



CRA/LA

Building communities

REVISED

Community Redevelopment Agency
of the CITY OF LOS ANGELES

DATE / JUN 18 2009

FILE CODE /

354 South Spring Street / Suite 800
Los Angeles / California 90013-1258

T 213 977 1600 / F 213 977 1665
CRA File No. **9051**
www.craa.org

Council District: **6 & 7**

Contact Person: **Duran Villegas**
(213) 977-1887

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 Board Memorandum adopted by the Agency Board on June 18, 2009 for City Council review and approval in accordance with the "Community Redevelopment Agency Oversight Ordinance" entitled:

VARIOUS ACTIONS RELATED TO:

Authorization to Execute a Loan Agreement with Montecito Owners, L.P. and Willow Owners, L.P. in an Amount Not To Exceed \$3,800,000 for the Proposed Development of Montecito Terraces Located at 14653-14661 and 14726-14728 Blythe Street in the Earthquake Disaster Assistance Project Area for Portions of Council District 7 East Valley Region (CD6)

RECOMMENDATION

That City Council approve(s) recommendation(s) on the attached Board Memorandum.

ENVIRONMENTAL REVIEW

The proposed Project is categorically exempt from the California Quality Act (CEQA) pursuant to Section 15194 of the CRA/LA CEQA Guidelines.

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

HOUSING, COMMUNITY &
ECONOMIC DEVELOPMENT

JUN 25 2009

4

REVISED PAGE 7
AS UNDERLINED

MEMORANDUM

DATE: JUNE 18, 2009

PC 1250

TO: CRA/LA BOARD OF COMMISSIONERS

FROM: CECILIA V. ESTOLANO, CHIEF EXECUTIVE OFFICER

RESPONSIBLE
PARTIES:

MARGARITA H. DE ESCONTRIAS, REGIONAL ADMINISTRATOR
DURAN VILLEGAS, PROJECT MANAGER
DORA HUERTA, ASSISTANT PROJECT MANAGER
ELLEN ALDERMAN COMIS, SENIOR HOUSING FINANCE OFFICER

SUBJECT: AUTHORIZATION TO EXECUTE A LOAN AGREEMENT WITH MONTECITO OWNERS, L.P. AND WILLOW OWNERS, L.P. IN AN AMOUNT NOT TO EXCEED \$3,800,000 FOR THE PROPOSED DEVELOPMENT OF MONTECITO TERRACES LOCATED AT 14653-14661 AND 14726-14728 BLYTHE STREET IN THE EARTHQUAKE DISASTER ASSISTANCE PROJECT AREA FOR PORTIONS OF COUNCIL DISTRICT 7 EAST VALLEY REGION (CD 6)

COMMITTEE
REVIEW: APPROVED MAY 12, 2009

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, not sooner than 30 days after approval of the Replacement Housing Plan and Relocation Plan, a Construction and Permanent Loan Agreement in an amount not to exceed \$3,800,000 and other related loan documents with Montecito Owners, L.P. and Willow Owners, L.P., California limited partnerships for an affordable senior project located at 14653-14661 and 14726-14728 Blythe Street in the Panorama City area; and

That the CRA/LA Board of Commissioners:

2. 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 authorize subordination of the CRA/LA's Deed of Trust, covenants, and use restrictions to the conventional lender's and the Los Angeles Housing Department (LAHD) loans;

3. Approve and adopt the Relocation Plan for Montecito Terraces; and
4. Adopt a Resolution approving the Replacement Housing Plan for Montecito Terraces.

SUMMARY

The recommended actions are needed to authorize a Predevelopment and Construction/Permanent loan in the amount of \$3,800,000 to Willow Owners, L.P. and Montecito Owners, L.P., of which the developer and sole general partner is AMCAL Multi-Housing, Incorporated, (the "Borrower"), for the new construction of Montecito Terraces ("Project"), a 98-unit scattered site, affordable housing development for seniors in the Panorama City community of Los Angeles. The sites consist of two nearby non-contiguous lots, including a 46,776 square foot lot and 21,009 square foot lot, both of which are situated to the east of Van Nuys Boulevard, a major thoroughfare, and to the south of Roscoe Boulevard (Attachment A – Site Map). Construction is estimated to begin in November, 2009 after receipt of anticipated outside funding. Completion is estimated by April, 2011. (APNs are 2210-020-002; 2210-020-003; and 2210-021-029.)

The proposed development entails the demolition of two existing structures, one on the north and the other on the south side of Blythe Street, the County of Los Angeles. The new 14726-14728 Blythe Street building will contain 29 units while the new 14653-14661 Blythe Street building will contain 69 units. Both properties will have a resident manager and a community room. The combined Project will have 80% 1 bedroom units (78 units) and 20% 2 bedroom units (20 units). One parking space will be provided for each unit with additional on-site visitor parking. With respect to sustainability features, the Project will be designed and built to achieve the Leadership in Energy and Environmental Design (LEED) certification at the Silver level.

The Project's total development cost is projected to be \$23,402,413. The Project's financing consists of construction and permanent bank loans (not committed), Los Angeles Housing Trust Fund (LAHTF) funds administered by LAHD (previously committed), a Federal Home Loan Bank Affordable Housing Program Loan (AHP) (not committed) and equity from the syndication of 9% low-income housing tax credits (not committed). The CRA/LA loan will be secured by a Deed of Trust that will be subordinate to the conventional lender (Attachment B – Subordination Resolution) and will be repaid on a residual receipts basis. Additional funds may be available to pay down the CRA/LA loan in the event AMCAL, the proposed developer and general partner, is awarded funds from its HCD Prop 1C Infill Infrastructure Grant funding request which was submitted in April, 2009.

Since the Project Area has exceeded its inclusionary requirement for very low income units, the proposed Project will not adversely impact this requirement. To date, including the proposed Project, 1,123 housing units have been created in the Project Area of which 424 are low and moderate income units, thus exceeding the inclusionary requirement of 15% or 168 units. Forty percent (40%) of the 168 units or 67 units need to be for very low income households. However, the actual number of very low income units built in the Project Area is 538 units, thus exceeding the inclusionary requirement of very low income units by 471.

The proposed affordability mix has no impact on the current low to moderate income proportionality requirement since 80% Tax Increment funds are being used to fund this Project.

RE

Initial Action.

SOURCE OF FUNDS

Pacoima/Panorama City Tax Increment Funds.

PROGRAM AND BUDGET IMPACT

The recommended actions are consistent with the FY09 Budget and Work Program. There is no fiscal impact on the City's General Fund.

ENVIRONMENTAL REVIEW

The proposed Project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15194 of the CRA/LA CEQA Guidelines.

BACKGROUND

Willow Owners, L.P. and Montecito Owners, L.P., California limited partnerships, are the current ownership entities. The developer and sole general partner is AMCAL Multi-Housing, Incorporated ("AMCAL"). Prior to construction closing, ownership will be transferred to a yet to be formed California limited partnership with an affiliated AMCAL entity, AMCAL Enterprises, Incorporated, as developer and co-general partner ("Developer").

AMCAL is one of the largest low-income housing tax credit ("LIHTC") and affordable housing developers in California. The company was formed in 1978, and is headed by Percival Vaz, the President and CEO. For more than three decades, AMCAL has developed quality market-rate and affordable housing throughout California. Specializing in for-sale and rental affordable family and senior housing, AMCAL has developed, or is currently in the planning process of building and developing, more than 2,570 units throughout California. Of 27 completed affordable housing projects, 7 are senior housing developments. The affiliated group of AMCAL companies includes acquisitions and development personnel and a general contracting division. The individual AMCAL companies are tightly structured units that work independently within their field of expertise but join together as a cohesive force with recognized results.

The managing general partner, WORKS (Women Organizing Resources, Knowledge, and Services) was formed in 1998 as a non-profit organization. Their role will be to provide on-site social services for the proposed Project although they have also rehabilitated and developed affordable housing projects. Chana Grace is the Executive Director of WORKS. Ms. Grace has over 30 years of affordable housing and community development experience and has been responsible for the development of over 1,000 units of affordable housing in Southern California

and Oregon. WORKS lists 9 affordable housing projects with a total of 687 units on their resume, two of which serve seniors.

Project Design

The Project is a scattered site development involving the redevelopment of two non-contiguous lots located within an estimated 250 feet from each other and fronting on Blythe Street on its south and north sides. The larger property at 14653 – 14661 Blythe Street will contain 69 units within a three-story building over a subterranean parking garage, and be developed with a therapy pool and spa, roof deck, outdoor seating area and recreation room. The smaller parcel at 14726 – 14728 Blythe Street will have 29 units within a three-story building over a semi-subterranean parking garage, and be designed with a recreation room and garden terrace. All residents will be permitted access to the pool and spa. A total of 108 parking spaces will be provided. Other amenities at both sites include: elevators, laundry facilities on each floor, balconies, storage space, and modern kitchens and bathrooms serving each unit.

Relocation Plan

Overland, Pacific and Cutler produced the attached draft Relocation Plan in February, 2009 (Attachment D – Relocation Plan). As of the date of the Plan, there were 15 households living in the subject property. All of the households will be permanently relocated and the development budget includes funds for this expense. The purpose of the draft Relocation Plan is to identify the various types of relocation assistance that current residents may be eligible to receive. The draft Relocation Plan was prepared in accordance with all applicable local, state, and federal requirements.

In accordance with the CRA/LA's practice, copies of the draft Relocation Plan (Attachment D – Relocation Plan) have been made publicly available for four weeks prior to consideration of adoption. Copies were posted on the CRA/LA web site, and provided to the CRA/LA Records Department. In the event that comments are received by the public during the four week notice period, they will be incorporated appropriately within the Relocation Plan.

Replacement Housing Plan

Pursuant to California Redevelopment Law, redevelopment projects that receive financial assistance are required to replace any residential units occupied by low to moderate income households that are demolished as part of the project. Replacement units must match the bedroom count and level of affordability of the demolished units, and must be built within 4 years of demolition. As required, staff has prepared the attached Replacement Housing Plan (Attachment E) for Montecito Terraces, which has been made publicly available for eight weeks prior to consideration of adoption.

Sustainability

The Project will be designed and built to achieve the Leadership in Energy and Environmental Design (LEED) certification at the Silver level.

Affordability Requirements

The chart below illustrates the Project's proposed unit mix and income targeting based upon the Tax Credit Allocation Committee's ("TCAC") rental and income definitions.

Unit Type	TCAC 30%	TCAC 40%	TCAC 50%	TCAC 60%	Other	TOTAL
Studio						
1-Bdrm	8	10	49	11		78
2-Bdrm	2	1		15	2*	20
3-Bdrm						
TOTAL	10	11	49	26	2*	98

*Manager's Unit

Household Income Mix

The income levels targeted by the Developer are presented in the table below. The CRA/LA Housing Policy requires that not less than 30% of the units be extremely low and very low income, whenever feasible the goal should be that not less than 50% of those units shall be affordable to extremely low income households (minimum 15%), and no more than 30% of the units be moderate income households.

The Project's unit mix does meet CRA/LA's requirements that 30% be extremely low and very low (a total of 70% of the units fit in this category), however it does not meet the recommended goal that at least 15% of units are extremely low (only 10% of units meet this goal). The unit mix does meet the requirement that not more than 30% are moderate income (0% are moderate income).

Income Category	HOUSEHOLD INCOME MIX		CRA Policy
	# of Units	% of Total	
Extremely Low (\leq 30% AMI)	10	10%	15% min.
Very Low (31% - 50% AMI)	60	61%	15% min.
Low (51% - 80% AMI)	26	27%	n/a
Moderate (81% - 120% AMI)	0	0%	30% max.
Unrestricted (Manager)	2	2%	n/a
Total	98	100%	

Inclusionary Production Requirements

The maximum rents allowable under California Redevelopment Law are generally lower than those allowed under other housing funding programs. The proposed tax credit-based rent levels are translated into equivalent Redevelopment rent limits below. The table illustrates the number of units that can be counted towards the CRA/LA's inclusionary production.

Income Category	INCLUSIONARY PRODUCTION UNITS	
	# of Units	% of Total
Very Low (\leq 50% AMI)	29	30
Low (51% - 60% AMI)	46	48
Moderate (61% - 110% AMI)	21	22
Total	96	100%

Financing

The Project's total development cost is projected to be \$23,402,413 (\$238,800/unit). The Project's financing consists of construction and permanent bank loans (not committed), Los Angeles Housing Trust Fund (LAHTF) funds administered by LAHD (previously committed), a Federal Home Loan Bank Affordable Housing Program Loan (AHP) (not committed) and equity from the syndication of 9% low-income housing tax credits (not committed). The Developer applied for Prop 1C Infill Infrastructure Grant funds in the amount of \$3,033,600 in April, 2009. In the event the project receives an award of those funds, the Developer will work with LAHD and CRA/LA to reduce the loan amounts such that the CRA/LA subsidy could be reduced from \$38,776/unit to about \$18,400/unit.

The proposed predevelopment loan will take out the Century Housing acquisition financing in the form of two loans currently structured at 9.25%. The remaining lower rate debt of approximately \$300,000 in the form of two additional acquisition loans from Hudson Capital (prime +100bps which is currently about 4.25%) will remain in the project until construction closing. This will save the Project over \$29,000/month in interest payments.

SOURCES AND USES		
SOURCES	CONSTRUCTION	PERMANENT
Private Bank Loan	\$ 13,142,106	\$ 4,061,556
LAHD LAHTF Loan	1,933,000	1,933,000
9% Tax Credit Equity	3,891,664	12,972,214
Deferred Developer Fee/ AHP	635,643	635,643
CRA/LA	3,800,000	3,800,000
TOTAL	\$ 23,402,413	\$ 23,402,413
USES		Per unit
Acquisition Costs	\$ 4,100,000	41,837
New Construction Hard Costs	12,486,665	127,415
Developer Fee	1,400,000	14,286
Soft Construction Costs	5,415,748	55,262
TOTAL	\$ 23,402,413	\$238,800

The Developer is proposing to leverage substantial financing for the proposed project from the syndication of 9% Tax Credits, and LAHD. The Developer anticipates applying for 9% Tax Credits in the first round of 2009 (June 2009) and has assumed pricing of \$.78 a credit. In this rapidly changing environment, it is difficult to establish accurate pricing, however, \$.78 is a reasonable assumption for the project.

