. A program of one hundred percent (100%) displacement will, in all likelihood, require no one-bedroom units; eight (8) two-bedroom units; seven (7) families need a three-bedroom replacement units. One unit either needs a four bedroom unit, or for the 6 adults and 3 children residing in that unit may decide to reside in two separate replacement housing units. Needs for those families not yet interviewed will be known at the actual time of displacement.

c. Income

All but four (4) households responded during the survey period to the matter of income. Some households provided fixed monthly amounts and,

others, provided monthly ranges of income. Median income for all households responding was thirty eight thousand three hundred and twenty five (\$38,325) per annum. Generally speaking, for an average household size of 4.5 persons, these families would all fall within the low and very low income category for Los Angeles County.

In April of 2006, documentation of income was offered by residents and it was found that the breakdown of income per family is as follows:

Tenant aggregate income information, Bonnie Brae Apartments:

Reported tenant/household income ranges from \$800 - \$6,000 per month, with the average monthly income being \$2,555.

One (1) moderate and two (2) low income families live within the project site. All other families, seventeen families (17) are estimated to be of very low and extremely low income due to the large family sizes of each resident. Four (4) incomes are presently unknown; of which two (2) families refused to provide such information.

d. Ethnicity

English is a second language for all of the residents being displaced, and therefore relocation counseling shall be provided by consultant staff in both English and Spanish. There is no need for other languages since many of the residents are also English speaking.

Of the interviewed units, all of the families are believed to be Hispanic.

e. Senior, Disabled and, Housing Assistance Households

None (0) of the households reported having elderly residents.

None (0) of the households reported disabilities of some kind.

None (0) of the families advised they were in receipt of any forms of housing assistance (e.g., HUD Section 8 Vouchers, etc.).

f. Preferred Relocation Areas

No specific preferences were evidenced in survey responses, however, it is expected that most prefer to reside within the same geographical area as in which they presently find themselves, in the surrounding area of the City of Los Angeles, California; or other near by areas of Los Angeles.

D. Income Limitations for Project Area

The area median income for the County of Los Angeles, family of four (4), is presently set by HUD as fifty-nine thousand eight hundred dollars (\$59,800.00) per year. The residents of the Bonnie Brae Apartments reported their incomes as mostly falling within the low or very low-income status. Only one resident reported a moderate income.

Therefore, it is expected that should permanent relocation of residents be necessary, all but one resident will fall within the Last Resort Housing guidelines, requiring substantial rental assistance in the relocation needs should Federal Funds be utilized for this project.

HUD ANNUAL INCOME LIMITATIONS – LOS ANGELES COUNTY (2008)

Sections 50079.5 and, 50105 direct the State Department of Housing & Community Development (H&CD) to publish the income limits. HUD released new income limits for the year 2008. Accordingly, H&CD filed with the Office of Administrative Law, amendments to Section 6932 of Title 25 of the California Code of Regulations. The amendments contain the new HUD income limits, prepared by H&CD pursuant to Health and Safety Code Section 50093, promulgated February 28, 2008.

Table 2				
FAMILY SIZE	EXTREMELY LOW INCOME	VERY LOW ANNUAL INCOME	LOWER ANNUAL INCOME	MEDIAN ANNUAL INCOME
ONE PERSON	\$15,950	\$26,550	\$42,450	\$41,900
TWO PERSON	\$18,200	\$30,300	\$48,500	\$47,800
THREE PERSON	\$20,500	\$34,100	\$54,600	\$53,800
FOUR PERSON	\$22,750	\$37,900	\$60,650	\$59,800
FIVE PERSON	\$24,550	\$40,950	\$65,500	\$64,600
SIX PERSON	\$26,400	\$43,950	\$70,350	\$69,400
SEVEN PERSON	\$28,200	\$47,000	\$75,200	\$74,200
EIGHT PERSON	\$30,050	\$50,050	\$80,050	\$78,900

Source: Promulgated State Department of Housing & Community Development
February 28, 2008

Section III

Replacement Housing

Replacement housing shall be provided to all permanently displaced residents which is "comparable". Replacement housing shall be decent, safe and sanitary; adequate in size to accommodate the occupants and within the financial means of the displaced person, or persons. Referrals of immediately available residential comparable units shall be given to residents in a bi-weekly report. The units shall be comparable with respect to the number of rooms, habitable space, and type and quality of construction. Comparability shall be a compromise between the present features of the dwelling, however, it shall not require strict adherence to a detailed, item by item comparison. The area shall not be subjected to environmental problems and shall not be less desirable than the location of the present dwelling.

At the time of the project displacements in the fall of 2008, the Client will have completed the construction of the following affordable housing complexes within the City of Los Angeles: Harvard Heights, forty-seven (47) units of low and very low income housing at 950 South Harvard Boulevard (completed in November 2006); Witmer Heights, forty-nine (49) units of low and very low income housing at 116 South Witmer Street (completed in December 2007); and Carondelet Court, thirty-three (33) units of low and very low income housing at 812 South Carondelet Street (to be complete in September 2008). This housing is all within 5 miles of the present Project Site and all are TCAC affordable housing sites.

The Client is prepared to offer qualified displacees of this Project, rehousing eligibility within the newly constructed low income units at the foregoing mentioned locations, if available. Should this be possible, displaced residents will only need to pay 30% to 33% of their income for replacement site rent; thereby, substantially reducing their replacement housing rental assistance payment needs.

Furthermore, LAHD has implemented a new Relocation Tracking and Assistance System which is intended to provide the means for displaced residents to have the first opportunity to secure new affordable housing for their household. In accordance with this System, the Client will ensure the following:

- Submittal to LAHD of preliminary data on all relocation activity.
- Preservation of the right of first refusal to rent a proposed unit to a displaced tenant who meets all tenancy requirements including the project's proposed affordability requirements, using the process

and criteria further described in Section 1.8.8 of the 2008 Affordable Housing Trust Fund Notice of Funding Availability (NOFA).

