

Item 7C
Exhibit A

*Relocation Plan and
Conversion Impact Report
for the
Azusa River Wilderness
Park Project*

Prepared for:

Watershed Conservation Authority

By:

Overland, Pacific & Cutler, Inc.
10 Hughes, A207
Irvine, California 92618
(562) 304-2000

March 9, 2007

TABLE OF CONTENTS

INTRODUCTION.....	1
I. PROJECT AREA DESCRIPTION	3
A. THE REGIONAL LOCATION.....	3
B. PROJECT SITE LOCATION.....	4
C. GENERAL DEMOGRAPHIC & HOUSING CHARACTERISTICS	5
II. ASSESSMENT OF RELOCATION NEEDS	6
A. SURVEY METHOD.....	6
B. FIELD SURVEY DATA	6
1. Current Residential Occupants	6
2. Housing Mix	6
3. Project Area Rents.....	7
4. Occupancy/Overcrowding	7
5. Replacement Housing Needs.....	7
6. Income	8
7. Ethnicity/Language.....	8
8. Senior/Handicapped Households.....	9
9. Preferred Relocation Areas.....	9
III. RELOCATION RESOURCES	10
A. METHODOLOGY	10
B. REPLACEMENT HOUSING AVAILABILITY.....	10
1. Residential Rental Housing.....	10
2. Mobile Homes For Sale Housing.....	11
3. Pad Space Rent.....	11
4. Summary.....	11
C. RELATED ISSUES	12
1. Concurrent Residential Displacement	12
2. Temporary Housing.....	12
IV. MOBILEHOME PARK CLOSURE REPORT	13
A. CONVERSION IMPACT REPORT	13
1. Named Parties	13
2. Description of Proposed New Use	14
3. Timetable for Conversion of the Park.....	14
4. Number of Spaces Within Park	14
5. Name and Mailing Address of Residents	14
B. CONVERSION IMPACT REPORT FOR MOBILE HOME CLOSURE	15
1. Resident Profile.....	15
2. Notification Requirements	15
3. Alternative Housing Analysis.....	16
4. Mitigation/Compensation Analysis	16

5.	Availability of Rental Assistance.....	17
C.	CONCLUSION.....	17
V.	THE RELOCATION PROGRAM.....	18
A.	PROGRAM ASSURANCES, STANDARDS AND OBJECTIVES.....	18
B.	ADVISORY ASSISTANCE.....	19
C.	RELOCATION BENEFITS.....	20
1.	Residential Moving Expense Payments.....	21
2.	Rental Assistance to 90-day Tenants Who Choose to Rent.....	22
3.	Downpayment Assistance to Tenants Who Choose to Purchase.....	23
4.	Payments to Mobile Home Owners.....	24
D.	LAST RESORT HOUSING.....	25
E.	GENERAL INFORMATION ON PAYMENT OF RELOCATION BENEFITS.....	26
F.	RELOCATION TAX CONSEQUENCES.....	27
G.	GRIEVANCE PROCEDURES.....	27
H.	EVICITION POLICY.....	27
I.	CITIZEN PARTICIPATION.....	28
J.	PROJECTED DATES OF DISPLACEMENT.....	29
K.	ESTIMATED RELOCATION COSTS.....	29

LIST OF TABLES

TABLE 1: 2000 Census Population - City of Azusa & Tract 4006.04	5
TABLE 2: 2000 Census Housing Units - City of Azusa & Tract 4006.04	5
TABLE 3: Housing Mix	7
TABLE 4: Project Area Rents	7
TABLE 5: Household Size	7
TABLE 6: Replacement Housing Needs	8
TABLE 7: Income Levels of Residential Households	8
TABLE 8: Ethnicity of Project Households	8
TABLE 9: Availability and Cost of Replacement Rental Housing	10
TABLE 10: Availability and Cost of Replacement Housing For Sale	11
TABLE 11: Timetable for the Mobilehome Park Closure	14
TABLE 12: Schedule of Fixed Moving Payments	22
TABLE 13: Computation of Rental Assistance Payments	24

LIST OF EXHIBITS

EXHIBIT A:	Residential Interview Form
EXHIBIT B:	HUD Income Limits - County of Los Angeles
EXHIBIT C:	Residential Informational Brochure
EXHIBIT D:	Mobilehome Park Resident Profile
EXHIBIT E:	Public Comments and Response to Public Comments