Proposed CRA/LA Loan

The financing gap presented by the Developer is \$3,800,000 which will be used to repay nearly all the current acquisition financing (comprised of four loans from two lenders) of \$4,100,000. A

number of waivers are requested as follows. First, a waiver of the CRA/LA policy which limits acquisition loans to non-profit entities is requested since AMCAL is a for-profit entity. Second, a waiver of the CRA/LA policy that limits acquisition loans to 70% LTV for for-profit developers is requested to ensure financial feasibility. Based on appraisals commissioned by the Developer in May 2009, the aggregate LTV is 96%. Confirmation of LTV by CRA/LA Appraisal Review is anticipated by the end of May.

Once the current acquisition financing is reduced, the remaining debt from Hudson Capital will be approximately \$300,000 until such time as construction loan proceeds are available to take the acquisition loan out. Hudson will subordinate the remainder of its acquisition financing to the proposed CRA/LA loan.

The term of the loan shall be fifty five (55) years from the Certificate of Occupancy or Certificate of Completion with an annual interest rate of 3%. The balance, if any, will be due and payable at the end of the 55 year term. CRA/LA funds will be repaid from a share of the Project's residual receipts during operations. The CRA/LA and LAHD will split 50% of residual receipts on a pro-rata basis. Full repayment of the principal and accrued interest is not projected within the term of the CRA/LA loan.

The Developer will ensure that the more restrictive of the prevailing wage or Davis Bacon wage requirements are adhered to. In addition, the Developer will be required to comply with all other applicable CRA/LA requirements, including but not limited to Construction Careers, Prevailing Wage, Living Wage, sustainable building and design standards, and insurance.

Authority Granted to CEO or Designee

If the Loan Agreement is approved, the CRA/LA Chief Executive Officer or her designee would be authorized to take such actions as may be necessary to carry out the Agreement, including, but not limited to, executing the CRA/LA Loan Documents to be executed by CRA/LA and taking the following actions: (1) extending the Initial Term of the Loan by up to one additional year for a total not to exceed three years as provided in Section 3.3.; (2) approving revisions to the Project Budget, so long as the changes do not increase the amount of the CRA/LA Loan or otherwise have a material adverse impact on the feasibility of the project, as specified in Section 3.4; (3) negotiating and executing subordination agreements meeting the requirements of California Health and Safety Code Section 33334.14, and making reasonable modifications to the CRA/LA Loan Documents that may be requested by any Senior Lender or Tax Credit Equity Investor, so long as such changes do not adversely affect the receipt of any material benefit by CRA/LA; (4) negotiating and executing Inter-creditor Agreements with and Estoppel Certificates to other lenders, to the extent such Inter-creditor Agreements and Estoppel Certificates are consistent with the terms of the Loan Agreement; and (5) approving certain non-material revisions to the terms of the Loan Agreement reasonably requested by a Permitted Lender or Tax Credit Equity Investor.

Subordination of CRA/LA Covenants

The proposed funding requires a variance from the adopted Housing Policy's Section 8.04 that requires any CRA/LA loan be secured by a first deed of trust. The Developer anticipates construction and permanent financing from a conventional lender which will be senior to the CRA/LA loan. Subordination of the Hudson loan is anticipated, and Los Angeles Housing Department (LAHD) is willing to subordinate as long as their loan amount is less than the proposed CRA/LA loan amount (application to increase LAHD loan submitted in May 2009 in order to increase TCAC competitiveness).

The State Redevelopment Law was amended in 1989 (Section 33334.14) to allow subordination of income and use restrictions. The subordination is permitted when the CRA/LA makes a finding that an economically feasible alternative method of financing or refinancing without subordination is not reasonably available and when the CRA/LA obtains written commitments reasonably designed to protect the CRA/LA's investment in the event of default. Currently, no domestic lending institutions are willing to provide conventional financing without subordination of covenants, as well as CRA/LA loans and ground leases. Such well-margined low-risk loans are still eligible for credit under the Community Reinvestment Act. The proposed permanent lender has indicated that they will require subordination of the CRA/LA's covenants.

The Subordination Agreement will contain notice provisions such as one or more of the following rights as set forth in the statute:

- 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 notice of default from the lender.
- C. An agreement that if prior to foreclosure of a 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 transfer of title to the CRA/LA.
- D. Right of the CRA/LA to purchase property from the owner at any time after a default on the loan.

Cecilia V. Estolano
Chief Executive Officer

By:



Glenn F. Wassermann
Chief of Operating Officer

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

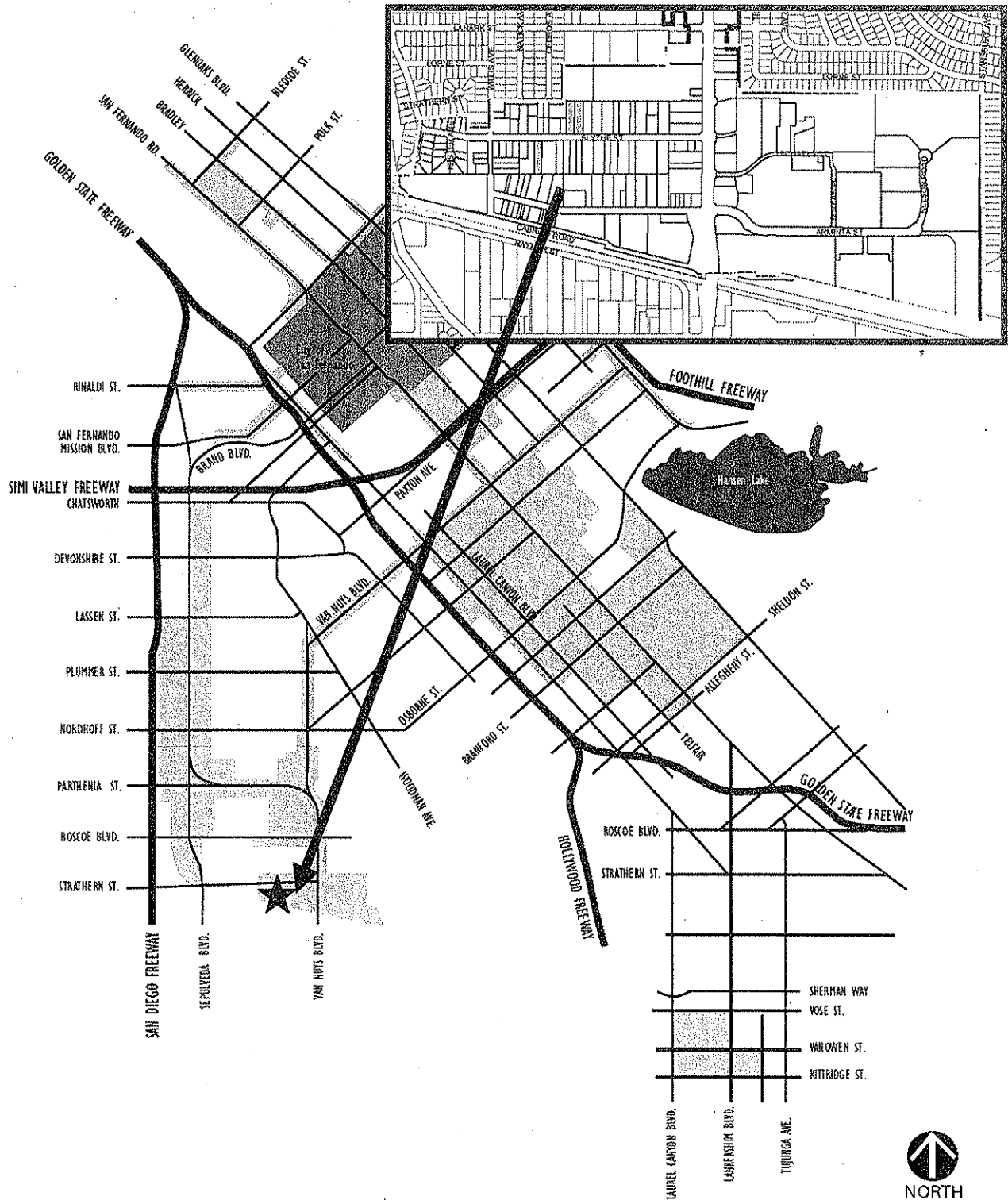
Attachment A – Site Map
Attachment B – Subordination Resolution
Attachment C – Concept Plans and Elevations
Attachment D – Relocation Plan
Attachment E – Resolution Adopting the Replacement Housing Plan

ATTACHMENT A

SITE MAP

EARTHQUAKE DISASTER ASSISTANCE PROJECT FOR PORTIONS OF COUNCIL DISTRICT 7

PROPOSED MONTECITO TERRACES SENIOR HOUSING PROJECT AT 14726 – 14728 and 14653 – 14661 BLYTHE STREET, PANORAMA CITY



ATTACHMENT B
SUBORDINATION RESOLUTION

RESOLUTION NO. 7319

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, CALIFORNIA REGARDING THE SUBORDINATION OF ITS USE RESTRICTIONS AND DEED OF TRUST PURSUANT TO SECTION 33334.14 OF THE COMMUNITY REDEVELOPMENT LAW FOR THE MONTECITO TERRACES PROJECT.

WHEREAS, the Community Redevelopment Agency of the City of Los Angeles, California ("CRA/LA") proposes to enter into a Loan Agreement with Montecito Owners, L.P. and Willow Owners, L.P., California limited partnerships to which the CRA/LA will provide financial assistance to the Developer for the purposes of developing housing that is affordable to very low-, low-, and moderate-income persons or families or households (the "Rental Project"); and

WHEREAS, the Loan Agreement requires covenants to be recorded against the Rental Project restricting the use of the Project by 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"); and

WHEREAS, the Loan Agreement requires that a Deed of Trust be recorded against the Rental Project as security for the CRA/LA Loan; and

WHEREAS, the Developer has obtained commitments of financing from a lender 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 an economically feasible alternative method of financing the Rental Project on substantially comparable terms and conditions, but without subordination, is not reasonably available.

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

1. The CRA/LA hereby finds that an economically feasible alternative method of financing the Rental Project on substantially comparable terms and conditions, but without subordination, is not reasonably available.
2. The CRA/LA hereby authorizes the Chief Executive Officer ("CEO") of the CRA/LA, or designee, to take such actions as may be necessary in order to subordinate the CRA/LA's

Income and Rent Restrictions and Deed of Trust to the liens of the lenders providing financing for the Rental Project, but only upon receipt by the CEO or designee of written commitments from such lenders, reasonably designated to protect the CRA/LA's investment in the event of default, including but not limited to 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 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 default on the loan.

ADOPTED: June 18, 2009

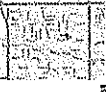
ATTACHMENT C
CONCEPT PLANS AND ELEVATIONS

14726-14728 W. Blythe Street

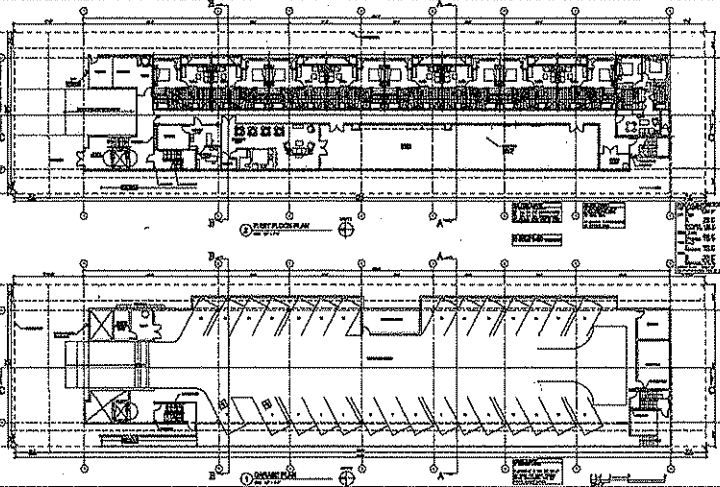
MONTECITO TERRACES II
 14726-28 W. BLYTHE STREET
 PANORAMA CITY, CALIFORNIA 91402



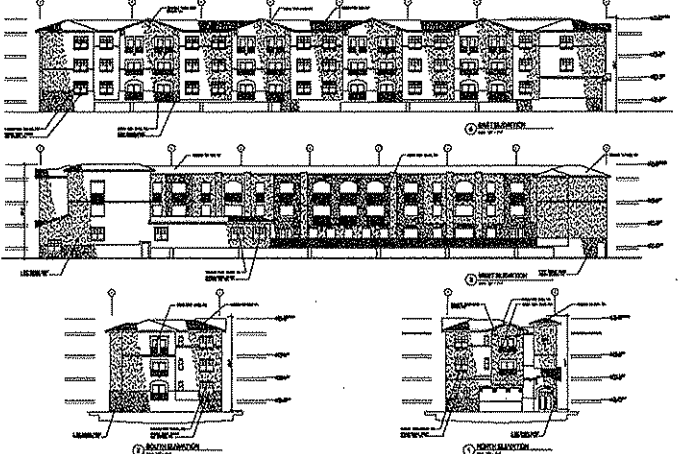
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 JUNE 10, 2008
 VTBS Job No. 27013



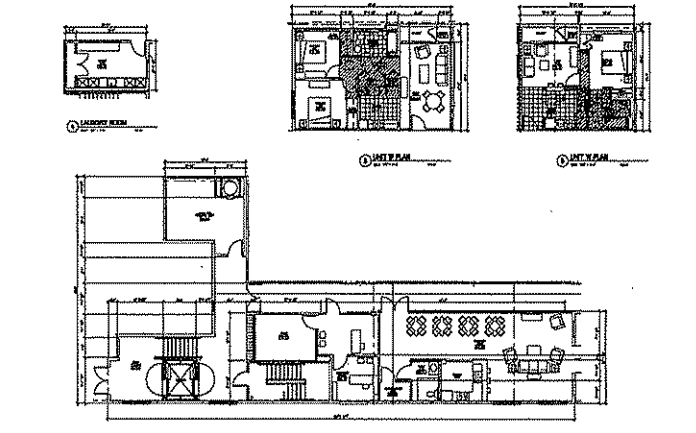
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VTS ARCHITECT, AIA 2700 N. GARDEN STREET PANORAMA CITY, CA 91402	OWNER NINA PALMIGIANO 14726-28 W. BLYTHE STREET PANORAMA CITY, CA 91402	PROJECT INFORMATION MONTECITO TERRACES II 14726-28 W. BLYTHE STREET PANORAMA CITY, CALIFORNIA 91402	DATE JUN 10, 2008	SHEET NO. A1
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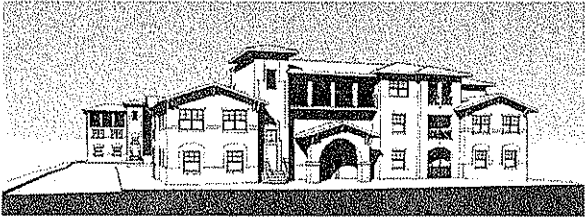
VTS ARCHITECT, AIA 2700 N. GARDEN STREET PANORAMA CITY, CA 91402	OWNER NINA PALMIGIANO 14726-28 W. BLYTHE STREET PANORAMA CITY, CA 91402	PROJECT INFORMATION MONTECITO TERRACES II 14726-28 W. BLYTHE STREET PANORAMA CITY, CALIFORNIA 91402	DATE JUN 10, 2008	SHEET NO. A1
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VTS ARCHITECT, AIA 2700 N. GARDEN STREET PANORAMA CITY, CA 91402	OWNER NINA PALMIGIANO 14726-28 W. BLYTHE STREET PANORAMA CITY, CA 91402	PROJECT INFORMATION MONTECITO TERRACES II 14726-28 W. BLYTHE STREET PANORAMA CITY, CALIFORNIA 91402	DATE JUN 10, 2008	SHEET NO. A1
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ATTACHMENT C
CONCEPT PLANS AND ELEVATIONS
14653 – 14661 W. Blythe Street