- Use of the revised relocation assistance payment schedule as contained in LAMC Section 151.09 G.
 - Proper notification to LAHD when the project is 50 percent complete. This notification will indicate the specific date and timeframe in which the developer/ property management company will accept and review priority applications for displaced tenants, as well as the anticipated date the applications will be made available to the public at-large.
 - Integration of a clearly-defined selection process into the marketing plan in which the site's qualified displaced residents are allowed to apply for the proposed units prior to the public at large, which will be implemented through a two-month priority lease-up application period for displaced tenants ahead of the public at large as further described in Section 1.8.8 of the NOFA. This includes the provision of a clearly-defined qualification and evaluation criteria for the displaced tenants that apply in advance of the public at-large, and a clearly-defined process for selection in the event the number of qualified displaced tenants outnumbers the available affordable units.
 - The relocation consultant and property management company, together with the Client, will work closely together to ensure the foregoing selection processes are implemented.
-

Study of Available Housing

During the week of March 20 through March 24, 2006 and again during the week of April 9, 2006, and in June of 2007 and most recently in August of 2008, a survey of all available units within the area was carried out utilizing the above descriptions, in a desire to assess the reasonableness of causing such displacements as may be necessary to carry out the project to a positive conclusion. The survey utilized local newspaper, as well as Los Angeles Times and local property management firms, as its resources.

Since March of 2006, the Los Angeles Times has reported a rise in average residential rentals of approximately two percent (2%) to ten percent (10%). At the actual time of displacement in 2008, all comparable referrals shall be updated to reflect units for rent at that time.

After having completed the available housing survey during the periods identified above, the following available housing was identified:

Table 3. Available Units for Replacement Housing

Rent Amount	Address	Contact Phone Number
One bedroom units		
\$700	1150 S. Burlington #9	(213) 598-6320
\$795	849 S. Kenmore Ave	(310) 403-8882
\$795	870 S. Norton Ave.	(323) 337-6432
\$850	130 N. Westmoreland	(323) 992-5076
\$870	741 Irolo St.	(213) 383-1195
\$875	3914 Ingraham St	(818) 318-3535
\$875	970 Menlo Ave	(213) 383-7446
\$900	427 S. Berendo St.	(213) 387-3368
\$925	840 S. Hobart Blvd.	(213) 380-6949
\$925	862 S. Catalina #101	(310) 396-4443
\$950	950 S./ St. Andrews Plc	(323) 731-7467
\$950	842 S. Berendo St	(213) 389-0220
\$950	205 N. Berendo St.	(310) 849-0909
\$950	339 S. Ardmore Ave.	(213) 389-4899
\$950	815 Crenshaw Blvd.	(323) 936-9595
\$950	219 N. Catalina St.	(818) 541-6972
\$975	219 N. Catalina St.	(818) 541-6972
Two Bedroom Units		
\$750	8937 S. Western Ave	(310) 402-0099
\$895	6200 10 th Ave. #2	(310) 391-1076
\$900	6727 10 th Ave	(323) 610-1846
\$900	6119 Brynhurst Ave	(323) 752-8372
\$900	626 W. Imperial Hwy#4	(310) 344-7071
\$900	2244 S. Western Ave	(909) 613-6089
\$925	4818 Tacana St.	(323) 291-5135
\$930	1122 W. 94 th St. #6	(310) 901-9356
\$950	11101 S. Broadway	(323) 988-1214
\$950	3957 Hillcrest Dr #1	(818) 758-9788
\$950	600 W. Florence Av #D	(310) 420-9904
\$950	719 S. Victoria Ave.	(323) 992-5706
\$950	323 E. Century Blvd #5	(323) 754-2818
\$975	355 E. 120 th St. #8	(323) 779-7366
\$975	4220 Santa Rosalia Dr#1	(323) 294-5106
\$975	715 E 84 th Place	(323) 547-1511
\$975	4220 Santa Rosalia Dr.#2	(323) 294-5106
\$995	4011 Wall St. #6	(818) 266-7057
\$995	329 La Vita Trc.	(818) 240-2693
\$1000	8410 S. Figueroa St. #17	(323) 931-7527

\$1000		(310) 837-6090
\$1000	215 S. Fickett St. #1	(626) 457-5242
\$1020	4555 W. Martin L. King	(323) 293-1252
\$1024	1918 S. Harvard Blvd #16	(714) 595-2380
\$1025	4125 Palmyra Rd #3	(323) 270-3179
\$1050	4026 Stevely Ave.	(213) 680-1720 X15
\$1050	7521 S. Broadway #4	(323) 541-4085
\$1050	1757 W. Century Blvd. #4	(949) 477-6744
\$1080	4084 West Blvd.	(310) 645-1234
\$1085	4220 Santa Rosalia	(323) 294-5106
\$1100	221 Union Place	(213) 215-5738
\$1100	Budlong Ave & west 39 th Place	(213) 673-3611
\$1100	4830 Coliseum St. #5	(323) 294-0094
\$1150	1915 W. 22 nd St.	(323) 299-8847
\$1150	4703 7 th Avenue	(424) 223-0216
\$1150	2769 San Marino #2	(213) 381-9550
\$1300	513 Union Avenue	(213) 413-1435
\$1575	2619 Wilshire Blvd.	(213) 388-8488
Three Bedroom		
\$1475	450 Coronado Terrace	(562) 743-7468
\$1650	509 Belmont Avenue	(626) 260-2081
\$1700	1438 Glendale Blvd.	(310) 402-0099
\$1800	426 N. Rampart Blvd. #426	(213) 446-3769
\$1899	2017 Bellevue Ave. #2017 1/2	(323) 806-2626
\$1695	313 N. Alexandria #101	(310) 500-5354
\$2175	933 S. Westmoreland	(818) 552-2221
\$2950	1220 S. Sherbourne Dr.	(818) 769-4595
\$900	1736 W. 48 th St #1, #2	(310) 402-0099
\$1,195	11916 S. Willowbrook	(323) 754-2818
\$1200	7515 S. Broadway #1	(323) 752-5493
\$1250	570 E. Ave 28	(213) 673-3611
\$1350	312 W 120 th St. #1	(323) 779-9317
\$1350	312 W 120 th St. #3	(323) 779-9317
\$1350	732 Laconia Blvd #4	(323) 779-9317
\$1375	820 W. Imperial Hwy	(310) 809-0882
\$1400	11157 S. Broadway #4	(818) 637-2171
\$1400	11157 S. Broadway #7	(818) 468-9047
\$1475	12212 Bandara St.	(310) 530-9331
\$1495	1001-5 N. Berendo St	(818) 420-9396
\$1500	3914 Flower Dr. #1, #2	(323) 567-8536
\$1500	1222 W. 37 th Plc	(323) 356-0427
\$1354	1922 E. 120 th Street	(626) 235-9779