INTRODUCTION

The Watershed Conservation Authority (the WCA) is in the process of exploring the costs and ramifications related to the proposed Azusa River Wilderness Park Project (the Project). The WCA purchased the approximately 40 acre El Encanto property, which encompasses the Azusa Springs Mobile Home Park, as part of the larger 80 acre park site. The WCA received a grant from the state conservancy and the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy to acquire the property. The WCA has acquired the site, and any development, exclusive of retaining the existing mobile home park, would necessitate the acquisition of the privately-owned mobile homes as well as the displacement of a total of 10 households. There are an additional three occupied apartment units on the property, however, these tenants will not be displaced.

Proposed plans for the Project include expansion and improvement of the open space and recreational opportunities for the conservation, restoration and environmental enhancement of the San Gabriel and Lower Los Angeles Rivers Watershed area. These plans are consistent with the goals of flood protection, water supply, groundwater recharge and water conservation. The existing mobile home units and the continuation of a mobile home park use do not fit within the proposed uses of the property.

The Project would require the relocation of 10 residential households. The involvement of the WCA, a public entity, triggers the need to provide relocation assistance and benefits in accordance with state relocation law (California Government Code Section 7260 et seq.) and the implementing regulations (California Code of Regulations Title 25 Chapter 6). Among the regulatory requirements applicable to the Project is the need to prepare a relocation plan. The purposes of a relocation plan, in broad terms, are to address the needs of potential displacees, the availability of adequate replacement housing, and the WCA's plans to provide required assistance.

Additionally, state law requires the owner to prepare an Impact Report due to the proposed closure of the mobilehome park. Overland, Pacific & Cutler, Inc. (OPC), an experienced, professional relocation consulting firm, has been selected to prepare both the relocation plan (the Plan) and the impact report (the Report). Due to the similarities of data and assistance/mitigations required for both the Plan and Report, OPC has combined the requirements of both the Plan and Report into one document (the Document).

This Document provides the results of a needs assessment survey, a housing

resource study and details of the proposed relocation program the WCA will follow, including the necessary elements for the closure of the mobilehome park. This Document sets forth policies and procedures necessary to conform with statutes and regulations established by the California Relocation Assistance Law, California Government Code section 7260 et seq., and the California Relocation Assistance and Real Property Acquisition Guidelines, Title 25, California Code of Regulations, Chapter 6, Section 6000 et seq. (the Guidelines) as it relates to relocation assistance activities. Additionally, this Document identifies the requirements that must be met for the closure of a mobilehome park established by a California Government Code section 65863.7 and 65863.8, and California Civil Code 798.56.

The Document is organized in 5 sections:

1. A description of the Project's regional location and specific site setting **(SECTION I)**;
2. An assessment of the relocation needs of persons subject to displacement as a result of the Project **(SECTION II)**;
3. An assessment of available replacement housing units in proximity to the Project **(SECTION III)**;
4. A listing and assessment of the necessary components for the mobilehome park closure requirements **(SECTION IV)**; and
5. A review of the relocation assistance program to be offered to displaced residents **(SECTION V)**.

I. PROJECT AREA DESCRIPTION

A. THE REGIONAL LOCATION

The Project is located in the City of Azusa in the southeastern portion of Los Angeles County, approximately 27 miles northeast of downtown Los Angeles. Azusa is immediately accessible from Interstate Route 10 and State Route 9. (See *Figure 1: Regional Project Location*)