MONTECITO TERRACES
 14653-14661 BLYTHE STREET
 PASCADUNA CITY, CALIFORNIA 91402



SCHEMATIC DESIGN SET
 NOVEMBER 28, 2008
 VTB8 Job No. 25128

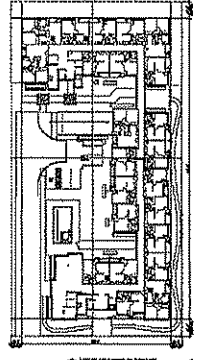
VENERY WAY

ARCHITECT: [Logo] 14653-14661 BLYTHE STREET, PASCADUNA, CA 91402
 PROJECT NO. 25128
 DATE: NOVEMBER 28, 2008

MONTECITO TERRACES
14653-14661 BLYTHE STREET, PASCADUNA, CA 91402

SCALE RANGE
AS SHOWN ON THESE PLANS

AS SHOWN ON THESE PLANS



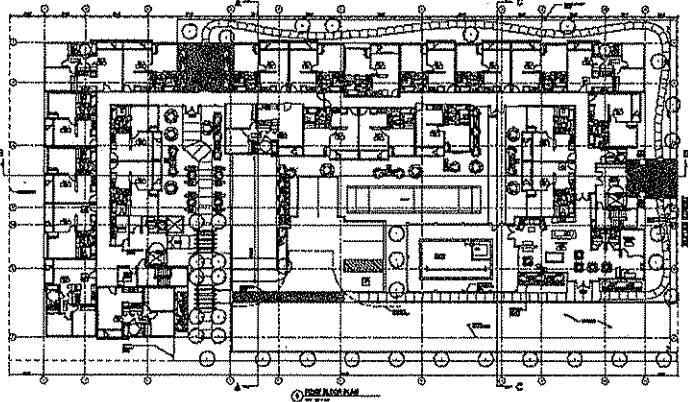
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2	REVISED PER COMMENTS
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ARCHITECT: [Logo] 14653-14661 BLYTHE STREET, PASCADUNA, CA 91402
 PROJECT NO. 25128
 DATE: NOVEMBER 28, 2008

MONTECITO TERRACES
14653-14661 BLYTHE STREET, PASCADUNA, CA 91402

SCALE RANGE
AS SHOWN ON THESE PLANS

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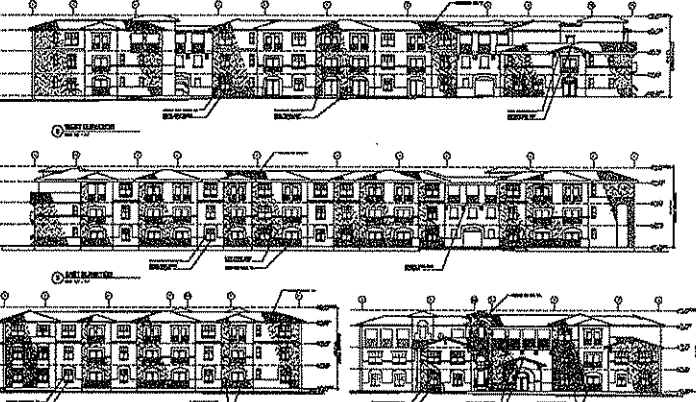


ARCHITECT: [Logo] 14653-14661 BLYTHE STREET, PASCADUNA, CA 91402
 PROJECT NO. 25128
 DATE: NOVEMBER 28, 2008

MONTECITO TERRACES
14653-14661 BLYTHE STREET, PASCADUNA, CA 91402

SCALE RANGE
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ATTACHMENT "D"

Montecito Terraces Project Relocation Plan

Prepared for:
Los Angeles Housing Department
on behalf of
AMCAL Multi-Housing, Inc.

By:
Overland, Pacific & Cutler, Inc.
100 W Broadway, Suite 500
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April 9, 2009

INTRODUCTION	1
I. PROJECT DESCRIPTION	2
A. REGIONAL LOCATION	2
B. PROJECT SITE LOCATION	3
C. GENERAL DEMOGRAPHIC & HOUSING CHARACTERISTICS	4
D. PROJECT NEIGHBORHOOD CHARACTERISTICS	5
II. ASSESSMENT OF RELOCATION NEEDS	6
A. SURVEY METHOD	6
B. FIELD SURVEY DATA	6
1. Housing Mix	6
2. Project Area Rents	7
3. Occupancy	7
4. Replacement Housing Needs	8
5. Income	8
6. Ethnicity/Language	9
7. Senior/Handicapped Households	9
8. Preferred Relocation Areas	9
III. RELOCATION RESOURCES	10
A. METHODOLOGY	10
B. REPLACEMENT HOUSING AVAILABILITY	10
C. RELATED ISSUES	11
1. Concurrent Residential Displacement	11
2. Temporary Housing	11
IV. THE RELOCATION PROGRAM	12
A. ADVISORY ASSISTANCE	12
B. RELOCATION BENEFITS	14
1. Residential Moving Expense Payments	14
2. Rental Assistance to Tenants Who Choose to Rent	15
3. Downpayment Assistance to Tenants Who Choose to Purchase	18
4. Residential Tenants Relocation Tracking and Assistance	19
5. Payments To Non-Tenured Residential Tenants	19
C. DETERMINATIONS OF COMPARABLE HOUSING	19
D. GENERAL INFORMATION REGARDING THE PAYMENT OF RELOCATION BENEFITS	20
E. LAST RESORT HOUSING	21
F. IMMIGRATION STATUS	22
G. RELOCATION TAX CONSEQUENCES	22
V. ADMINISTRATIVE PROVISIONS	23
A. NOTICES	23
B. PRIVACY OF RECORDS	24
C. GRIEVANCE PROCEDURES	24
D. EVICTION POLICY	24
E. CITIZEN PARTICIPATION	25
F. PROJECTED DATES OF DISPLACEMENT	25
G. ESTIMATED RELOCATION COSTS	26

LIST OF TABLES

TABLE 1: 2000 Census Population - City of Los Angeles & Impacted Tract	4
TABLE 2: 2000 Census Housing Units - City of Los Angeles & Impacted Tract	4
TABLE 3: Project Neighborhood Amenities	5
TABLE 4: Project Area Housing - Dwelling Bedroom Sizes	6
TABLE 5: Project Area Tenant Rents	7
TABLE 6: Household Size	7
TABLE 7: Replacement Housing Needs	8
TABLE 8: Income Levels of Tenant Households	9
TABLE 9: Availability and Cost of Rental Housing	10
TABLE 10: Schedule of Fixed Moving Payments	15
TABLE 11: Example Computation of 104(d) Rental Assistance Payments	16
TABLE 12: Computation of URA Rental Assistance Payments	17

LIST OF EXHIBITS

EXHIBIT A: Residential Interview Form	
EXHIBIT B: HUD Income Limits - County of Los Angeles	
EXHIBIT C: Residential Informational Brochure URA	
EXHIBIT D: Residential Informational Brochure 104(d)	
EXHIBIT E: CRA Grievance Procedures	
EXHIBIT F: Public Comments and Response to Public Comments	

INTRODUCTION

AMCAL Multi-Housing (the Developer) has authorized the preparation of a relocation plan to be in connection with the development of the Montecito Terraces senior apartments in Panorama City (the Project). The Project is located on two sites with combined size of 1.56 acre. It will include 98 apartment units of affordable senior housing and ample parking spaces. Amenities include a community room, pool/spa, outdoor sitting area and landscaping.

The proposed Project may cause the displacement of 15 residential households. The needs and characteristics of the displacee population, available relocation resources and the Developer's program to provide assistance to each affected person are the general subjects of this Relocation Plan (the Plan). It is important to be aware that the preparation and approval of the Plan fulfills an administrative requirement but does not, by itself, constitute a commitment to proceed with the Project or the eligibility for relocation assistance or benefits.

Funding for the Project comes from a loan from the Los Angeles Housing Department and Community Redevelopment Agency, low-income housing tax credits and conventional financing. This Plan conforms to the requirements of the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA), as amended and Section 104(d) of the Housing and Community Development Act of 1974, amended (Law), and the implementing federal regulations of Handbook 1378 of the Department of Housing and Urban Development (Guidelines), as appropriate.

This Plan is organized in five sections:

1. Project description (**SECTION I**);
2. Assessment of the relocation needs of persons subject to displacement (**SECTION II**);
3. Assessment of available replacement housing units within Panorama City and surrounding communities (**SECTION III**);
4. Description of the Developer's relocation program (**SECTION IV**); and
5. Description of the Developer's outreach efforts, Project timeline and budget (**SECTION V**).

I. PROJECT DESCRIPTION

A. REGIONAL LOCATION

The Project is located in the northwestern portion of the Los Angeles County, immediately east of, and easily accessible from, the I-405 San Diego Freeway. The community of Panorama City is approximately 17 miles northwest from downtown Los Angeles and 20 miles north from the Los Angeles International Airport. Panorama City is bordered by the communities of Van Nuys, North Hollywood, Pacoima, North Hills and Reseda. (See Figure 1: Regional Project Location)

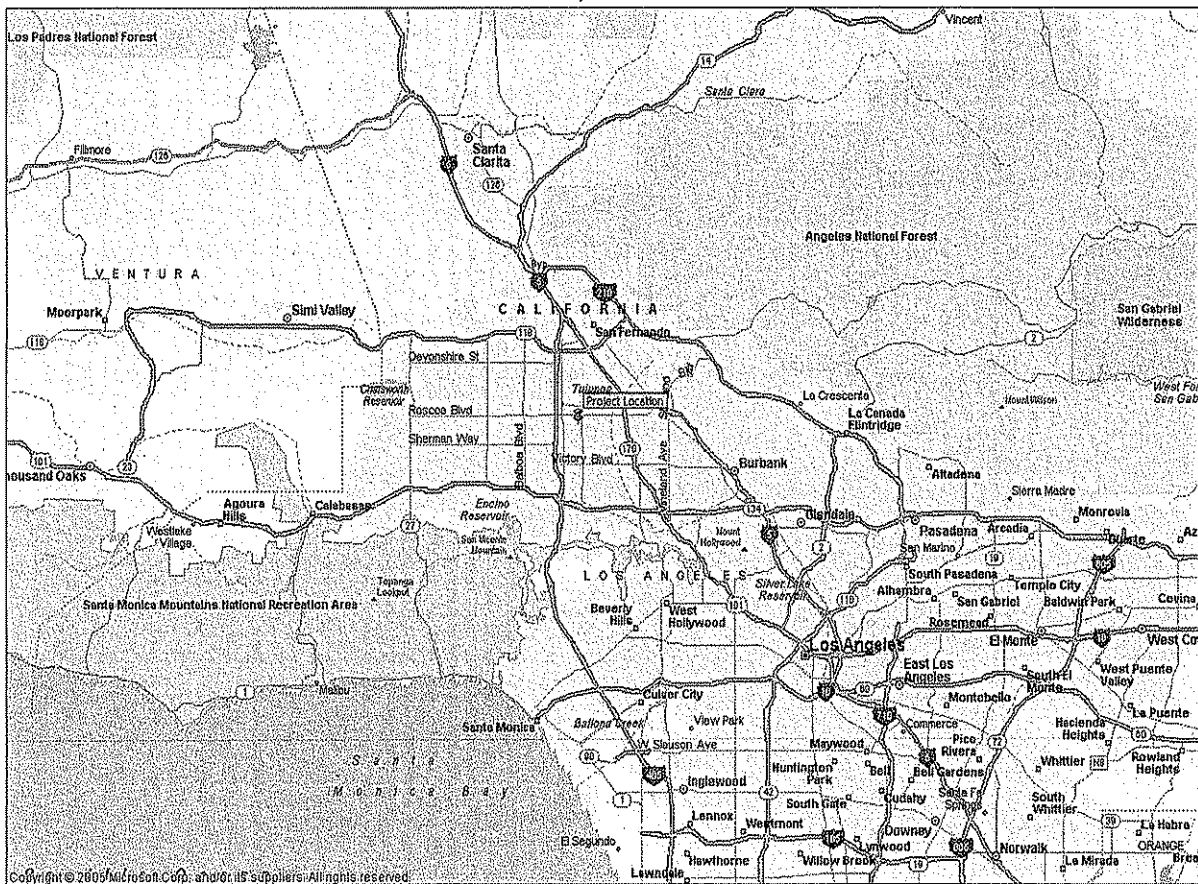


Figure 1: Regional Project Location

B. PROJECT SITE LOCATION

The Project site is located just east of I-405 San Diego Freeway and is generally bounded by Willis Avenue to the west, Lanark Street to the north, Van Nuys Boulevard to the east and Arminta Street to the south. (See Figure 2: Project Site Location)



Figure 2: Project Site Location

C. GENERAL DEMOGRAPHIC & HOUSING CHARACTERISTICS

According to the 2000 U. S. Census, the population of the City of Los Angeles was 3,694,820 and the population of the impacted Census Tract 1200.30 was 2,852 (see Table 1). Corresponding Census data concerning the housing mix is shown in Table 2.