\$1400	12722 S. Figeroa #6	(562) 244-8825
\$1450	136 E. 120 th Street #4	(310) 505-4053
\$1500	312 West 120 th St. #3	(310) 505-4053
\$1500	4961 S. Central #3	(323) 497-7514
Four Bedrooms		
\$1800	1025 S. Hobart Blvd.	(213) 388-2191
\$1495	1001-5 N. Berendo St	(818) 420-9396
\$1550	312 W. 120 th St #2	(323) 779-9317
\$1800	1476 W. 46 th St.	(323) 445-4575
\$1700	1115 E. 67 th Street	(310) 986-4832
\$1700	1700 E 62 nd Street	(310) 986-4832

The conclusion of this survey is that adequate available replacement housing will be available during the life of the referenced relocation project, in order to house all necessary residents. New referrals shall be sought weekly, and providing these survey weeks are representative of the present housing availability, it is foreseen that throughout any 90 Day period of time, well over one hundred (100) comparable units will be available for replacement housing of the proposed residents.

Within the survey period we found readily available more than sixty (60) units for rent; seventeen (17) one bedroom; twenty-six (26) two bedroom units; seventeen (17) three bedroom units; and, three (3) four bedroom units. This basic search for units consisted of advertisements for units within a five (5) mile area within the City of Los Angeles. There are many more available units within other surrounding areas of Los Angeles, should residents wish to widen their search.

Section IV

Relocation Assistance Program

Relocation Assistance available to residents of the Project consists of two basic parts: Relocation Counseling and Relocation Benefits.

A. Relocation Counseling

During the life of the relocation plan, the following services shall be provided to any and all residents of the Project:

1. Recommendations on the needs and preferences of displaced persons.
2. Current and continuing information on the availability, prices (both sales and rental) of comparable replacement dwellings, as well as suitable locations.

Written notices of all necessary, and legally mandated notices and letters, shall be provided in any necessary language for residents to be able to understand clearly their rights and appropriate laws regarding the relocation process under the Federal Uniform Acquisition and Relocation Act of 1970 (URA), Section 104(d) of the Housing and Community Development Act of 1974, amended, and/or the City of Los Angeles' Rent Stabilization Ordinance (RSO).

Examples of applicable Notices and letters for this project are as follows:

- a. General Information Notice
 - b. Relocation Eligibility Notice
 - c. 120-Day Notice
 - d. Referrals to Comparable Replacement Dwelling Units
 - e. HUD Information Brochures
3. Advisory services shall be available to all residents in order to minimize hardships to those persons. These services shall be provided by professional relocation consultants, provided for the residents by American Communities, LLC and/or 505 Bonnie Brae Partners, L.P. at no charge to the residents.
 4. Information will be supplied regarding other federal and state programs which may be of assistance to those persons in applying for assistance under the program.
 5. Residents shall be informed as to the availability of relocation benefits and assistance and the eligibility requirements therefore, as well as the procedures for obtaining such benefits and assistance.
 6. Each eligible, displaced person shall be assisted in the completion of application for payment and benefits.

B. Relocation Benefits

All relocation benefits shall be provided to residents under the guidelines set forth by the requirements of the California Relocation Assistance Law, Government Code Section 7260, et seq., the Relocation Assistance and Real Property Guidelines adopted by the Department of Housing and Community Development, Title 25, California Code of Regulations Section 6000 et seq., Federal Uniform Acquisition and Relocation Act of 1970 (URA), Section 104(d) of the Housing and Community Development Act of 1974, amended, and/or the City of Los Angeles' Rent Stabilization Ordinance (RSO), and will be paid to those displaced by the project's activities. These benefits shall consist of, but not be limited to, the above referenced relocation counseling activities as well as relocation benefits of the following type:

1. ACTUAL REASONABLE MOVING EXPENSES AND ALTERNATE PAYMENTS.

All displaced residents shall be compensated for the actual reasonable expenses incurred in moving himself or herself, or his or her family, or his or her family's personal property.

Professional movers shall be provided through the relocation consultants, to assist residents in packing, crating, unpacking and uncrating of personal property. Residents also shall be eligible for reimbursement payments for such reasonable expenses as deposits for utility transfers, utility transfer charges, telephone transfer fees and deposits, credit report charges during the application process for replacement housing and other reasonable expenses as should so arise, such as storage of personal property.

Should the resident not desire the "free to them" professional move, an appropriate fixed moving payment shall be offered to the resident, per HUD Guidelines, based upon their present 3 or 4 room housing, equaling one thousand one hundred seventy five dollars to one thousand four hundred twenty five dollars (\$1,175.00 to \$1,425.00).

Table 4. Resident Unit Size, Bonnie Brae Apartments

Tenant	Unit Size	Rehousing Need
	# of bedrooms	# of Bedrooms
Tenant #1	2	3
Tenant #2	2	3
Tenant #3	2	2
Tenant #4	1	2
Tenant #5	2	4
Tenant #6	2	3
Tenant #7	2	2
Tenant #8	3	Unknown
Tenant #9	2	Unknown
Tenant #10	2	3
Tenant #11	2	2
Tenant #12	1	2
Tenant #13	2	2
Tenant #14	2	3
Tenant #15	2	Unknown
Tenant #16	3	3
Tenant #17	1	3
Tenant #18	N/A	N/A
Tenant #19	N/A	N/A
Tenant #20	2	2

2. REPLACEMENT HOUSING PAYMENT

The Client, American Communities, LLC and/or 505 Bonnie Brae Partners, L.P. has recently been awarded funding from the City of Los Angeles Affordable Housing Trust Fund, the City of Los Angeles Community Redevelopment Agency, and the California Department of Housing and Community Development in relation to the Transit Oriented Development Program. Upon formal approval from the City and State agencies, residents will be relocated under the provisions of the California Relocation Assistance Law, Government Code Section 7260, et seq., the Relocation Assistance and Real Property Guidelines adopted by the Department of Housing and Community Development, Title 25, California Code of Regulations Section 6000 et seq., Federal Uniform Acquisition and Relocation Act of 1970 (URA), Section 104(d) of the Housing and Community Development Act of 1974, amended, and/or the City of Los Angeles' Rent Stabilization Ordinance (RSO), whichever is applicable to each individual household and is most financially-beneficial to that individual household.