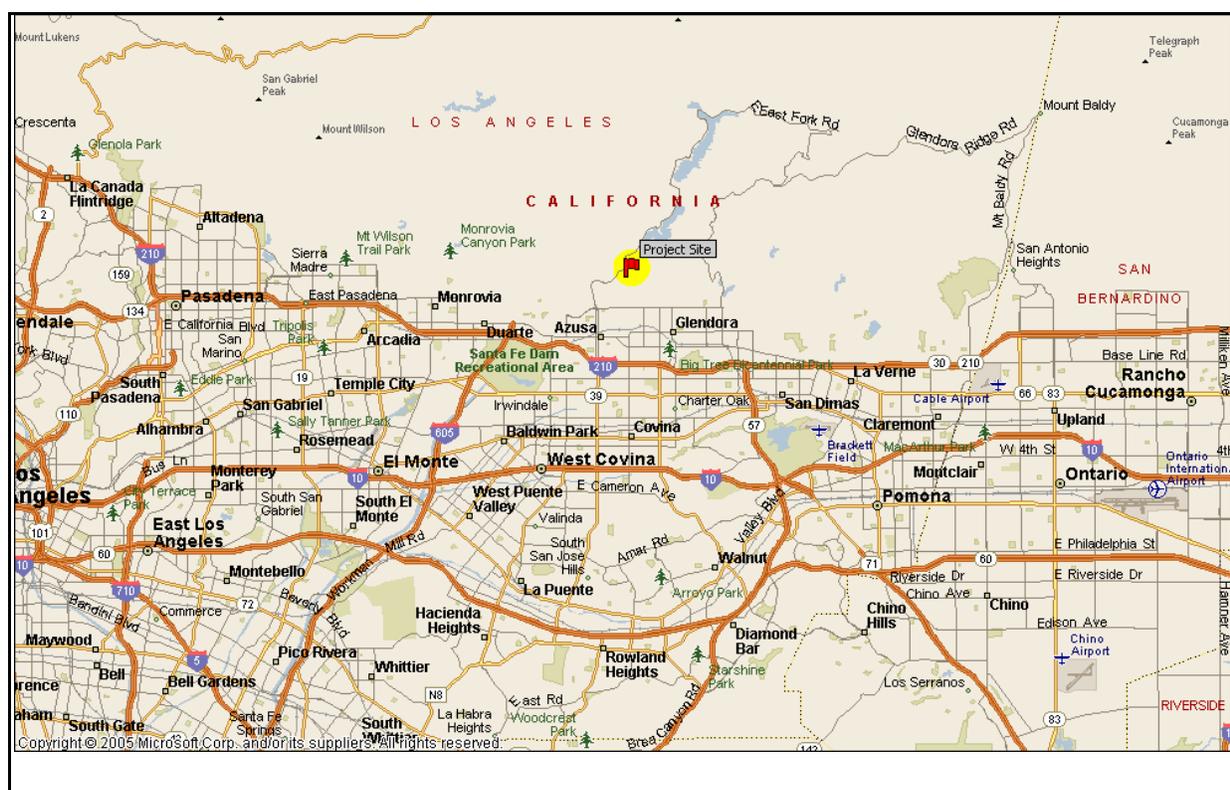
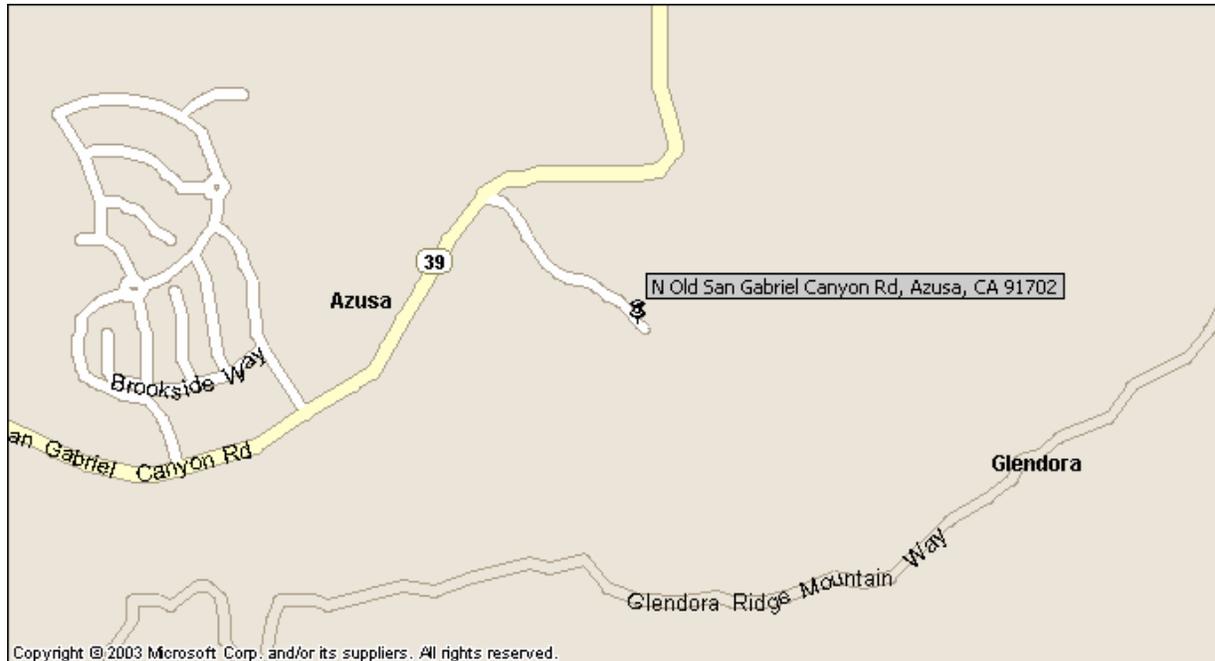