Population	Tract 1200.30	%	City	%
Total Population	2,852	100.0%	3,694,820	100.0%
White	694	24.3%	1,734,036	46.9%
Black or African American	34	1.2%	415,195	11.2%
American Indian and Alaska Native	19	0.7%	29,412	0.8%
Asian	80	2.8%	369,254	10.0%
Native Hawaiian and Other Pacific Islander	0	0.0%	5,915	0.2%
Some Other Race	1,877	65.8%	949,720	25.7%
Two or More Races	148	5.2%	191,288	5.2%
Hispanic or Latino (of Any Race)	2,621	91.9%	1,719,073	46.5%

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

Type	Tract 1200.30	%	City	%
Total Units	668	100.0%	1,337,706	100.0%
Owner-Occupied	48	7.2%	491,882	36.8%
Renter-Occupied	604	90.4%	783,530	58.6%
Vacant Housing Units	16	2.4%	62,294	4.6%
Available for Sale Only (of Total Vacant Units)	0	0.0%	9,036	14.5%
Available for Rent - Full Time Occupancy (of Total Vacant Units)	14	87.5%	28,529	45.8%
Sold or Rented - Not Occupied	0	0.0%	5,161	8.3%
Otherwise Not Available (e.g. seasonal, recreational, migratory, occasional use)	0	0.0%	4,905	7.8%
Other Vacant	2	12.5%	14,663	23.5%

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

D. PROJECT NEIGHBORHOOD CHARACTERISTICS

The public and commercial facilities including medical, library, school, recreation/park, senior/community center, entertainment, shopping, and transportation available to the residents are identified in **Table 3**, below.

TABLE 3: Project Neighborhood Amenities		
	Facility	Miles from Project
Medical	• Lanark Family Medical Clinic	0.2
	• Van Nuys General Medical	0.3
	• Laurel Canyon Urgent Medical Group	3.2
School	• Robert Fulton Middle School	0.6
	• Burton Elementary School	0.7
	• Noble Avenue Elementary School	0.7
	• St Genevieve's High School	0.9
Library	• Panorama City Branch Library	0.5
	• Van Nuys Branch Library	2.2
Entertainment	• Mann Theaters	0.2
	• Rodent Ranch	0.4
	• Coral Reef Enterprises	2.3
	• Century Theaters	3.0
	• San Fernando Cultural Arts & History Museum	4.5
Community Center	• SGI-USA Valley Community Center	1.1
	• Encino Community Center	4.7
Police/Safety	• Police Department - Los Angeles	2.2
	• Los Angeles Sheriff Department	2.2
Shopping	• Nutritional Foods	0.3
	• Panorama City Mall	0.6
	• Food 4 Less	0.7
Transportation	• Amtrak - Van Nuys	0.4
	• Greyhound - San Fernando	4.5
	• Greyhound - North Hollywood	5.6
	• MTA bus line	0.5

II. ASSESSMENT OF RELOCATION NEEDS

A. SURVEY METHOD

To obtain information necessary for the preparation of this Plan, personal interviews among potentially affected residents were conducted in October 2006 and February 2007 with phone follow-ups in April 2008 to verify or update tenant information. Interviewers were successful in obtaining survey responses from all 15 occupied households. Fifteen units were confirmed vacant at the time of interviews. The majority of interviews were conducted on-site either in English or Spanish, as appropriate.

Inquiries made of residential occupants concerned household size and composition, income, monthly rent obligation, length and type of occupancy, ethnicity, home language, disabilities/health problems, and replacement housing preferences.

The descriptive data in this Plan concerning residents are based solely on anecdotal responses. No attempt was made to qualify income or other information provided by residents. Sample of the residential interview form used in the interview process is presented as **Exhibit A** of this report.

B. FIELD SURVEY DATA

The proposed Project will impact two multi-family apartment complexes and one detached single-family dwelling situated on the same lot and amongst the apartment units. Survey information was obtained from all 15 occupied residential households.

1. Housing Mix

Table 4 below shows existing housing by bedroom size.

TABLE 4: Project Area Housing - Dwelling Bedroom Sizes (15 respondents)			
# of Bedrooms	Studio	One	Two
# of Units - Tenants	1	12	2

The housing mix consists of 15 tenant occupied studio, one-, or two-bedroom units.

2. Project Area Rents

Table 5 below charts monthly rents by bedroom size among 15 market rate tenant households. The rounded rent averages are: studio - \$682.50, one-bedroom - \$593.51 and two-bedroom - \$620.75.

TABLE 5: Project Area Tenant Rents (15 respondents)		
Studio	One Bedroom	Two Bedroom
\$682.50	\$492.36	\$619.50
/	\$511.35	\$622.00
	\$514.31	/
	\$530.00	
	\$535.00	
	\$538.27	
	\$583.80	
	\$619.50	
	\$632.97	
	\$674.10	
	\$702.98	
	\$787.50	

3. Occupancy/Overcrowding

There is a total known Project population of 45 individuals, consisting of 30 adults and 15 children, most of whom are of school-age. The average household size is three persons per dwelling unit. The distribution of household sizes within the Project is provided in Table 6 below.

TABLE 6: Household Size (15 households)					
# in Household	One	Two	Three	Four	Five
# Households	3	2	5	2	3

The standard for housing density adopted by the Developer allows two persons per bedroom and one person in a common living area up to three bedrooms. The Developer adheres to the state building code occupancy standard based on the square footage of the dwelling for households larger than eight members. Based on these criteria as compared to available tenant data, there appear to be four overcrowded units among the subject tenant residential properties. Replacement housing referrals to the occupants of these dwellings will reflect the need for larger accommodations.

4. Replacement Housing Needs

Replacement housing needs, as expressed in this Plan, are defined by the total number of required replacement units and the distribution of those units by bedroom size. The projected number of required units by bedroom size is calculated by comparing survey data relative to household size with the Developer's replacement housing occupancy standards. These standards, generally, allow for up to three persons in a one-bedroom unit, five persons in a two-bedroom unit, and seven persons in a three-bedroom unit. Any households consisting of more than eight members will require a four-bedroom replacement unit based on the respective size of that unit per state building code.

The Project's known replacement housing requirements are summarized below in **Table 7**.

TABLE 7: Replacement Housing Needs (15 tenants)			
Bedroom Size	Studio	One	Two
# Needed - Tenants	1	8	6

The Developer will, through its relocation representatives, assure that sufficient replacement housing units exist in compliance with the decent, safe, and sanitary requirements, prior to displacing any residential households.

5. Income

Income information was provided by all 15 respondent tenant households. According to income standards for the County of Los Angeles (**Exhibit B**) adjusted for family size as published by the United States Department of Housing and Urban Development (HUD) in

April 2009, five Project households qualify as extremely low income (30% or less of area median), four households qualify as very low income (31%-50% of area median), four qualify as low income (51%-80% of area median) and one as moderate income (81%-120% of area median). **Table 8** below outlines this information.

TABLE 8: Income Levels of Tenant Households (15 respondents)			
Extremely Low	Very Low	Low	Moderate
5	4	4	2

6. Ethnicity/Language

All 15 respondent households in the Project reported their ethnicity as Hispanic, and all households consider Spanish as their primary household language.

7. Senior/Handicapped Households

There are two households with at least one senior individual (62 years or older) in the Project and no reported physical and/or psychological disabilities.

8. Preferred Relocation Areas

All surveyed residents expressed a preference to remain in the community in order to maintain current school enrollment, access to employment, medical or religious facilities, recreational resources and public transportation.

III. RELOCATION RESOURCES

A. METHODOLOGY

A resource survey was conducted to identify available rental units within a general Project area and surrounding communities no more than three miles from the Project. The following sources were utilized:

- Classified rental listings from *The Los Angeles Times* and *For Rent* publications
- Contacts with real estate/property management companies serving the community
- Internet sources

B. REPLACEMENT HOUSING AVAILABILITY

Residential Rental Housing

Rental replacement housing survey considered multi-family and single-family units. The survey spanned over a two week period in February 2009. The rental housing survey, summarized in **Table 9**, identified a total of 205 available studio, one- and two-bedroom housing units for rent. The individual figures for number of units found by bedroom size are presented in the table alongside the number of units needed (shown in parentheses) to meet re-housing obligations.

Bedroom Size	Studio	One	Two
# Found (# Needed)	19 (1)	103 (8)	83 (6)
Rent Range	\$510-\$775	\$750-\$975	\$900-\$1,300
Median Rent	\$725	\$900	\$1,245

The median rent amounts shown in the table above are among the figures used to make benefit and budget projections for the Plan. These amounts are, naturally, subject to change according to the market rates prevailing at the time of displacement. Average Project rents are currently 6-35 percent less than respective median market rents for surveyed replacement units.

C. RELATED ISSUES

1. Concurrent Residential Displacement

There are no other known projects currently underway, or planned for the immediate future, that could negatively impact the pool of available replacement housing resources in Panorama City. No residential displacee will be required to move without both adequate notice and access to available affordable decent, safe and sanitary housing.

2. Temporary Housing

No need for temporary housing is anticipated.

IV. THE RELOCATION PROGRAM

The Developer's Relocation Program is designed to minimize hardship, be responsive to unique Project circumstances, emphasize maintaining personal contact with all affected individuals, consistently apply all regulatory criteria to formulate eligibility and benefit determinations and conform to all applicable requirements.

The Developer has retained Overland, Pacific & Cutler, Inc. (OPC) to administer the Relocation Program. OPC has worked on more than 2,500 public developer acquisition and relocation projects over the past 25 years. Experienced Developer staff will monitor the performance of OPC and be responsible to approve or disapprove OPC recommendations concerning eligibility and benefit determinations and interpretations of Developer policy. The relocation program consists of two principal constituents: Advisory and Financial Assistance.

A. ADVISORY ASSISTANCE

Individuals who will need to move from existing homes will receive advisory assistance. Advisory assistance services are intended to:

- inform displacees about the relocation program
- help in the process of finding appropriate replacement accommodations
- facilitate claims processing
- maintain a communication link with the Developer
- coordinate the involvement of outside service providers

To follow through on the advisory assistance component of the relocation program and assure that the Developer meets its obligations under the law, relocation staff will perform the following functions:

1. Distribute appropriate written information concerning the Developer's relocation program in English and Spanish;
2. Inform eligible project occupants of the nature of, and procedures for, obtaining available relocation assistance and benefits (see **Exhibit C**);
3. Determine the needs of each residential displacee eligible for assistance;

Relocation Plan for the Montecito Terraces Project - Panorama City, California

4. Provide residential displacees with at least one, and preferably three, referrals to comparable replacement housing within a reasonable time prior to displacement. The Developer is determined to providing available, necessary resources;
5. Maintain an updated database of available housing resources, and distribute referral information to displacees for the duration of the Project;
6. Provide transportation to residential displacees, if necessary, to inspect replacement sites within the local area;
7. Offer special assistance to help elderly tenants find housing near friends, relatives, medical facilities and services and convenient transportation;
8. Supply information concerning federal and state programs and other governmental programs providing assistance to displaced persons, including:
 - (a) Social Security Administration
 - (b) The Los Angeles County Community Development Commission
 - (c) The Fair Housing Council of San Fernando Valley
 - (d) The Housing Rights Center
9. Assist each eligible residential occupant in the preparation and submission of relocation assistance claims;
10. Provide additional reasonable services necessary to successfully relocate residents;
11. Make benefit determinations and payments in accordance with applicable law and the Developer's adopted relocation guidelines;
12. Assure that no occupant is required to move without a minimum of 90 days written notice to vacate. This notice could be part of, separate from, or be an Order for Immediate Possession issued from the Court;
13. Inform all persons subject to displacement of the Developer's policies with regard to eviction and property management;

14. Establish and maintain a formal grievance procedure for use by displaced persons seeking administrative review of the Developer's decisions with respect to relocation assistance; and
15. Provide assistance that does not result in different or separate treatment based on or due to an individual's sex, marital status, race, color, religion, ancestry, national origin, physical handicap, sexual orientation, and domestic partnership status.

B. RELOCATION BENEFITS

Specific eligibility requirements and benefit plans will be detailed on an individual basis with all displacees. In the course of personal interviews and follow-up visits, each displacee will be counseled as to available options and the consequences of any choice with respect to financial assistance.

Relocation benefits will be paid to eligible displacees upon submission of required claim forms and documentation in accordance with the appropriate Federal guidelines and the Developer's administrative procedures. The Developer will process advance payment requests to mitigate hardships for residential tenants who do not have access to sufficient funds to pay move-in costs such as first month's rent and/or security deposits. Approved requests will be processed expeditiously to help avoid the loss of desirable, appropriate replacement housing.

1. Residential Moving Expense Payments

All residential occupants to be relocated will be eligible to receive a payment for moving expenses. Moving expense payments will be made based upon the actual cost of a professional move or a fixed payment based on a room-count schedule.

a. Actual Cost (Professional Move)

The displacee may elect to retain the services of a licensed professional mover, in which case the Developer will pay for the actual cost of the moving services, based on the lowest of two acceptable bids. (The Developer may, at its discretion, solicit competitive bids to determine the lowest, reasonable move cost.) After the move is

complete, the displacee may pay the mover directly and seek reimbursement from the Developer or request a direct payment from the Developer to the mover.

In addition to the cost of the actual move, one-time expenses associated with utility re-connections (e.g., gas, water, electricity) will be eligible for reimbursement. Transportation costs will be limited to a distance of 50 miles, unless otherwise authorized by the Developer.

b. Fixed Payment (based on Room Count Schedule)

The displacee may, while taking full responsibility for the move, elect to receive a fixed payment for moving expenses based on a room count in the displacement dwelling. The fixed payment is a one-time, all inclusive allowance that does not require back-up documentation. The current schedule for fixed moving payments is set forth in **Table 10**:

TABLE 10: Schedule of Fixed Moving Payments									
Unfurnished Dwelling									
Room Count	1	2	3	4	5	6	7	8	each additional
Amount	\$625	\$800	\$1,000	\$1,175	\$1,425	\$1,650	\$1,900	\$2,150	\$225
Furnished Dwelling									
Room Count	1	each additional							
Amount	\$400	\$65							

Source: Federal Highway Administration (effective 8/22/08)

2. Rental Assistance to Tenants Who Choose to Rent

To qualify for a rental assistance payment, tenants who are permanently displaced must have legally occupied their Project residence for a minimum of 90 days prior to the Developer securing the funds necessary to implement the Project. To be eligible to receive the rental assistance benefits the displaced tenant households have to rent or purchase and occupy a decent, safe, and sanitary replacement dwelling within one year from the date they move from the displacement dwelling. Tenants who occupied the property less than 90 days and

have not occupied the property for the sole purpose of obtaining benefits, may be entitled to benefits under Last Resort Housing provisions.