Each displaced household living at the property for a minimum of three (3) years and having a low income shall receive no more than Seventeen Thousand Eighty dollars (\$17,080.00) under the City of Los Angeles Rent Stabilization Code, as amended (also known as the revised relocation assistance payment schedule as contained in LAMC Section 151.09 G). This number will become the base minimum payment available to family residents of the project site.

A displaced person who qualifies for a payment under the Replacement Housing Payment portion of the law, will receive a Rental Assistance Payment calculated as follows:

*42 months times the amount obtained by subtracting

- a. the lesser of 30% of the person's average monthly gross income and the current rent plus utilities at the residents present housing

FROM

- b. the lesser of the monthly cost of rent and estimated monthly utility costs at a comparable replacement dwelling and the monthly cost of rent and estimated average monthly utility costs for a decent, safe and sanitary comparable replacement dwelling to which the resident household actually relocated.

Should the resident wish to purchase replacement housing, a downpayment assistance payment equal to the Rental Assistance Payment shall be provided.

Should the resident be in occupancy for less than 90 days, the resident is not entitled to a replacement housing payment in the same manner as a 90 Day plus occupant. However, to comply with the Last Resort Housing Regulation, action may be taken necessary or appropriate to provide the resident of less than 90

Days funding of relocation payments as determined by the Housing Department of the City or County of Los Angeles, in a supplemental payment plan.

Last Resort Housing is defined within the Uniform Relocation Act and authorizes payments to be made upon the just need for such, in the case of both 90-Day or less and 90-Day or plus residents.

*Since the Client has been awarded federal funds (HOME) through the Los Angeles Housing Department's Affordable Housing Trust fund as evidenced by a commitment letter issued in July of 2008, Section 104(d) of the Housing and Community Development Act of 1974, as amended, is triggered and the time period for replacement housing assistance is extended to 60 months instead of 42 months.

Disbursement of all relocation payments shall be made in a timely manner, and at the discretion of the displaced person and the displacing Agency or firm.

All claims and relocation assistance payment shall be submitted within eighteen (18) months of vacating the property and premises. Payments shall not be made, however, prior to the completion by relocation consultants of a housing inspection. Proof of payments having been received by residents shall be kept, along with an individual file for each resident which includes, but is not limited to, the following information:

- a. demographic information
- b. household make up, including sex, age and disposition of each resident
- c. referrals to comparable replacement housing
- d. copies of all Notices and correspondence
- e. a daily log of all relocation consultant/resident contacts
- f. all appropriate final and authorized claim forms
- g. all appropriate billing from and payments made to professional movers
- h. proof of resident receipt of informational brochures
- i. proof of resident receipt of relocation benefit funds
- j. housing inspection form
- k. verification of resident residency and eligibility
- l. verification of resident income, present rent, replacement housing rental address, and monthly rent amount.
- m. Proof of resident reimbursement for additional actual moving expenses
- n. And, should resident purchase replacement housing, copies of escrow instructions, certified escrow statement, and any cost paid outside escrow as well as any other pertinent documents regarding the purchase of replacement housing.

3. RELOCATION POLICIES and BUDGET

The relocation consultant will provide relocation plan implementation and advisory services to the displaced households. The relocation consultants will be available to meet with the residents during normal business hours, after working hours and on weekends. They can be reached, by residents through their toll free telephone number, as well as through individual cell phones, 24 hours per day. There may be a site office within the apartment building, with posted hours of service, during the relocation process, for tenants to privately meet with the relocation consultants. The relocation consultants will be responsible for preparing claim forms, while the Client and the Housing Department of the City of Los Angeles will have the ultimate authority to approve or disapprove the recommendation of the relocation consultants regarding the relocation compensation to residents. They will work with real estate experts, property management firms, property owners, building managers and any other necessary persons to ensure that the needs of all residents are being met. They will see that there are adopted grievance procedures regarding all aspects of the relocation process, and especially in compliance with the HUD regulations pertaining to relocation. The relocation consultants shall also oversee the tenant involvement in the hearing and planning stages of the process as well as the implementation of relocation policies and procedures.

It is expected that the payment of all necessary relocation benefits, as well as the administrative costs of the relocation consultants, shall be paid in part or wholly by American Communities, LLC and/or 505 Bonnie Brae Partners, L.P. from available funds earmarked for the project with the adoption of this Relocation Plan.

The total estimated budget for relocation assistance payments of benefits for the project is:

\$575,578.00

(Five Hundred Seventy-Five Thousand Five Hundred and Seventy-Eight Dollars)

Estimated relocation administrative costs for counseling and advisory services are:

\$45,000.00

(Forty-Five Thousand Dollars)

American Communities, LLC, 505 Bonnie Brae Partners, L.P. and the City of Los Angeles Housing Department do, in the preparation of the relocation plan, hereby authorize the use of funds for payment in full for these relocation services and benefits.

The projected dates of displacement are governed by the adoption of this Relocation Plan. However, delay not being foreseen, the project displacements are expected to take place during the third and fourth quarters of the year 2008.