Figure 1: Regional Project Location

B. PROJECT SITE LOCATION



The Project site is generally in the northeastern section of Azusa off of N. San Gabriel Canyon Road (Highway 39) (See Figure 2: Project Site Location).

Figure 2: Project Site Location

C. GENERAL DEMOGRAPHIC & HOUSING CHARACTERISTICS

The 2000 U. S. Census (the Census) determined the population of the City of Azusa to be 44,712 people and the population of Census Tract 4006.04, where the Project is located, to be 7 (see **Table 1**). The housing mix according to the Census is shown below in **Table 2**.

TABLE 1: 2000 Census Population - City of Azusa & Tract 4006.04				
Population	Tract 4006.04	%	City	%
Total Population	7	100.0%	44,712	100.0%
White	7	100.0%	23,406	52.3%
Black or African American	0	0.0%	1,688	3.8%
American Indian and Alaska Native	0	0.0%	585	1.3%
Asian	0	0.0%	2,747	6.1%
Native Hawaiian and Other Pacific Islander	0	0.0%	77	0.2%
Some Other Race	0	0.0%	13,646	30.5%
Two or More Races	0	0.0%	2,563	5.7%
Hispanic or Latino (of Any Race)	0	0.0%	28,522	63.8%

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

TABLE 2: 2000 Census Housing Units - City of Azusa & Tract 4006.04				
Type	Tract 4006.04	%	City	%
Total Units	4	100.0%	13,013	100.0%
Owner-Occupied	1	25.0%	6,343	50.5%
Renter-Occupied	3	75.0%	6,206	49.5%
Vacant Housing Units	0	0.0%	464	3.6%
Available for Sale Only (of Total Vacant Units)	0	0.0%	69	14.9%
Available for Rent - Full Time Occupancy (of Total Vacant Units)	0	0.0%	260	56.0%
Sold or Rented - Not Occupied	0	0.0%	28	6.0%

Relocation Plan for the El Encanto Park Project - City of Fontana, California

Otherwise Not Available (e.g. seasonal, recreational, migratory, occasional use)	0	0.0%	23	5.0%
Other Vacant	54	0.0%	84	18.1%

Source: U.S. Census Bureau, QT-H1. General Housing Characteristics: 2000

II. ASSESSMENT OF RELOCATION NEEDS

A. SURVEY METHOD

To obtain information necessary for the preparation of this Plan, personal interviews were conducted over a three-week period in December 2006. Interviewers were successful in obtaining survey responses from eight of the ten residential households in the Project. One household was contacted in person but refused to provide the interviewer any information about the household. Interviewers attempted contacts with the remaining household a number of times during the course of the interview process and again during Plan preparation, however, this household also did not respond to attempts to interview them. The data in this section of the Plan are based solely on the unconfirmed responses of those individuals who participated in the survey as well as the information gathered during a preliminary interview in January 2006 for the two households refusing to participate in the surveys in December.

Inquiries made of residential occupants concerned household size and composition, income, monthly rent or mortgage status, length of occupancy, ethnicity, home language, physical disabilities, and replacement housing preferences. A sample of the residential interview form used in the interview process is presented as **Exhibit A** of this report.

B. FIELD SURVEY DATA

1. Current Residential Occupants

There are nine occupied mobile home households and one household living in a “studio” in the laundry building on the Project site. In addition, there are two vacant spaces. Lengths of occupancy vary from nine months to 17 years with an average tenancy of five years. Three of the nine residents for whom we have residency data have resided in their present unit for more than 5 years.

2. Housing Mix

The housing mix, as shown below in **Table 3**, consists of nine mobile home units and a tenant occupying a laundry facility. Of the 10 total household units, four are rental units and six are owner-occupied, including one owner-occupied household with an individual renting a room from the homeowner. The mobile home units range in size.