Based upon the available data regarding Project displacees, the permanently displaced households may qualify and may be eligible to apply for relocation benefits under URA provisions or Section 104(d). Rental Assistance Payments will be calculated based upon the monthly housing need over a 60 month period for eligible occupants whose income level does not exceed 80% of the median income (and over a 42 month period to those households whose income level exceeds 80% of the area median income) for the County of Los Angeles, as established by HUD. Recipients of 104(d) benefits would also be eligible to receive reimbursement for security deposit and credit check fees. The differences between the two programs are explained in detail in the informational brochures provided to each household (see Exhibits C and D).

Table 11 provides an example of how a 104(d) rental assistance eligibility amount is determined:

TABLE 11: Example Computation of 104(d) Rental Assistance Payments		
1. Adjusted Gross Income	\$600	30% of Household's Monthly Adjusted Gross Income*
-or-		
2. Gross Income	\$500	10% of Gross Monthly Household Income
3. Greater of lines 1 and 2	\$600	
Subtracted from the lesser of:		
4. Actual New Rent	\$750	Actual New Rent (plus Utility Allowance)
-or-		
5. Comparable Rent	\$775	Set by Developer (includes Utility Allowance)
6. Lesser of lines 4 and 5	\$750	
7. Monthly Need Amount	\$150	Subtract line 3 from line 6
Rental Assistance	\$9,000	Multiply line 7 (Monthly Need) by 60 months

*Adjusted gross income means the total annual income of an individual household less the following: (1) a deduction of \$480 for each dependent; (2) a deduction of \$400 for an elderly household; (3) a deduction for recurring extraordinary medical expenses; defined for this purpose to mean medical expenses in excess of 3% of total income, where not compensated for, or covered by insurance or other sources; (4) a deduction of reasonable amounts paid for the care of children or sick or incapacitated family members when determined to be necessary to employment of the head of household or spouse, except that the amount deducted shall not

Relocation Plan for the Montecito Terraces Project - Panorama City, California

exceed the amount of income received by the person who would not otherwise be able to seek employment in the absence of such care.

Utility allowance amounts are based upon the standards of the local housing agency for a similar type dwelling unit assuming services include gas, water and electric utilities.

The **Table 12** below portrays the benefits determination under URA:

TABLE 12: Computation of URA Rental Assistance Payments		
1. Old Rent	\$650	Old Rent, plus Utility Allowance
or		
2. Ability to Pay	\$700	30% of the Adjusted Gross Household Income
3. Lesser of lines 1 or 2	\$650	Base Monthly Rental
Subtracted From:		
4. Actual New Rent	\$750	Actual New Rent including Utility Allowance
or		
5. Comparable Rent	\$775	Determined by the Developer; includes Utility Allowance
6. Lesser of lines 4 or 5	\$750	
7. Yields Monthly Need:	\$100	Subtract line 3 from line 6
Rental Assistance	\$4,200	Multiply line 7 by 42 months

Rental Assistance payment amounts are equal to 42 times the difference between the base monthly rent and the lesser of:

- (i) The monthly rent and estimated average monthly cost of utilities for a comparable replacement dwelling; or
- (ii) The monthly rent and estimated average monthly cost of utilities for the decent, safe, and sanitary replacement dwelling actually occupied by the displaced person.

The base monthly rent for the displacement dwelling is the lesser of:

(i) The average monthly cost for rent and utilities at the displacement dwelling for a reasonable period prior to displacement, as determined by the Developer. For owner-occupants or households, which paid little or no rent, fair market rent will be used as a substitute for actual rent; or

(ii) Thirty percent (30%) of the displaced person's average, monthly gross household income if the amount is classified as "low income" by HUD Annual Survey of Income Limits for the Public Housing and Section 8 Programs. If a displacee refuses to provide appropriate evidence of income or is a dependent, the base monthly rent shall be determined to be the average monthly cost for rent and utilities at the displacement dwelling; or

(iii) The total of the amount designated for shelter and utilities if receiving a welfare assistance payment from a program that designated the amounts for shelter and utilities.

3. Downpayment Assistance to Tenants Who Choose to Purchase

The displacee household may opt to apply the entire benefit amount they are eligible for toward a purchase of a replacement unit (Guidelines 49 CFR 24.402(b) and HUD 1378). There are, however, two restrictions when 104(d) regulations govern the relocation process: (1) if the local Housing Authority has Section 8 to offer a displaced household, the household may not opt for 60 months of replacement housing payments (the family may then select URA coverage and receive 42 months of cash benefits) and (2) if a displacee household decides to purchase a replacement dwelling, they may use their 104(d) 60 months of cash benefits to buy a cooperative or mutual housing unit only (under URA they can choose any type of unit, but the benefits are calculated over a 42 month period).

Permanently displaced households, who choose to utilize up to the full amount of their rental assistance eligibility (including any Last Resort benefits) to purchase a home, will have the funds deposited in an open escrow account, provided that the entire amount is used for the downpayment and eligible, incidental costs associated with the purchase of a decent, safe, and sanitary replacement home. Provision shall be made in the escrow arrangements for the prompt return of the Developer's funds, in the event escrow should fail to close within a reasonable period of time.

Final determination about the type of relocation benefits and assistance for which households are eligible will be determined upon verification of household's occupants and income.

4. Residential Tenants Relocation Tracking and Assistance

The Developer intends to fully participate in the City's new Relocation Tracking and Assistance System, by actively monitoring the relocation process and keeping up-to-date address records for all displaced tenants while undergoing the construction of new units. Each tenant will be given an option to return to the new Developer-owned units upon completion, if they satisfy the new unit's qualification criteria. The Developer will comply with the revised relocation assistance payment schedule as contained in the Los Angeles Municipal Code Section 151.09 G when the schedule allows for larger benefits than the federally-prescribed relocation assistance. The Developer will afford displacees a two-month priority lease-up application period prior to advertising available units to public at large and will notify the City when the Project is 50% complete.

5. Payments To Non-Tenured Residential Tenants

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

C. DETERMINATIONS OF COMPARABLE HOUSING

Relocation staff will evaluate the cost of comparable replacement housing in the preparation of each individual Notice of Eligibility issued to residential displacees. For residential tenants the cost of comparable replacement housing will be determined primarily on a comparative basis of three, if possible, presently available, comparable dwellings. A Replacement Housing Valuation Form will be prepared and placed in the file of each affected household.

D. GENERAL INFORMATION REGARDING THE PAYMENT OF RELOCATION BENEFITS

Claims and supporting documentation for relocation benefits must be filed with the Developer no later than 18 months after:

- For tenants, the date of displacement; or,
- For owners, the date of displacement or the date on which final payment for the acquisition of real property is made, whichever is later.

The procedure for the preparation and filing of claims and the processing and delivery of payments will be as follows:

1. Claimant(s) will provide all necessary documentation to substantiate eligibility for assistance;
2. Relocation staff will review all necessary documentation including, but not limited to, scopes-of-service, contractor bids, invoices, lease documents and escrow material before reaching a determination as to which expenses are eligible for compensation;
3. Required claim forms will be prepared by relocation staff and presented to the claimant for review. Signed claims and supporting documentation will be returned to relocation staff and submitted to the Developer;
4. The Developer will review and approve claims for payment, or request additional information;
5. The Developer will issue benefit checks to claimants in the most secure, expeditious manner possible;
6. Final payments to residential displacees will be issued after confirmation that the Project premises have been completely vacated, and actual residency at the replacement unit is verified;

7. Receipts of payment and all claim material will be maintained in the relocation case file.

E. LAST RESORT HOUSING

Based on data derived from the surveys and analyses of the occupants in the Project area and costs of replacement housing resources, it is anticipated that "comparable replacement housing" will not be available as required. Specifically, for renters, when the computed replacement housing assistance eligibility exceeds \$5,250 or replacement dwelling monthly rental costs (including utilities and other reasonable recurring expenses) exceeds 30% of the person's average monthly income; or, for homeowners, replacement dwellings (including related increased interest costs and other reasonable expenses including closing costs) that do not exceed the total of the amount of just compensation provided for the dwelling acquired and the statutory maximum \$22,500 replacement housing payment available to the person.

Therefore, if the Project proceeds, the Developer will authorize sufficient funds to provide housing of last resort. Due to the demonstrated number of available replacement housing resources for the occupants, as shown above in Section III, the need to develop a replacement housing plan to produce sufficient number of comparable replacement dwellings will not be necessary. Rather, funds will be used to make payments in excess of the monetary limits specified in the statute (\$5,250 for tenants); hence, satisfying the requirement that "comparable replacement housing" be available.

A displaced tenant household will be entitled to consideration for supplementary benefits in the form of Last Resort Housing assistance when the computed replacement housing assistance eligibility exceeds \$5,250 or replacement dwelling monthly rental costs (including utilities and other reasonable recurring expenses) exceeds 30% of the person's average monthly income (financial means) or when a tenant fails to meet the 90-day occupancy requirement and comparable replacement rental housing is not available within the displaced person's financial means. Calculation of Last Resort rental assistance benefits for tenants who fail to meet 90-day occupancy requirements will be based solely on household income. Non 90-day qualifiers must meet basic eligibility requirements applied to all other displacees.

The Developer, at its discretion, may opt to pay Last Resort Housing payments in installments or in a lump sum. Recipients of Last Resort rental assistance, who intend to purchase rather than re-rent replacement housing, will have the right to request a lump sum payment of all benefits in the form of downpayment assistance, as defined in Section IV, Paragraph B(3) of this document. Tenant

households receiving periodic payments will have the option to request a lump sum payment of remaining benefits to assist with the purchase of a decent, safe and sanitary dwelling.

F. IMMIGRATION STATUS

Federal legislation (PL105-117) prohibits the payment of relocation assistance benefits under the Uniform Act to any alien not lawfully present in the United States unless such ineligibility would result in an exceptional and extremely unusual hardship to the alien's spouse, parent, or child any of whom is a citizen or an alien admitted for permanent residence. Exceptional and extremely unusual hardship is defined as significant and demonstrable adverse impact on the health or safety, continued existence of the family unit, and any other impact determined by the Developer to negatively affect the alien's spouse, parent or child. The Developer may elect to authorize the payment of relocation assistance benefits to any otherwise eligible displacee from non-federally authorized reimbursable funds.

In order to track and account for relocation assistance and benefit payments, relocation staff will be required to seek immigration status information from each displacee 18 years and older and non-residential occupants by having them self-certify as to their legal status.

G. RELOCATION TAX CONSEQUENCES

In general, relocation payments are not considered income for the purpose of Division 2 of the Internal Revenue Code of 1954, which has been redesignated as the Internal Revenue Code of 1986 (Title 26, U. S. Code), or for the purpose of determining the eligibility or the extent of eligibility of any person for assistance under the Social Security Act (42 U. S. Code 301 et seq.) or the Personal Income Tax Law, Part 10 (commencing with Section 17001) of the Revenue and Taxation Code, or the Bank and Corporation Tax Law, Part II (commencing with Section 23001) of Division 2 of the Revenue and Taxation Code. The above statement on tax consequences is not intended as tax advice by the Developer. Displacees are responsible for consulting with their own tax advisors concerning the tax consequences of relocation payments.

V. ADMINISTRATIVE PROVISIONS

A. NOTICES

Each notice, which the Developer is required to provide to a property owner or occupant, shall be personally delivered or sent by certified or registered first-class mail, return receipt requested and documented in the case file. Each notice will be written in plain, understandable language. Persons who are unable to read and understand any notice will be provided with appropriate translation and counseling. Each notice will indicate the name and telephone number of a person who may be contacted for answers to questions or other needed help.

There are three principal notices:

- 1) the General Information Notice,
- 2) the Notice of Relocation Eligibility, and
- 3) the Ninety-Day Notice.

The General Information Notice is intended to provide potential relocatees with a general written description of the Developer's relocation program and basic information concerning benefits, conditions of eligibility, noticing requirements and appeal rights. This notice was issued at the time of the Developer's first and subsequent applications for funding.

A Notice of Relocation Eligibility (NOE) will be distributed to each commercial and residential relocatee, including off-site owners of rental properties. The NOE to business operators acknowledges the recipient's eligibility for assistance and right to make claims for relocation assistance benefits. The NOE to residential relocatees, both tenants and owner-occupants, contains a determination of eligibility for relocation assistance and a computation of a maximum entitlement based on information provided by the affected household and the analysis of comparable replacement properties undertaken by relocation staff. NOEs will be issued promptly following the Developer securing the funds necessary to implement the Project.

No lawful occupant will be required to move without having received at least 90 days advance written notice of the earliest date by which the move will be necessary. The 90-day notice will either state a specific date as the earliest date by which the occupant may be required to move or state that the occupant will receive a further notice indicating, at least 30 days in advance, the

specific date of the required move. The 90-day notice will not be issued to any residential displacee before a comparable replacement dwelling has been made available.

In addition to the three principal notices, relocation staff will issue timely written notification in the form of a Reminder Notice, which discusses the possible loss of rights and sets the expiration date for the loss of benefits to those persons who:

- 1) are eligible for monetary benefits,
- 2) have moved from the acquired property, and
- 3) have not filed a claim for benefits.

Reminder Notices will be issued periodically throughout the qualification period. An attempt shall be made to make written contact with all non-responsive relocatees no later than within the last six months prior to the filing expiration date.

B. PRIVACY OF RECORDS

All information obtained from displacees is considered confidential and will not be shared without the consent of the displacee or the Developer. Relocation staff will comply with federal regulations concerning the safeguarding of relocation files and their contents.

C. GRIEVANCE PROCEDURES

The Developer will follow CRA grievance procedures (see **Exhibit E**) when a person is dissatisfied with a determination as to eligibility for benefits, a payment amount, the failure to provide comparable replacement housing referrals, or the Developer's property management practices and files a written complaint.

D. EVICTION POLICY

Eviction for cause must conform to applicable state and local law. Any person, who occupies the real property and is in lawful occupancy on the date of the initiation of negotiations, is presumed to be entitled to relocation payments and other assistance, unless the Developer determines that:

1. The person received an eviction notice prior to the initiation of negotiations and as a result of that notice is later evicted, or

2. The person is evicted after the initiation of negotiations for serious or repeated violation of material term(s) of the lease or occupancy agreement, and,
3. In either case, the eviction was not undertaken for the purpose of evading the obligation to make available the payments or other assistance to which a person may otherwise be entitled.