The project construction completion is expected to occur during the last quarter of 2010. However, there may be further public hearings and City approvals of all necessary Agreements and Resolutions, which shall be during published announcement periods of time, with strict adherence to appropriate Brown Act notifications and publications. Notwithstanding however, all relocations shall be carried out in adherence to the California Relocation Assistance Law, Government Code Section 7260, et seq., the Relocation Assistance and Real Property Guidelines adopted by the Department of Housing and Community Development, Title 25, California Code of Regulations Section 6000 et seq., Federal Uniform Acquisition and Relocation Act of 1970 (URA), Section 104(d) of the Housing and Community Development Act of 1974, amended, and/or the City of Los Angeles' Rent Stabilization Ordinance (RSO), whichever is most restrictive.

Section V

GRIEVANCE PROCEDURES OF THE COMMUNITY REDEVELOPMENT AGENCY, as adopted November 5, 1998, are incorporated into this Plan as follows:

A. Right of Review

Any person who believes himself aggrieved by a determination as to eligibility, the amount of payment, the failure of the Community Redevelopment Agency (the "Agency") to provide comparable permanent or adequate temporary replacement housing or the Agency's property management practices may, at his election ~~have his claim reviewed and reconsidered by the Agency or an~~ authorized designee (other than the person who made the determination in question) in accordance with the procedures set forth in Section 1100 of the Agency's Rules and Regulations.

B. Notification of Decision

If the Agency denies or refuses to consider a claim, the Agency's notification to the claimant of its determination shall inform the claimant of its reasons and the applicable procedures for obtaining review of the decision. If necessary to provide the information in the language most easily understood by the recipient, such notification shall be printed in a language other than English.

C. Stages of Review

1. Request for Further Written Information

A complainant may request the Agency to provide him with a full written explanation of its determination and the basis therefore, if he feels that the

explanation accompanying the payment of the claim or notice the Agency's determination was incorrect or inadequate.

The Agency shall provide such an explanation to the complainant within three (3) weeks of its receipt of his request.

D. Informal Oral Presentation

A complainant may request an informal oral presentation before seeking formal review and reconsideration. The right to formal review and reconsideration shall not be conditioned upon requesting an informal oral presentation.

Within fifteen (15) days of the request, the Agency shall afford the complainant the opportunity to make such presentation.

The complainant may be represented by an attorney or other person of his choosing. This oral presentation shall enable the complainant to discuss the claim with the Administrator of the Agency or a designee (other than the person who made the initial determination) having authority to revise the initial determination on the claim. The Agency shall make a summary of the matters discussed in the oral presentation to be included as part of its file.

1. Formal Review and Reconsideration

a. Request for Review

At any time within the period described in Section 1115 of the Agency's Rules and Regulations, a complainant may file a written request for formal review and reconsideration by the Relocation Appeals Board. The complainant may include in the request for review any statement of fact within the complainant's knowledge or belief or other material which may have a bearing on the appeal. If the complainant requests more time to gather and prepare additional material for consideration or review and demonstrates a reasonable basis therefore, the complainant should be granted additional time. This review shall be conducted by the head of the public entity or an authorized, impartial designee, which may be a committee.

The Relocation Appeals Board shall consider every aggrieved person's complaint regardless of form, and shall, if necessary, provide assistance in preparing the written request for review.

b. Notice of Procedures

When a complainant seeks review, the Relocation Appeals Board shall inform him that he has the right to be represented by an attorney, to present

his case by oral or documentary evidence, to submit rebuttal evidence, to conduct such cross-examination as may be required for a full and true disclosure of facts, and to seek judicial review once he has exhausted administrative appeal.

c. Review by Relocation Appeals Board

The Relocation Appeals Board shall promptly hear all complaints brought by aggrieved persons of a redevelopment project area relating to relocation and shall determine if the Agency has complied with the provisions of Chapter 4 of the California Community Redevelopment Law pertaining to relocation, the Relocation Assistance Law and Guidelines, these Rules and Regulations and where applicable, with federal law and regulations.

The Relocation Appeals Board shall, after public hearing, transmit its findings and recommendations to the Agency Board, including any recommendations for modification of the Agency's initial determination.

d. Scope of Review

The Relocation Appeals Board shall review and consider the initial determination of the Agency in the complainant's case in light of:

(1) All material upon which the Agency based its original determination including all applicable rules and regulations, except that no evidence shall be relied upon where a complainant has been improperly denied an opportunity to controvert the evidence or cross-examine the witness;

(2) The reasons given by the complainant for requesting review and reconsideration of the claim;

(3) Any additional written or relevant documentary material submitted by the complainant;

(4) Any further information which the Relocation Appeals Board in its discretion, obtain by request investigation, or research, to ensure fair and full review of the claim.

e. Findings and Recommendations by Relocation Appeals Board

The findings and recommendations on review by the Relocation Appeals Board shall include:

(1) The determination of the Relocation Appeals Board whether the Agency has complied with State law and where applicable with federal law, pertaining to the relocation;

(2) The recommendations of the Relocation Appeals Board, including any recommendations for modification of the Agency's initial determination;

(3) The factual and legal basis upon which the findings and recommendations of the Relocation Appeals Board will be transmitted to the Agency Board for final administrative decision with respect to the claim.

(4) A statement to the complainant that the findings and recommendations of the relocation Appeals Board will be transmitted to the Agency Board for final administrative decision with respect to the claim.

The findings and recommendations of the Relocation Appeals Board shall be in writing and copies thereof shall be provided to the complainant and transmitted to the Agency Board.

The Relocation Appeals Board shall issue findings and recommendations as soon as possible, but no later than six (6) weeks from receipt of the last material submitted for consideration by the complainant or the date of the hearing, whichever is later. In the case of complaints recommended for dismissal for lack of timeliness or for any other reason not based on the merits of the claim, the time limit for issuing the findings and recommendations shall be reduced to two (2) weeks.

f. Final Determination by Agency Board

(1) Scope of Review

After receipt of the written findings and recommendations of the Relocation Appeals Board, the Agency Board shall review and reconsider the initial determination of the Agency on the claim. The Agency Board may, but is not required to, conduct a hearing de novo with respect to the claim as it deems necessary. The complainant shall be given at least ten (10) days written notice prior to the matter being heard.