TABLE 3: Housing Mix					
# of Bedrooms	Room for Rent	One	Two	Three	Four
# of Units	2	1	1	6	1

3. Project Area Rents

Table 4 below charts monthly rents by bedroom size among the households paying rent.

TABLE 4: Project Area Rents	
Room for Rent	\$100, \$300
Two Bedroom	\$750
Three Bedroom	\$650
Four Bedroom	\$765

These rents include the cost to rent the unit as well as the pad rent fee (for mobile home occupants), which is \$415 for all spaces.

4. Occupancy/Overcrowding

There is a total known Project population of 21 individuals based on the eight respondent households, and this consists of 19 adults and 2 children. The average household size is 2.6 persons per dwelling unit. The distribution of household sizes within the Project is provided in **Table 5** below.

TABLE 5: Household Size (based on 8 interviewed)				
# in Household	One	Two	Three	Five
# Households	2	1	4	1

The commonly accepted standard for housing density allows 2 persons per bedroom and 1 person in a common living area. Based on this criterion and available tenant data, there are no overcrowded units.

5. 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 figured by comparing survey data for household size with typical replacement housing occupancy standards. These standards, generally, allow for up to 3 persons in a one-bedroom unit, 5 persons in a two-bedroom unit, 7 persons in a three-bedroom unit and 9 persons in a four-bedroom unit. The Project's replacement housing requirements are summarized in **Table 6**.

TABLE 6: Replacement Housing Needs					
Bedroom Size	Room for Rent	One	Two	Three	Four
# Needed - Tenants	2	0	1	1	1
# Needed - Owners	0	1	0	5	0

6. Income

Income information was provided by five 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), one Project household qualifies as extremely low income (30% or less of median), two as very low income (31%-50% of median) and two as moderate income (81%-120% of median). The range of reported annual household income among the five respondents was \$12,100 -\$70,000.

TABLE 7: Income Levels of Residential Households (5 respondents)			
Extremely Low	Very Low	Low	Moderate
1	2	0	2

7. Ethnicity/Language

The ethnicity of Project area households is shown below in **Table 8**.

TABLE 8: Ethnicity of Project Households		
Ethnicity	# of Households	Project %
White	9	90%
Hispanic	1	10%

Nine households identified English as their primary household language; the remaining household identified Spanish as their primary language.

8. Senior/Handicapped Households

There are two senior households (head of household or spouse 62 years or older) in the Project based on the eight respondent households, and no households reported having individuals with disabilities. The WCA acknowledges that should displacees require special assistance like barrier-free homes, care will be taken to accommodate them.

9. Preferred Relocation Areas

Most residents expressed a preference to remain in, or around, the immediate area in order to maintain access to medical facilities, employment, school, recreation and public transportation. One respondent is interested in moving to Oregon.

III. RELOCATION RESOURCES

A. METHODOLOGY

Replacement housing resources were surveyed generally within a five-mile area surrounding the Project and beyond to research mobile home parks and the availability of homes for sale as well as mobile home and conventional housing units for rent.

The following sources were utilized:

- Classified rental listings *For Rent* publications
- Contacts with real estate/property management companies serving the community
- Internet sources, including the MLS (Multiple Listing Service)

B. REPLACEMENT HOUSING AVAILABILITY

1. Residential Rental Housing

The rental replacement housing survey considered both conventional housing and smaller apartment rentals (duplex/triplex/fourplex) and single family homes. This data is summarized in **Table 9** below. The number of units found, by bedroom size, are presented alongside the number of units needed (shown in parentheses) to meet re-housing obligations. The market comparable rent amounts, shown in **Table 9**, are among the figures used to make benefit and budget projections for the Plan. These amounts are subject to change according to the market rates prevailing at the time of displacement.

Bedroom Size	Room for	Two	Three	Four
# Found (# needed)	3 (2)	34 (1)	18 (1)	21 (1)
Rent Range	\$450-\$650	\$895-\$1,900	\$1,375-\$2,000	\$1,375-\$2,750
Median Comparable Rent	\$500	\$1,250	\$1,700	\$2,200

As evidenced by the survey data presented in **Table 9**, there are adequate numbers of replacement housing units to accommodate the tenant households potentially displaced by the Project.

2. Mobile Homes For Sale Housing

The for-sale housing results are summarized in **Table 10** below.