E. CITIZEN PARTICIPATION

As the process for considering the Project moves forward, the Developer and relocation staff will observe the following protocol:

1. Provide affected tenants with full and timely access to documents relevant to the relocation program in both English and Spanish;
2. Encourage meaningful participation in reviewing the relocation plan and monitoring the relocation assistance program; including the Project area occupants, neighborhood groups and community organizations forming a relocation committee;
3. Provide technical assistance necessary to interpret elements of the Relocation Plan and other pertinent materials;
4. Issuance of a general notice concerning the availability of the Plan for public review, as required, 30 days prior to its proposed adoption;
5. The inclusion of written or oral comments concerning the Plan and the Developer's response as an attachment (**Exhibit F**) when it is forwarded to the Developer and the City of Los Angeles for adoption.

F. PROJECTED DATES OF DISPLACEMENT

The Developer contemplates that the relocation process will begin in late summer 2009 and be completed in the last quarter of 2009.

G. ESTIMATED RELOCATION COSTS

The total budget estimate for relocation-related payments for this Project, including a 10 percent contingency, is \$447,100.

The estimated relocation budget does not include any payments related to property acquisition, improvements pertaining to realty, or loss of business goodwill. In addition, the budget does not consider the cost of any services necessary to implement the Plan.

If the Project is implemented, and circumstances arise that should change either the number of residential and business occupants, or the nature of their activity, the Developer will authorize any additional funds that may need to be appropriated. The Developer pledges to appropriate, on a timely basis, the funds necessary to ensure the successful completion of the Project, including funds necessary for last resort housing as indicated in Section IV, E, of this Plan to meet its obligation under the relocation regulations.

CASE # _____

FUNDING SOURCE: _____

EXHIBIT "A"

OVERLAND, PACIFIC & CUTLER, INC. - RESIDENTIAL INTERVIEW FORM

Interview Date: _____ Site Move-In: _____ Initiation of Negotiations: _____ Interviewer: _____

Head of Household _____
 Address: _____ # _____

 Site Telephone # _____ Work/Cell # _____
 Fax # _____ Email _____
 Social Security Number: _____

DISPLACEMENT STATISTICS

Dwelling Type _____ Approx. Sq.Ft. _____
 Approximate Age of Unit: _____ yrs. _____
 # Bedrooms _____ # Bathrooms _____ # Rooms _____ Laundry Fac.
 Garage Carport Pets: If so, describe _____
 Mobile Home: Size: _____ ft x _____ ft
 Year: _____ Model: _____ Pad Rent: \$ _____

OCCUPANCY / FINANCIAL INFORMATION

Occupancy Status: Own Rent
 Condition of unit: Excellent Good Fair Poor
 Home business? _____ Description _____
 Do you rent out any rooms in the dwelling? Yes No
 If so, names: _____
 If so, is person or persons considered part of household? Yes No
Owners: Mortgage Own Clear
 Monthly Payment: Principal \$ _____
 Loan Balance(s) as of _____: \$ _____
 Loan Type: Fixed Variable Annual % Rate _____
 Loan Type: Fixed Variable Annual % Rate _____
 Original Date(s) of Current Loan(s): _____
 Rem. Loan Term _____ Months Rem. Loan Term _____ Months
Renters: Total Monthly Rent: \$ _____ Landlord _____
 Written Agreement Date _____
 M/M Lease Vacant/No Contact
 Unit Furnished Unit Unfurnished Security Deposit? _____
 If Sect.8, Total Tenant Rent. \$ _____
 Caseworker: _____
 Telephone #: _____

OTHER:

ETHNICITY:
 White Asian
 Hispanic/Latino
 African American
 Other _____

PRIMARY LANGUAGE:
 English Spanish
 Other: _____

SPECIALIZED NEEDS:

AFDC / TANF, Pension SS, SSI

Other Public Assistance (ask for Entitlement Letter)

Elderly Household

Handicapped Household:
 Describe: _____

Need Barrier-Free: Yes No

Own Car? Yes No

Need access to public transportation?

Describe mode: _____

Need to live near medical facilities? Describe location: _____

Describe: _____

Other Special needs or services requested:
 Describe: _____

Monthly Utilities:

Which _____

Gas: Tenant Owner

Electricity: Tenant Owner

Water: Tenant Owner

Other: _____

Appliances Owned by Tenant:

Stove Refrigerator W/D

Other _____

Are all occupants planning to move at the same time, and to the same replacement dwelling?

Yes No

Please explain:

HOUSEHOLD MEMBERS	SEX	AGE	move-in	INCOME	RELATIONSHIP/ EMPLOYER/SCHOOL
1	M F				
2	M F				
3	M F				
4	M F				
5	M F				
6	M F				
7	M F				

Notes:

I certify that all the information on this survey is true and correct.

Respondent: _____

Date: _____

EXHIBIT B: HUD Income Limits - Los Angeles County

The following figures are approved by the U. S. Department of Housing and Urban Development (H.U.D.) for use in the County of Los Angeles to define and determine housing eligibility by income level.

Area Median: \$62,100					
Family Size	Extremely Low	Very Low	Lower	Median	Moderate
1 Person	16,650	27,750	44,400	43,450	52,150
2 Person	19,050	31,700	50,750	49,700	59,600
3 Person	21,400	35,700	57,100	55,900	67,050
4 Person	23,800	39,650	63,450	62,100	74,500
5 Person	25,700	42,800	68,550	67,050	80,450
6 Person	27,600	46,000	73,600	72,050	86,400
7 Person	29,500	49,150	78,700	77,000	92,400
8 Person	31,400	52,350	83,750	81,950	98,350

Figures are per the Department of Housing and Community Development (California), Division of Housing Policy Development, effective **April 2, 2009**.

**Relocation Assistance
Informational Statement
for Families and Individuals**

(Federal)

Displacing Agency:
AMCAL Multi-Housing, Inc.

Project Name:
Montecito Terraces

Displacing Agency Representative:



Overland, Pacific & Cutler, Inc.
100 W. Broadway, Suite 500
Long Beach, CA 90802
Phone: 562-304-2000

Informational Statement Content:

1. General Information
2. Assistance In Locating A Replacement Dwelling
3. Moving Benefits
4. Replacement Housing Payment - Tenants And Certain Others
5. Section 8 Tenants
6. Replacement Housing Payment – Homeowners
7. Qualification For And Filing Of Relocation Claims
8. Last Resort Housing Assistance
9. Rental Agreement
10. Evictions
11. Appeal Procedures – Grievance
12. Tax Status of Relocation Benefits
13. Legal Presence Requirement
14. Additional Information And Assistance Available

Spanish speaking representatives are available. Si necesita esta información en español, por favor llame a su representante.

Informational Statement for Families and Individuals

(Federal)

1. GENERAL INFORMATION

The dwelling in which you now live is in a project area to be improved by, or financed through, the Displacing Agency using federal funds. If and when the project proceeds, and it is necessary for you to move from your dwelling, you may be eligible for certain benefits. You will be notified in a timely manner as to the date by which you must move. Please read this information, as it will be helpful to you in determining your eligibility and the amount of the relocation benefits you may receive under the federal law. We suggest you save this informational statement for reference.

The Displacing Agency has retained the professional firm of **Overland, Pacific & Cutler, Inc. (OPC)** to provide relocation assistance to you. The firm is available to explain the program and benefits. Their address and telephone number is listed on the cover.

PLEASE DO NOT MOVE PREMATURELY. THIS IS NOT A NOTICE TO VACATE YOUR DWELLING. However, if you desire to move sooner than required, you must contact your representative with Overland, Pacific & Cutler, Inc., so you will not jeopardize any benefits. This is a general informational brochure only, and is not intended to give a detailed description of either the law or regulations pertaining to the Displacing Agency's relocation assistance program.

Please continue to pay your rent to your current landlord, otherwise you may be evicted and jeopardize the relocation benefits to which you may be entitled to receive. Once the Displacing Agency acquires the property, you will also be required to pay rent to the Displacing Agency.

2. ASSISTANCE IN LOCATING A REPLACEMENT DWELLING

The Displacing Agency, through its representatives, will assist you in locating a comparable replacement dwelling by providing referrals to appropriate and available housing units. You are encouraged to actively seek such housing yourself.

When a suitable replacement dwelling unit has been found, your relocation consultant will carry out an inspection and advise you as to whether the dwelling unit meets decent, safe and sanitary housing requirements. A decent, safe and sanitary housing unit provides adequate space for its occupants, proper weatherproofing and sound heating, electrical and plumbing systems. Your new dwelling must pass inspection before relocation assistance payments can be authorized.

3. MOVING BENEFITS

If you must move as a result of displacement by the Displacing Agency, you will receive a payment to assist in moving your personal property. The actual, reasonable and necessary expenses for moving your household

belongings may be determined based on the following methods:

- A Fixed Moving Payment based on the number of rooms you occupy (see below); **or**
- A payment for your Actual Reasonable Moving and Related Expenses based on at least two written estimates and receipted bills; **or**
- A combination of both.

For example, you may choose a Self Move, receiving a payment based on the Fixed Residential Moving Cost Schedule shown below, plus contract with a professional mover to transport your grand piano and /or other items that require special handling. In this case, there may be an adjustment in the number of rooms which qualify under the Fixed Residential Moving Cost Schedule.

A. Fixed Moving Payment (Self Move)

A Fixed Moving Payment is based upon the number of rooms you occupy and whether or not you own your own furniture. The payment is based upon a schedule approved by the Displacing Agency, and ranges, for example, from \$400.00 for one furnished room to \$2,150.00 for eight rooms in an unfurnished dwelling. (For details see the table). Your relocation representative will inform you of the amount you are eligible to receive, if you choose this type of payment.

If you select a fixed payment, you will be responsible for arranging for your own move, and the Displacing Agency will assume no liability for any loss or damage of your personal property. A fixed payment also includes utility hook-up, credit check and other related moving fees.

Fixed Moving Schedule CALIFORNIA Effective 6-15-2005	
Occupant Owns Furniture:	
1 room	\$625
2 rooms	\$800
3 rooms	\$1,000
4 rooms	\$1,175
5 rooms	\$1,425
6 rooms	\$1,650
7 rooms	\$1,900
8 rooms	\$2,150
Each additional room	\$225
Occupant does NOT Own Furniture:	
1 room	\$400
Each additional room	\$65

B. Actual Moving Expense (Commercial Move)

If you wish to engage the services of a licensed commercial mover and have the Displacing Agency pay the bill, you may claim the ACTUAL cost of moving your personal property up to 50 miles. Your relocation representative will inform you of the number of competitive moving bids (if any) which may be required, and assist you in developing a "mover" scope of services for Displacing Agency approval.

4. REPLACEMENT HOUSING PAYMENT – 90-DAY OCCUPANTS

Tenants and homeowner-occupants may be eligible for a payment up to \$5,250.00 to assist in renting or purchasing a comparable replacement dwelling. In order to qualify, you must either be a tenant who has occupied your present dwelling for at least 90 days immediately prior to the initiation of negotiations or an owner who has occupied your dwelling between 90 and 180 days immediately prior to the initiation of negotiations.

A. Rental Assistance. If you **wish to rent** your replacement dwelling, your rental assistance benefits will be based upon the difference over a forty-two (42) month period between the rent you must pay for a

comparable replacement dwelling and the lesser of your current rent or thirty percent (30%) of your monthly household income if your total gross income is classified as "low income" by the U. S. Department of Housing and Urban Development's (HUD) Annual Survey of Income Limits for Public Housing and Section 8 Programs. You will be required to provide your relocation representative with monthly rent and household income verification prior to the determination of your eligibility for this payment.

- OR -

- B. **Down-payment Assistance.** If you qualify, and wish to purchase a home as a replacement dwelling, you can apply up to the total amount of your rental assistance payment towards the down-payment and non-recurring incidental expenses. Your relocation representative will clarify procedures necessary to apply for this payment.

5. SECTION 8 TENANTS

When you do move, you may be eligible to transfer your Section 8 eligibility to a replacement site. In such cases, a comparable replacement dwelling will be determined based on your family composition at the time of displacement and the current housing program criteria. This may not be the size of the unit you currently occupy. Your relocation representative will provide counseling and other advisory services along with moving benefits.

6. REPLACEMENT HOUSING PAYMENT - HOMEOWNERS

- A. If you own and occupy a dwelling to be purchased by the Displacing Agency for **at least 180 days** prior to the initiation of negotiation, you may be eligible to receive a payment of up to \$22,500.00 to assist you in purchasing a comparable replacement unit. This payment is intended to cover the following items:
1. **Purchase Price Differential** - An amount which, when added to the amount for which the Displacing Agency purchased your property, equals the lesser of the actual cost of your replacement dwelling; or the amount determined by the Displacing Agency as necessary to purchase a comparable replacement dwelling. Your relocation representative will explain both methods to you.
 2. **Mortgage Interest Differential** - The amount which covers the increased interest costs, if any, required to finance a replacement dwelling. Your relocation representative will explain limiting conditions.
 3. **Incidental Expenses** - Those one time incidental costs related to purchasing a replacement unit, such as escrow fees, recording fees, and credit report fees. Recurring expenses such as prepaid taxes and insurance premiums are not compensable.
- B. **Rental Assistance Option** - If you are an owner-occupant and choose to rent rather than purchase a replacement dwelling, you may be eligible for a rental assistance payment of up to the amount that could have been received under the Purchase Price Differential, explained above. The payment will be based on the difference between the fair market rent of the dwelling you occupy and the rent you must pay for a comparable replacement dwelling.

If you receive a rental assistance payment, as described above, and later decide to purchase a replacement dwelling, you may apply for a payment equal to the amount you would have received, if

you had initially purchased a comparable replacement dwelling, less the amount you have already received as a rental assistance payment.

7. QUALIFICATION FOR, AND FILING OF, RELOCATION CLAIMS

To qualify for a Replacement Housing Payment, you must rent or purchase and occupy a comparable replacement unit **within one year from the following:**

- For a tenant, the date you move from the displacement dwelling.
- For an owner-occupant, the latter of:
 - a. The date you receive final payment for the displacement dwelling, or, in the case of condemnation, the date the full amount of estimated just compensation is deposited in court;
 - or
 - b. The date the Displacing Agency fulfills its obligation to make available comparable replacement dwellings.

All claims for relocation benefits must be filed with the Displacing Agency **within eighteen (18) months** from the date on which you receive final payment for your property, or the date, on which you move, whichever is later.

8. LAST RESORT HOUSING ASSISTANCE

If comparable replacement dwellings are not available when you are required to move, or if replacement housing is not available within the monetary limits described above, the Displacing Agency will provide Last Resort Housing assistance to enable you to rent or purchase a replacement dwelling on a timely basis. Last Resort Housing assistance is based on the individual circumstances of the displaced person. Your relocation representative will explain the process for determining whether or not you qualify for Last Resort assistance.