The Agency Board shall base its final decision on the claim upon the record compiled in connection with the proceedings of the Relocation Appeals Board, and upon the record of the hearing (if any) held by the Agency Board.

(2) The final determination on review by the Agency Board shall include, but is not limited to:

(a) The Agency Board's decision on reconsideration of the claim;

(b) The factual and legal basis upon which the decision rests, including any pertinent explanation or rationale; and

(c) A statement to the complainant that administrative remedies have been exhausted, if such be the case, and that judicial review may be sought.

The final determination of the Agency Board shall be writing and a copy thereof shall be provided to the complainant.

The Agency Board shall issue its determination as soon as possible, but no later than six (6) weeks from receipt by the Agency Board of the written findings and recommendations of the Relocation Appeals Board. In the case of complaints dismissed for untimeliness or for any reason not based on the merits of the claim, the time limit for issuing such determination shall be reduced to two (2) weeks.

E. Time Limit for Requesting Review

Any request for review under Section 1105 and/or Section 1106 shall be filed in writing with the specified reviewing authority within thirty (30) days following the date the complainant receives notice of the decision being appealed. Such time limit may be extended for good cause by the Agency.

F. Stay of Displacement Pending Final Determination

If a complainant seeks to prevent displacement, the Agency shall not require the complainant to move until at least twenty (20) days after the Agency has made its final determination. In all cases the Agency shall notify the complainant in writing at least twenty (20) days prior to the proposed new date of displacement.

Any complaint seeking to prevent displacement must be brought within thirty (30) days of service by the Agency of the notice to vacate provided for by Section 1302 of the Agency's Rules and Regulations. Such notice to vacate must include notice that any complaint seeking to prevent displacement must be filed within thirty (30) days.

G. Joint Complaints

Where more than one (1) person is aggrieved by the failure of the Agency to refer them to comparable permanent or adequate temporary replacement housing the complainants may join in filing a single written request for review. A determination shall be made as herein provided for each of the complainants.

H. Right to Counsel

Any aggrieved party has a right to representation by legal or other counsel at his expense at any and all stages of the proceedings set forth in Section 1100 of the Agency's Rules and Regulations.

I. Review of Files by Claimant

Except to the extent that confidentiality of material is protected by law or its disclosure is prohibited by law, the Agency shall permit the claimant to inspect all files and records bearing upon his claim or the prosecution of the claimant's grievance. The Agency may impose reasonable conditions on such right to inspect. If a claimant is improperly denied access to any relevant material bearing on the claim, such material may not be relied upon in reviewing the initial determination.

J. Recommendations by Third Party

Upon agreement between the claimant and the Agency, a mutually acceptable third party or parties may review the claim and make advisory recommendations thereon to the Agency for its final determination. In reviewing the claim and making recommendations to the Agency, the third party or parties shall be guided by Section 1100 of the Agency's Rules and Regulations.

K. Effect of Determination on Other Persons

The principles established in all determinations by the Agency shall be considered as precedent for all eligible persons in similar situations regardless of whether or not a person has filed a written request for review. All written determinations shall be kept on file and available for public review.

L. Judicial Review

Nothing in these Rules and Regulations shall in any way preclude or limit a claimant from seeking judicial review of this claim upon exhaustion of such administrative remedies as are available under Section 1100 of the Agency's Rules and Regulations.

[end of Plan]

**COMMUNITY REDEVELOPMENT AGENCY
OF THE CITY OF LOS ANGELES
GRIEVANCE PROCEDURES**

Adopted November 5, 1998

[§1100] GRIEVANCE PROCEDURES

A. [§1101] Right of Review

Any person who believes himself aggrieved by a determination as to eligibility, the amount of payment, the failure of the Agency to provide comparable permanent or adequate temporary replacement housing or the Agency's property management practices may, at his election have his claim reviewed and reconsidered by the Agency or an authorized designee (other than the person who made the determination in question) in accordance with the procedures set forth in Section 1100.

B. [§ 1102] Notification of Decision

If the Agency denies or refuses to consider a claim, the Agency's notification to the claimant of its determination shall inform the claimant of its reasons and the applicable procedures for obtaining review of the decision. If necessary to provide the information in the language most easily understood by the recipient, such notification shall be printed in a language other than English.

C. [§ 1103] Stages of Review

1. [§ 1104] Request for Further Written Information

A complainant may request the Agency to provide him with a full written explanation of its determination and the basis therefore, if he feels that the explanation accompanying the payment of the claim or notice the Agency's determination was incorrect or inadequate.

The Agency shall provide such an explanation to the complainant within three (3) weeks of its receipt of his request.

D. [§ 1105] Informal Oral Presentation

A complainant may request an informal oral presentation before seeking formal review and reconsideration. The right to formal review and reconsideration shall not be conditioned upon requesting an informal oral presentation.

Within fifteen (15) days of the request, the Agency shall afford the complainant the opportunity to make such presentation.

The complainant may be represented by an attorney or other person of his choosing. This oral presentation shall enable the complainant to discuss the claim with the Administrator of the Agency or a designee (other than the person who made the initial determination) having authority to revise the initial determination on the claim. The Agency shall make a summary of the matters discussed in the oral presentation to be included as part of its file.

1. [§ 1106]. Formal Review and Reconsideration

a. [§ 1107] Request for Review

At any time within the period described in Section 1115, a complainant may file a written request for formal review and reconsideration by the Relocation Appeals Board. The complainant may include in the request for review any statement of fact within the complainant's knowledge or belief or other material which may have a bearing on the appeal. If the complainant requests more time to gather and prepare additional material for consideration or review and demonstrates a reasonable basis therefore, the complainant should be granted additional time. This review shall be conducted by the head of the public entity or an authorized, impartial designee, which may be a committee.

The Relocation Appeals Board shall consider every aggrieved person's complaint regardless of form, and shall, if necessary, provide assistance in preparing the written request for review.

b. [§ 1108] Notice of Procedures

When a complainant seeks review, the Relocation Appeals Board shall inform him that he has the right to be represented by an attorney, to present his case by oral or documentary evidence, to submit rebuttal evidence, to conduct such cross-examination as may be required for a full and true disclosure of facts, and to seek judicial review once he has exhausted administrative appeal.

c. [§ 1109] Review by Relocation Appeals Board

The Relocation Appeals Board shall promptly hear all complaints brought by aggrieved persons of a redevelopment project area relating to relocation and shall determine if the Agency has complied with the provisions of Chapter 4 of the California Community Redevelopment Law pertaining to relocation, the Relocation

Assistance Law and Guidelines, these Rules and Regulations and where applicable, with federal law and regulations.

The Relocation Appeals Board shall, after public hearing, transmit its findings and recommendations to the Agency Board, including any recommendations for modification of the Agency's initial determination.

d. [§ 1110] Scope of Review

The Relocation Appeals Board shall review and consider the initial determination of the Agency in the complainant's case in light of:

(1) All material upon which the Agency based its original determination including all applicable rules and regulations, except that no evidence shall be relied upon where a complainant has been improperly denied an opportunity to controvert the evidence or cross-examine the witness;

(2) The reasons given by the complainant for requesting review and reconsideration of the claim;

(3) Any additional written or relevant documentary material submitted by the complainant;

(4) Any further information which the Relocation Appeals Board in its discretion, obtain by request investigation, or research, to ensure fair and full review of the claim.

e. [§ 1111] Findings and Recommendations by Relocation Appeals Board

The findings and recommendations on review by the Relocation Appeals Board shall include:

(1) The determination of the Relocation Appeals Board whether the Agency has complied with State law and where applicable with federal law, pertaining to the relocation;

(2) The recommendations of the Relocation Appeals Board, including any recommendations for modification of the Agency's initial determination;

(3) The factual and legal basis upon which the findings and recommendations of the Relocation Appeals Board will be transmitted to the Agency Board for final administrative decision with respect to the claim.

(4) A statement to the complainant that the findings and recommendations of the relocation Appeals Board will be transmitted to the Agency Board for final administrative decision with respect to the claim.

The findings and recommendations of the Relocation Appeals Board shall be writing and copies thereof shall be provided to the complainant and transmitted to the Agency Board.

The Relocation Appeals Board shall issue findings and recommendations as soon as possible, but no lather than six (6) weeks from receipt of the last material submitted for consideration by the complainant or the date of the hearing, whichever is later. In the case of complaints recommended for dismissal for lack of timeliness or for any other reason not based on the merits of the claim, the time limit for issuing the findings and recommendations shall be reduced to two (2) weeks.

f. [§ 1112] Final Determination by Agency Board

(1) [§ 1113] Scope of Review

After receipt of the written findings and recommendations of the Relocation Appeals Board, the Agency Board shall review and reconsider the initial determination of the Agency on the claim. The Agency Board may, but is not required to, conduct a hearing de novo with respect to the claim as it deems necessary. The complainant shall be given at least ten (10) days written notice prior to the matter being heard.

The Agency Board shall base its final decision on the claim upon the record compiled in connection with the proceedings of the Relocation Appeals Board, and upon the record of the hearing (if any) held by the Agency Board.

(2) The final determination on review by the Agency Board shall include, but is not limited to:

(a) The Agency Board's decision on reconsideration of the claim; and

(b) The factual and legal basis upon which the decision rests, including any pertinent explanation or rationale;

(c) A statement to the complainant that administrative remedies have been exhausted, if such be the case, and that judicial review may be sought.

The final determination of the Agency Board shall be writing and a copy thereof shall be provided to the complainant.

The Agency Board shall issue its determination as soon as possible, but no later than six (6) weeks from receipt by the Agency Board of the written findings and recommendations of the Relocation Appeals Board. In the case of complaints dismissed for untimeliness or for any reason not based on the merits of the claim, the time limit for issuing such determination shall be reduced to two (2) weeks.

E. [§ 1114] Time Limit for Requesting Review

Any request for review under Section 1105 and/or Section 1106 shall be filed in writing with the specified reviewing authority within thirty (30) days following the date the complainant receives notice of the decision being appealed. Such time limit may be extended for good cause by the Agency.

F. [§ 1115] Stay of Displacement Pending Final Determination

If a complainant seeks to prevent displacement, the Agency shall not require the complainant to move until at least twenty (20) days after the Agency has made its final determination. In all cases the Agency shall notify the complainant in writing at least twenty (20) days prior to the proposed new date of displacement.

Any complaint seeking to prevent displacement must be brought within thirty (30) days of service by the Agency of the notice to vacate provided for by Section 1302 of these Rules and Regulations. Such notice to vacate must include notice that any complaint seeking to prevent displacement must be filed within thirty (30) days.

G. [§ 1116] Joint Complaints

Where more than one (1) person is aggrieved by the failure of the Agency to refer them to comparable permanent or adequate temporary replacement housing the complainants may join in filing a single written request for review. A determination shall be made as herein provided for each of the complainants.

H. [§ 1117] Right to Counsel

Any aggrieved party has a right to representation by legal or other counsel at his expense at any and all stages of the proceedings set forth in Section 1100.

I. [§ 1118] Review of Files by Claimant

Except to the extent that confidentiality of material is protected by law or its disclosure is prohibited by law, the Agency shall permit the claimant to inspect all files and records bearing upon his claim or the prosecution of the claimant's grievance. The Agency may impose reasonable conditions on such right to inspect. If a claimant is improperly denied access to any relevant material bearing on the claim, such material may not be relied upon in reviewing the initial determination.

J. [§ 1119] Recommendations by Third Party

Upon agreement between the claimant and the Agency, a mutually acceptable third party or parties may review the claim and make advisory recommendations thereon to the Agency for its final determination. In reviewing the claim and making recommendations to the Agency, the third party or parties shall be guided by Section 1100 of these Rules and Regulations.

K. [§ 1120] Effect of Determination on Other Persons

The principles established in all determinations by the Agency shall be considered as precedent for all eligible persons in similar situations regardless of whether or not a person has filed a written request for review. All written determinations shall be kept on file and available for public review.