If you are a tenant, and you choose to purchase rather than rent a comparable replacement dwelling, the entire amount of your rental assistance and Last Resort eligibility must be applied toward the down-payment and eligible incidental expenses of the home you intend to purchase.

9. RENTAL AGREEMENT

As a result of the Displacing Agency's action to purchase the property where you live, you may become a tenant of the Displacing Agency. If this occurs, you will be asked to sign a rental agreement which will specify the monthly rent to be paid, when rent payments are due, where they are to be paid and other pertinent information.

10. EVICTIONS

Eviction for cause must conform to applicable State and local law. Any person who occupies the real property and is not in unlawful occupancy on the date of initiation of negotiations, is presumed to be entitled to relocation benefits, unless the Displacing Agency determines that:

- The person received an eviction notice prior to the initiation of negotiations and, as a result, was later evicted; or
- The person is evicted after the initiation of negotiations for serious or repeated violation of material

terms of the lease; and

- The eviction was not undertaken for the purpose of evading relocation assistance regulations.

Except for the causes of eviction set forth above, no person lawfully occupying property to be purchased by the Displacing Agency will be required to move without having been provided with at least 90 days written notice from the Displacing Agency.

11. APPEAL PROCEDURES - GRIEVANCE

Any person aggrieved by a determination as to eligibility for a relocation payment, or the amount of a payment, may have the claim reviewed or reconsidered in accordance with the Displacing Agency's appeals procedure. Complete details on appeal procedures are available upon request from the Displacing Agency.

12. TAX STATUS OF RELOCATION BENEFITS

California Government Code Section 7269 indicates no relocation payment received shall be considered as income for the purposes of the Personal Income Tax Law, Part 10 (commencing with Section 170 01) of Division 2 of the Revenue and Taxation Code, or the Bank and Corporation Tax law, Part 11 (commencing with Section 23001) of Division 2 of the Revenue and Taxation Code. Furthermore, federal regulations (49 CFR Part 24, Section 24.209) also indicate that no payment received under this part (Part 24) shall be considered as income for the purpose of the Internal Revenue Code of 1954, which has been redesignated as the Internal Revenue Code of 1986. The preceding statement is not tendered as legal advice in regard to tax consequences, and displacees should consult with their own tax advisor or legal counsel to determine the current status of such payments.

(IRS Circular 230 disclosure: To ensure compliance with requirements imposed by the IRS, we inform you that any tax advice contained in this communication (including any attachments) was not intended or written to be used, and cannot be used, for the purpose of (i) avoiding tax-related penalties under the Internal Revenue Code or (ii) promoting marketing or recommending to another party any matters addressed herein).

13. LAWFUL PRESENCE REQUIREMENT

In order to be eligible to receive relocation benefits in federally-funded relocation projects, all members of the household to be displaced must provide information regarding their lawful presence in the United States. Any member of the household who is not lawfully present in the United States or declines to provide this information may be denied relocation benefits, unless such ineligibility would result in an exceptional and extremely unusual hardship to the alien's spouse, parent, or child, any of whom is a citizen or an alien admitted for permanent residence. Exceptional and extremely unusual hardship is defined as significant and demonstrable adverse impact on the health or safety, continued existence of the family unit, and any other impact determined by the Displacing Agency to negatively affect the alien's spouse, parent or child. Relocation benefits will be prorated to reflect the number of household members with certified lawful presence in the US.

14. ADDITIONAL INFORMATION AND ASSISTANCE AVAILABLE

Those responsible for providing you with relocation assistance hope to assist you in every way possible to

minimize the hardships involved in relocating to a new home. Your cooperation will be helpful and greatly appreciated. If you have any questions at any time during the process, please do not hesitate to contact your relocation representative at Overland, Pacific & Cutler.

RESIDENTIAL INFORMATIONAL BROCHURE (104(D))

- I. GENERAL INFORMATION
- II. ASSISTANCE IN LOCATING A REPLACEMENT DWELLING
- III. MOVING BENEFITS
- IV. REPLACEMENT HOUSING PAYMENT - TENANTS AND CERTAIN OTHERS
- V. QUALIFICATION FOR AND FILING OF RELOCATION CLAIMS
- VI. LAST RESORT HOUSING ASSISTANCE
- VII. EVICTION
- VIII. APPEAL PROCEDURES - GRIEVANCE
- IX. TAX STATUS OF RELOCATION BENEFITS
- X. ADDITIONAL INFORMATION AND ASSISTANCE AVAILABLE

I. GENERAL INFORMATION

The building in which you now live is in an area to be improved by the AMCAL Multi-Housing, Inc. (Agency). As the project schedule proceeds, it will be necessary for you to move from your dwelling. You will be notified in a timely manner as to the date by which you must move.

Please read this information as it will be helpful to you in determining your eligibility and the amount of your relocation benefits under the federal and/or state law. We suggest you save this informational statement for reference.

The Agency has retained the services of Overland, Pacific & Cutler, Inc., a qualified professional relocation firm, to assist you. The firm is available to explain the program and benefits. Their address and telephone number is:

**Overland, Pacific & Cutler, Inc.
100 W. Broadway, Suite 500
Long Beach, CA 90802
Telephone: (800) 400-7356**

Spanish speaking representatives are available. **Si necesita esta información en Español, por favor llame a su representante.**

PLEASE DO NOT MOVE PREMATURELY. THIS IS NOT A NOTICE TO VACATE YOUR DWELLING. However, if you desire to move sooner than required, you must contact your representative with Overland, Pacific & Cutler, Inc., so you will not jeopardize any benefits. This is a general informational brochure only, and is not intended to give a detailed description of either the law or regulations pertaining to the Agency's relocation assistance program.

Please continue to pay your rent to your current landlord, otherwise you may be evicted and jeopardize the relocation benefits to which you may be entitled to receive.

II. ASSISTANCE IN LOCATING A REPLACEMENT DWELLING

The Agency, through its representatives, will assist you in locating a comparable replacement dwelling by providing referrals to appropriate and available housing units. You are encouraged to actively seek such housing yourself.

When a suitable replacement dwelling unit has been found, your relocation consultant will carry out an inspection and advise you as to whether the dwelling unit meets decent, safe and sanitary housing requirements. A decent, safe and sanitary housing unit provides adequate space for its occupants, proper weatherproofing and sound heating, electrical and plumbing systems. Your new dwelling must pass inspection before relocation assistance payments can be authorized.

III. MOVING BENEFITS

If you must move as a result of displacement by the Agency, you will receive a payment to assist in moving your personal property. The actual, reasonable and necessary expenses for moving your household belongings may be determined based on one, or a combination of the following methods:

1. Commercial move – performed by a professional mover, or
2. Self move – performed by the displaced person in one or a combination of the following methods:
 - Fixed Residential Moving Cost Schedule (as shown below)
 - Actual Cost Move supported by receipted bills for labor and equipment.

For example, you chose a Self Move, receiving a payment based on the Fixed Residential Moving Cost Schedule shown below, plus contract with a professional mover to transport your grand piano and /or other items that require special handling. In this case, there may be an adjustment in the number of rooms which qualify under the Fixed Residential Moving Cost Schedule.

A. Fixed Moving Payment (Self Move)

A Fixed Moving Payment is based upon the number of rooms you occupy and whether or not you own your own furniture. The payment is based upon a schedule approved by the Agency, and ranges, for example, from \$400.00 for one furnished room to \$2,150.00 for

eight rooms in an unfurnished dwelling. Your relocation representative will inform you of the amount you are eligible to receive if you choose this type of payment.

FIXED MOVING SCHEDULE - CALIFORNIA (effective June 15, 2005)			
Occupant owns furniture		Occupant does NOT own furniture	
1 room	\$625.00	1 room	\$400.00
2 rooms	\$800.00	each additional room	\$65.00
3 rooms	\$1,000.00		
4 rooms	\$1,175.00		
5 rooms	\$1,425.00		
6 rooms	\$1,650.00		
7 rooms	\$1,900.00		
8 rooms	\$2,150.00		
each additional room	\$225.00		

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

B. Actual Moving Expense (Commercial Move)

If you wish to engage the services of a licensed commercial mover and have the Agency pay the bill, you may claim the ACTUAL cost of moving your personal property up to 50 miles. Your relocation representative will inform you of the number of competitive moving bids (if any) which may be required, and assist you in developing a scope of services for Agency approval

IV. REPLACEMENT HOUSING PAYMENT – 90-DAY OCCUPANTS

Tenants and homeowner-occupants may be eligible for a payment up to \$5,250.00 to assist in renting or purchasing a comparable replacement dwelling. In order to qualify, you must be a tenant who has occupied your present dwelling for at least 90 days immediately prior to the initiation of negotiations for the property.

A. Rental Assistance. If you wish to rent your replacement dwelling, under section 104(d) guidelines, your rental assistance benefits will be based upon the difference over a sixty (60) month period between the rent you must pay for a comparable replacement dwelling and your Total Tenant Payment (TTP). The TTP is the amount a tenant is expected to contribute towards the monthly rent. It is the highest of: 1) 30% of a family's adjusted monthly income; or 2) 10% of the family's monthly gross income; or 3) a designated allowance under certain welfare programs. You will be required to provide your relocation representative with monthly rent and household income verification prior to the determination of your eligibility for this payment. You are also eligible for assistance in paying a security deposit at your replacement home, if applicable, and a credit check fee associated with securing your replacement dwelling.

- OR -

- B. **Down-payment Assistance.** If you qualify, and **wish to purchase** a home as a replacement dwelling, you can apply up to the total amount of your rental assistance payment towards the down-payment and non-recurring incidental expenses to secure a mutual housing unit or cooperative housing unit. If you wish to purchase a house that is not mutual housing or cooperative housing, your purchase assistance would be provided under URA guidelines – an amount that may be less than the section 104(d) amount. Your relocation representative will clarify procedures necessary to apply for this payment.

V. QUALIFICATION FOR AND FILING OF RELOCATION CLAIMS

To qualify for a Replacement Housing Payment, you must rent or purchase and occupy a comparable replacement unit **within one year from the later of** the following:

1. The date you move from the displacement dwelling; or
3. The date the Agency fulfills its obligation to make available comparable replacement dwellings.

All claims for relocation benefits must be filed with the Agency **within eighteen (18) months** from the date on which you move.

VI. LAST RESORT HOUSING ASSISTANCE

If comparable replacement dwellings are not available when you are required to move, or if replacement housing is not available within the monetary limits described above, the Agency will provide Last Resort housing assistance to enable you to rent or purchase a replacement dwelling on a timely basis. Last Resort housing assistance is based on the individual circumstances of the displaced person. Your relocation representative will explain the process for determining whether or not you qualify for Last Resort assistance.

If you are a tenant, and you choose to purchase rather than rent a comparable replacement dwelling, the entire amount of your rental assistance and last resort eligibility must be applied toward the down-payment of the home you intend to purchase.

VII. EVICTION

Eviction for cause must conform to applicable State and local law. Any person who occupies the real property and is not in unlawful occupancy on the date of initiation of negotiations, is presumed to be entitled to relocation benefits, unless the Agency determines that:

- The person received an eviction notice prior to the initiation of negotiations and, as a

- result, was later evicted; or
- The person is evicted after the initiation of negotiations for serious or repeated violation of material terms of the lease; and
 - In either case, the eviction was not undertaken for the purpose of evading relocation assistance regulations.

If evicted for cause, a displacee will forfeit any relocation benefits to which they may have been entitled.

VIII. APPEAL PROCEDURES - GRIEVANCE

Any person aggrieved by a determination as to eligibility for a relocation payment, or the amount of a payment, may have his/her claim reviewed or reconsidered in accordance with the Agency's appeals procedure. Complete details on appeal procedures are available upon request from the Agency.

IX. TAX STATUS OF RELOCATION BENEFITS

Relocation benefit payments are not considered as income for the purpose of the Internal Revenue Code of 1986 or the Personal Income Tax Law, Part 10 (commencing with Section 17001) of Division 2 of the Revenue and Taxation Code, or the Bank and Corporation Tax law, Part 11(commencing with Section 23001) of Division 2 of the Revenue and Taxation Code.

X. ADDITIONAL INFORMATION AND ASSISTANCE AVAILABLE

Those responsible for providing you with relocation assistance hope to assist you in every way possible to minimize the hardships involved in relocating to a new home. Your cooperation will be helpful and greatly appreciated. If you have any questions at any time during the process, please do not hesitate to contact your relocation representative.

GRIEVANCE PROCEDURES



Grievance Procedures

Community Redevelopment Agency of the City of Los Angeles
Adopted November 5, 1998

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 CRA/LA to provide comparable permanent or adequate temporary replacement housing or the CRA/LA's property management practices may, at his election have his claim reviewed and reconsidered by the CRA/LA 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 CRA/LA denies or refuses to consider a claim, the CRA/LA'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 CRA/LA 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 CRA/LA's determination was incorrect or inadequate.

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

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 CRA/LA 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 CEO of the CRA/LA or a designee (other than the person who made the initial determination) having authority to revise the initial determination on the claim. The CRA/LA 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 115, 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 CRA/LA 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 CRA/LA Board, including any recommendations for modification of the CRA/LA's initial determination.

D. [§ 1110] SCOPE OF REVIEW

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

All material upon which the CRA/LA 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;

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

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

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:

The determination of the Relocation Appeals Board whether the CRA/LA has complied with State law and where applicable with federal law, pertaining to the relocation;

The recommendations of the Relocation Appeals Board, including any recommendations for modification of the CRA/LA's initial determination;

The factual and legal basis upon which the findings and recommendations of the Relocation Appeals Board will be transmitted to the CRA/LA Board for final administrative decision with respect to the claim.

A statement to the complainant that the findings and recommendations of the relocation Appeals Board will be transmitted to the CRA/LA 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 CRA/LA 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. [§ 1112] FINAL DETERMINATION BY CRA/LA BOARD

(1) [§ 1113] Scope of Review

After receipt of the written findings and recommendations of the Relocation Appeals Board, the CRA/LA Board shall review and reconsider the initial determination of the CRA/LA on the claim. The CRA/LA 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 CRA/LA 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 CRA/LA Board.

The final determination on review by the CRA/LA Board shall include, but is not limited to:

The CRA/LA Board's decision on reconsideration of the claim; and

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

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 CRA/LA Board shall be writing and a copy thereof shall be provided to the complainant.

The CRA/LA Board shall issue its determination as soon as possible, but no later than six (6) weeks from receipt by the CRA/LA 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 CRA/LA.