L. [§ 1121] Judicial Review

Nothing in these Rules and Regulations shall in any way preclude or limit a claimant from seeking judicial review of this claim upon exhaustion of such administrative remedies as are available under Section 1100.

ATTACHMENT E

Resolution No. _____

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, CALIFORNIA, ADOPTING THE REPLACEMENT HOUSING PLAN FOR TWENTY (20) DWELLING UNITS TO BE REMOVED FROM THE HOUSING MARKET IN CONNECTION WITH THE PROPOSED CONSTRUCTION OF THE BONNIE BRAE HOUSING PROJECT COMPRISING SIXTY (53) NEW AFFORDABLE RENTAL UNITS LOCATED AT 501-511 SOUTH BONNIE BRAE STREET, LOS ANGELES, WITHIN THE WESTLAKE RECOVERY REDEVELOPMENT PROJECT AREA IN ACCORDANCE WITH THE PROVISIONS OF SAID REDEVELOPMENT PLAN

WHEREAS, the CRA/LA staff, pursuant to the provisions of the California Community Redevelopment Law, Health and Safety Code Sections 33413.5, has prepared a Replacement Housing Plan, a copy of which is attached hereto as Attachment B, for twenty (20) dwelling units located within the Westlake Recovery Redevelopment Project Area ("Project Area"), located at 501-511 South Bonnie Brae Street in Los Angeles, which is proposed to be removed from the housing market in the course of implementation of the Project Area's Bonnie Brae Housing Project; and

WHEREAS, for a reasonable time prior to the adoption of this Resolution, the CRA/LA has made available a draft of the Replacement Housing Plan to the public.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES AS FOLLOWS:

The Replacement Housing Plan is in conformity with the provisions of the California Community Redevelopment Law and the Redevelopment Plan for the Project Area and is hereby approved and adopted.

ADOPTED BY THE CRA/LA: _____

ATTACHMENT F

THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, CA

RESOLUTION NO. __

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, CALIFORNIA REGARDING THE SUBORDINATION OF ITS USE RESTRICTIONS PURSUANT TO SECTION 33334.14 OF THE COMMUNITY REDEVELOPMENT LAW AND THE SUBORDINATION OF ITS DEEDS OF TRUST

WHEREAS, the Community Redevelopment Agency of the City of Los Angeles, California (the "CRA/LA") proposes to enter into a loan agreement, secured by a deed of trust ("Deed of Trust"), in connection with providing \$1,500,000 to 505 Bonnie Brae Partners, LP, a California limited partnership (the "Developer"), pursuant to which the CRA/LA will provide financial assistance to the Developer for the purpose of developing 53 units of housing that is affordable to very low income, low income and moderate income households (the "Project"); and

WHEREAS, the loan agreement requires covenants to be recorded against the Project placing certain limits on the maximum rents that can be charged and the maximum income that can be earned by tenants qualified to rent such housing (the "Income and Rent Restrictions", which term shall include any recorded notice of such restrictions); and

WHEREAS, the Developer has obtained commitments of financing from lender(s) conditioned upon the subordination of the CRA/LA's Income and Rent Restrictions and Deed of Trust; and

WHEREAS, there has been presented to the CRA/LA evidence sufficient on which to find that an economically feasible alternative method of financing the Project on substantially comparable terms and conditions, but without subordination of the Income and Rent Restrictions and Deed of Trust, is not reasonably available.

NOW, THEREFORE, THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

1. The CRA/LA hereby finds that an economically feasible alternative method of financing the Project on substantially comparable terms and conditions, but without said subordination, is not reasonably available.

2. The CRA/LA hereby authorizes the Chief Executive Officer of the CRA/LA, or such other official of the CRA/LA as the Chief Executive Officer may designate, to take such actions as may be necessary in order to subordinate the CRA/LA's loan, Deed of Trust, and Income and Rent Restrictions to the lien(s) of lender(s) providing financing for the Project, but only upon receipt by the Chief Executive Officer or such designee of written commitments from such lender, reasonably designated to protect the CRA/LA's investment in the event of default, such as the following:

- (a) A right of the CRA/LA to cure a default on the loan;

(b) A right of the CRA/LA to negotiate with the lender after the notice of default from the lender;

(c) An agreement that if prior to foreclosure of the loan, the CRA/LA takes title to the property and cures the default on the loan, the lender will not exercise any right it may have to accelerate the loan by reason of the transfer of title to the CRA/LA.

(d) A right of the CRA/LA to purchase the property from the Developer at any time after a default on the loan.

ADOPTED: _____

ATTACHMENT "E"

Resolution No. _____

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, CALIFORNIA, ADOPTING THE REPLACEMENT HOUSING PLAN FOR TWENTY (20) DWELLING UNITS TO BE REMOVED FROM THE HOUSING MARKET IN CONNECTION WITH THE PROPOSED CONSTRUCTION OF THE BONNIE BRAE HOUSING PROJECT COMPRISING SIXTY (53) NEW AFFORDABLE RENTAL UNITS LOCATED AT 501-511 SOUTH BONNIE BRAE STREET, LOS ANGELES, WITHIN THE WESTLAKE RECOVERY REDEVELOPMENT PROJECT AREA IN ACCORDANCE WITH THE PROVISIONS OF SAID REDEVELOPMENT PLAN

WHEREAS, the CRA/LA staff, pursuant to the provisions of the California Community Redevelopment Law, Health and Safety Code Sections 33413.5, has prepared a Replacement Housing Plan, a copy of which is attached hereto as Attachment B, for twenty (20) dwelling units located within the Westlake Recovery Redevelopment Project Area ("Project Area"), located at 501-511 South Bonnie Brae Street in Los Angeles, which is proposed to be removed from the housing market in the course of implementation of the Project Area's Bonnie Brae Housing Project; and

WHEREAS, for a reasonable time prior to the adoption of this Resolution, the CRA/LA has made available a draft of the Replacement Housing Plan to the public.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES AS FOLLOWS:

The Replacement Housing Plan is in conformity with the provisions of the California Community Redevelopment Law and the Redevelopment Plan for the Project Area and is hereby approved and adopted.

ADOPTED BY THE CRA/LA: _____