F. [§ 1115]

Stay of Displacement Pending Final Determination

If a complainant seeks to prevent displacement, the CRA/LA shall not require the complainant to move until at least twenty (20) days after the CRA/LA has made its final determination. In all cases the CRA/LA 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 CRA/LA of the notice to vacate provided for by Section 1302 of the CRA/LA's Rules and Regulations which provides that eligible persons occupying real property shall not be required to move without at least 90 days written notice from the CRA/LA. 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 CRA/LA 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.

Review of Files by Claimant

I. [§ 118]

Except to the extent that confidentiality of material is protected by law or its disclosure is prohibited by law, the CRA/LA shall permit the claimant to inspect all files and records bearing upon his claim or the prosecution of the claimant's grievance. The CRA/LA 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.

Recommendations by Third Party

J. [§ 119]

Upon agreement between the claimant and the CRA/LA, a mutually acceptable third party or parties may review the claim and make advisory recommendations thereon to the CRA/LA for its final determination. In reviewing the claim and making recommendations to the CRA/LA, the third party or parties shall be guided by Section 100 of these Rules and Regulations.

Effect of Determination on Other Persons

K. [§ 120]

The principles established in all determinations by the CRA/LA 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.

Judicial Review

L. [§ 121]

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 100.

ATTACHMENT E

RESOLUTION ADOPTING THE REPLACEMENT HOUSING PLAN

RESOLUTION NO. 7319-1

RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES ADOPTING THE REPLACEMENT HOUSING PLAN FOR THIRTY TWO DWELLING UNITS TO BE REMOVED FROM THE LOW AND MODERATE INCOME HOUSING MARKET IN CONNECTION WITH THE PROPOSED CONSTRUCTION OF MONTECITO TERRACES LOCATED AT 14653-14661 AND 14726-14728 BLYTHE STREET IN THE EARTHQUAKE DISASTER ASSISTANCE PROJECT AREA FOR PORTIONS OF COUNCIL DISTRICT 7 AND IN ACCORDANCE WITH THE PROVISIONS OF THE REDEVELOPMENT PLAN

WHEREAS, CRA/LA staff, pursuant to the provisions of the California Community Redevelopment Law, Health and Safety Code Section 33413, has prepared a Replacement Housing Plan, a copy of which is attached hereto as Exhibit 'A', for thirty two (32) dwelling units located at 14653-14661 and 14726-14728 Blythe Street within the Earthquake Disaster Assistance Project Area for Portions of Council District 7; these units are proposed to be removed in the course of implementation of the Earthquake Disaster Assistance Project Area For Portions of Council District 7; 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 Earthquake Disaster Assistance Project Area For Portions of Council District 7 is hereby approved and adopted.

ADOPTED: June 18, 2009

MONTECITO TERRACES REPLACEMENT HOUSING PLAN**I. INTRODUCTION**

The Redevelopment Plan (the "Redevelopment Plan") for the Earthquake Disaster Assistance Project Area for Portions of Council District 7 (the "Project Area") was prepared by the Community Redevelopment Agency of the City of Los Angeles, California and adopted by the Los Angeles City Council on November 17, 1994 by Ordinance Number 170156. 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 CRA/LA or where financial assistance has been provided by the CRA/LA, the CRA/LA 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 within the jurisdiction of the CRA/LA. The replacement dwelling units shall be available at affordable housing costs and constructed in accordance with all the provisions of the Community Redevelopment Law, and the Redevelopment Plan. Units to be removed or vacant for less than five years, formerly housing persons or families of low or moderate income, shall also be replaced according to the stipulations above and shall be available and affordable to persons or families of the same income categories as those who previously occupied the removed dwelling units. This requirement is separate from the requirement for residential relocation.

This document constitutes the Replacement Housing Plan "Plan" for the "Montecito Terraces" project. The Plan will guide and facilitate the rehabilitation or construction of replacement housing for persons or families of low/moderate income in accordance with the requirements of the Redevelopment Plan and Section 33413 of the Health and Safety Code.

The proposed sites of the Montecito Terraces project are located in the Project Area. The total development sites are approximately 67,788 square feet and located at 14726-14728 and 14653-14661 Blythe Street in Los Angeles, California ("Sites"). The Sites are currently owned by Montecito Owners, L.P. and Willow Owners, L.P. and the sole general partner of each limited partnership, AMCAL Multi-Housing Inc., will develop the Sites ("Developer"). The Developer intends to develop the Sites by constructing two new buildings, providing 98 units consisting of one- and two- bedroom apartments, which will be income restricted to seniors earning between 30% and 60% of AMI, with two apartments set aside as Managers' units. Income qualified seniors displaced from their dwelling units by the Montecito Terraces project shall receive priority for occupancy in the constructed "Replacement Dwelling Units" (defined below).

A Relocation Plan for the Project was prepared and has been reviewed and recommended for approval by CRA/LA staff. At the time the Relocation Plan was prepared, the relocation consultant surveyed a total of 15 occupied tenant households and determined that seventeen (17) units in the Project were vacant. The CRA/LA staff has provided the Relocation Plan to the Los Angeles Housing Department (LAHD), the CRA/LA web site, and the CRA/LA Records Department for the mandatory 30 day public review period.

II. GENERAL DEFINITIONS

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

- A. "**Affordable Rent**" shall have the same meanings as defined by the Health and Safety Code and other state and local laws and regulations pertinent thereto.
- B. "**CRA/LA**" means The Community Redevelopment Agency of the City of Los Angeles, California.
- C. "**City**" means the City of Los Angeles, California.
- D. "**Plan**" means this Replacement Housing Plan.
- E. "**Project Area**" means the area included within the boundaries of the Earthquake Disaster Assistance Project Area for Portions of Council District 7.
- F. "**Redevelopment Plan**" means the Redevelopment Plan for the Earthquake Disaster Assistance Project Area for Portions of Council District 7.
- G. "**Replacement Dwelling Unit**" means a dwelling unit rehabilitated, developed or constructed in replacement of a dwelling unit destroyed or removed from the low or moderate income housing inventory by the CRA/LA 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 CRA/LA. The replacement dwelling unit may be for rental or for-sale.
- H. "**Sites**" means the real property at 14726-14728 and 14653-14661 Blythe Street in Los Angeles, California.
- I. The "**Project**" means the future development of a 98 unit, senior affordable housing project.

III. PURPOSE OF THE PLAN

The CRA/LA proposes to implement the Redevelopment Plan by assisting in the construction of a new construction project that will provide ninety-eight (98) units of senior affordable housing.

The existing buildings located at the 14726-14728 and 14653-14661 Blythe Street sites were constructed in the 1940s – 1950s and consist of one and two-story walk-up garden apartments with 2 studios, 25 one-bedroom and 5 two-bedroom units. The existing thirty-two (32) units will be demolished and replaced with an equal number of replacement units which have an equal or greater number of bedrooms within the larger ninety-eight (98) unit new construction project. Seniors relocated from the existing units have first priority to return to the Project provided they are income qualified. Those income qualified seniors previously displaced by CRA/LA development activities shall also be given priority in the tenant selection process.

The new construction project will serve households of very low, low, and moderate income, as indicated in Table 1 below, as determined by Area Median Income ("AMI") ranges in accord with the California Tax Credit Allocation Committee ("TCAC").

Table 1 TCAC Affordability Levels

2008 Rents % of TCAC AMI	# of One Bedroom Units	# of Two Bedroom Units	Total Units
30% of TCAC AMI	8	2	10
40% of TCAC AMI	10	1	11
50% of TCAC AMI	49	0	49
60% of TCAC AMI	11	15	26
Subtotal	78	18	96
Manager Unit	0	2	2
Total	78	20	98

Planned income targets according to California Community Redevelopment Law ("CRL") are provided in Table 2 below.

Table 2 CRL Affordability Levels

Proposed Units by CRL Income Level	# of One Bedroom	# of Two Bedroom	Total Units
Very Low Income (<=50% HCD Median)	67	3	70
Low Income (<=60% HCD Median)	11	15	26
Moderate Income (<=110% HCD Median)	0	0	0
Subtotal	78	18	96
Manager Unit	0	2	2
Total	78	20	98

In order to preserve the supply of affordable housing, the CRA/LA will record affordability deed restrictions on the replacement dwelling units at the Project for not less than 55 years.

The following Table 3 lists the actual thirty-two (32) units to be removed while Table 4 identifies those units that will serve as replacement units for the thirty-two (32) units to be removed.

Table 3 Current Dwelling Units To Be Removed

HCD AMI	Type Unit	Units	Total Bedrooms
Units to be demolished: 14726-14728 and 14653-14661 Blythe St.			
50% AMI (Very Low)	One Bedroom	23	23
50% AMI (Very Low)	Two Bedroom	3	6
60% AMI (Low)	One Bedroom	3	3
60% AMI (Low)	Two Bedroom	1	2
110% AMI (Moderate)	One Bedroom	1	1
110% AMI (Moderate)	Two Bedroom	1	2
Total		32	37

*Fourteen (14) vacant units with no available rent history were assumed at 50% HCD AMI.

Table 4 below lists the planned replacement units which will provide thirty eight (38) bedrooms within the larger ninety eight (98) unit new construction project at comparable affordability levels.

Table 4 Planned Replacement Units

Address/HCD AMI	Type Unit	Units	Total Bedrooms
Units to be replaced: 14726-14728 and 14653-14661 Blythe St.			
50% AMI (Very Low)	One Bedroom	23	23
50% AMI (Very Low)	Two Bedroom	3	6
60% AMI (Low)	One Bedroom	3	3
60% AMI (Low)	Two Bedroom	1	2
110% AMI (Moderate)	Two Bedroom	2	4
Total		32	38

At the time the Plan was prepared, approximately fifty two tenants resided at 14653-14661 and 14726-14728 Blythe Street with household incomes at very-low, low, and moderate incomes. Permanent relocation of all occupied households will be conducted by the Developer in accord with State and Federal guidelines, under the assumption that the Project will receive State and Federal funding.

IV. GENERAL LOCATION OF HOUSING

The location of the replacement dwelling units to be constructed will be located at the Sites in the Project Area.

V. METHOD OF FINANCING

The CRA/LA 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, CRA/LA bonds, tax increment proceeds, or other available resources.

The anticipated funding for the replacement housing units will be a combination of State funds, Federal funds, CRA/LA housing funds and developer equity.

VI. 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 located at 14726-14728 and 14653-14661 Blythe Street, Los Angeles, California.

VII. TIME FRAME FOR DEVELOPMENT OF THE REPLACEMENT HOUSING

The following anticipated construction dates apply to the replacement dwelling units. The thirty two units to be removed are anticipated to be demolished in November, 2009.

Project	Commencement of Construction	Completion Date
Montecito Terraces	November 2009	April 2011

The replacement dwelling units will be constructed within the four-year period as required by State Law.

VIII. CONSULTATION

Pursuant to California Redevelopment Law (Health and Safety Code Section 33413.5), the draft Plan has been made available for review and comment by the general public and relevant public agencies.

MONTECITO TERRACES REPLACEMENT HOUSING PLAN

I. INTRODUCTION

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50% of TCAC AMI	49	0	49
60% of TCAC AMI	11	15	26
Subtotal	78	18	96
Manager Unit	0	2	2
Total	78	20	98

Planned income targets according to California Community Redevelopment Law ("CRL") are provided in Table 2 below.

Table 2 CRL Affordability Levels

Proposed Units by CRL Income Level	# of One Bedroom	# of Two Bedroom	Total Units
Very Low Income (<=50% HCD Median)	67	3	70
Low Income (<=60% HCD Median)	11	15	26
Moderate Income (<=110% HCD Median)	0	0	0
Subtotal	78	18	96
Manager Unit	0	2	2
Total	78	20	98

In order to preserve the supply of affordable housing, the CRA/LA will record affordability deed restrictions on the replacement dwelling units at the Project for not less than 55 years.

The following Table 3 lists the actual thirty-two (32) units to be removed while Table 4 identifies those units that will serve as replacement units for the thirty-two (32) units to be removed.

Table 3 Current Dwelling Units To Be Removed

HCD AMI	Type Unit	Units	Total Bedrooms
Units to be demolished: 14726-14728 and 14653-14661 Blythe St.			
50% AMI (Very Low)	One Bedroom	23	23
50% AMI (Very Low)	Two Bedroom	3	6
60% AMI (Low)	One Bedroom	3	3
60% AMI (Low)	Two Bedroom	1	2
110% AMI (Moderate)	One Bedroom	1	1
110% AMI (Moderate)	Two Bedroom	1	2
Total		32	37

*Fourteen (14) vacant units with no available rent history were assumed at 50% HCD AMI.

Table 4 below lists the planned replacement units which will provide thirty eight (38) bedrooms within the larger ninety eight (98) unit new construction project at comparable affordability levels.

Table 4 Planned Replacement Units

Address/HCD AMI	Type Unit	Units	Total Bedrooms
Units to be replaced: 14726-14728 and 14653-14661 Blythe St.			
50% AMI (Very Low)	One Bedroom	23	23
50% AMI (Very Low)	Two Bedroom	3	6
60% AMI (Low)	One Bedroom	3	3
60% AMI (Low)	Two Bedroom	1	2
110% AMI (Moderate)	Two Bedroom	2	4
Total		32	38

At the time the Plan was prepared, approximately fifty two tenants resided at 14653-14661 and 14726-14728 Blythe Street with household incomes at very-low, low, and moderate incomes. Permanent relocation of all occupied households will be conducted by the Developer in accord with State and Federal guidelines, under the assumption that the Project will receive State and Federal funding.

IV. GENERAL LOCATION OF HOUSING

The location of the replacement dwelling units to be constructed will be located at the Sites in the Project Area.

V. METHOD OF FINANCING

The CRA/LA 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, CRA/LA bonds, tax increment proceeds, or other available resources.

The anticipated funding for the replacement housing units will be a combination of State funds, Federal funds, CRA/LA housing funds and developer equity.

VI. 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 located at 14726-14728 and 14653-14661 Blythe Street, Los Angeles, California.

VII. TIME FRAME FOR DEVELOPMENT OF THE REPLACEMENT HOUSING

The following anticipated construction dates apply to the replacement dwelling units. The thirty two units to be removed are anticipated to be demolished in November, 2009.

Project	Commencement of Construction	Completion Date
Montecito Terraces	November 2009	April 2011

The replacement dwelling units will be constructed within the four-year period as required by State Law.

VIII. CONSULTATION

Pursuant to California Redevelopment Law (Health and Safety Code Section 33413.5), the draft Plan has been made available for review and comment by the general public and relevant public agencies.