TABLE 10: Availability and Cost of Replacement Housing For Sale		
Bedroom Size	One	Three
# Found (# needed)	4 (1)	10 (5)
List Price Range	\$17,000 - \$29,500	\$63,000 - \$98,500
Median Comparable Price	\$20,000	\$87,000

The survey data indicate that there are adequate numbers of replacement housing units to accommodate the mobile home owners potentially displaced by the Project.

3. Pad Space Rent

While surveying for mobile homes for sale, pad rents were considered where available. The pad rents of available mobile homes for sale range between \$378 and \$750 with a median rent of \$630. There is often a direct inverse relationship between the pad rent and the asking price of the mobile home – when pad rents are low, the cost of the mobile home is high. When pad rents are high, the cost of the mobile home is low.

4. Summary

Considering the availability of replacement housing resources gathered over a six-week period, it appears that there are more than adequate replacement resources for the residential occupants, both tenants and owner-occupants. But, while adequate replacement resources exist, based on surveyed results of rental and purchase opportunities and the current rent and likely values of existing dwellings, occupants may have increases in monthly rents and/or higher purchase costs. These increases, if any, will be addressed through the WCA's obligation under the relocation regulations, including Last Resort Housing (LRH) requirements (see Section V, D). The WCA will provide funds necessary to meet replacement housing obligations due to an increase in monthly rents of these available units or an

increase of pad rents for owner-occupants. Individual preferences will be accounted for once the relocation process has begun and a relocation consultant has had the opportunity to speak personally with each resident.

It is anticipated that the relocation activities will not necessitate any special housing considerations, other than Last Resort Housing obligations, for the Project to meet the comparable replacement housing requirement. Therefore, with possible benefit payments exceeding statutory amounts through LRH obligations, the relocation activities are not anticipated to create any special housing considerations. With LRH benefit payments, the Project will meet comparable replacement dwelling requirements.

The WCA intends to closely monitor each individual household's needs to assure that the relocation process will not create undue economic hardship for the displacees.

C. RELATED ISSUES

1. Concurrent Residential Displacement

There are no other known projects underway that will compete for housing units in the vicinity of the Project.

2. Temporary Housing

No need for temporary housing is anticipated.

IV. MOBILEHOME PARK CLOSURE REPORT

As discussed previously, this Mobilehome Park Closure Report has been written in conjunction with the Relocation Plan in accordance with California Government Code section 7260 et seq., and Title 25, California Code of Regulations, Chapter 6, Section 6000 et seq. While previous Sections of this Document have discussed issues relative to the overall proposed Project, this Section of the Document is specific to the possible closure of the "Azusa Springs Mobile Home Park", located at Old San Gabriel Canyon Road in Azusa, CA, for conversion to open space within the proposed Azusa River Wilderness Park.

This Section is designed to satisfy the reporting and noticing requirements, in accordance with both California Government Code Section 65863.7 and Civil Code Chapter 2.5- Section 798.56, by addressing the requested components of the law.

A. CONVERSION IMPACT REPORT

Following are the requested components of California Government Code Section 65863.7 and Civil Code Chapter 2.5- Section 798.56, for the proposed closure of the Azusa Springs Mobile Home Park.

1. Named Parties

Entity Proposing Closure:	Watershed Conservation Authority 900 S. Fremont Avenue Annex, 2 nd Floor Alhambra, CA 91802
Mobilehome Park Owner:	Watershed Conservation Authority 900 S. Fremont Avenue Annex, 2 nd Floor Alhambra, CA 91802
Preparer of Report:	Overland, Pacific & Cutler, Inc. 10 Hughes, A207 Irvine, CA 92618

2. Description of Proposed New Use

The proposed new use is for an overall development of open space and recreational opportunities within a planned Azusa River Wilderness Park. For a more detailed description of the Project, please see the Introduction section of this Document.

3. Timetable for Conversion of the Park

The following is the proposed timetable for the mobilehome park closure:

TABLE 11: Timetable for the Mobilehome Park Closure	
Item	Day/Week/Month
General Information letter to Residents	January 12, 2006
Information Neighborhood Meeting	November 18, 2006
Deliver Relocation/Conversion Plan to WCA	January 25, 2007
Deliver Plan for Review and letter to Occupants indicating the WCA will request closure of the Azusa Springs Mobile Home Park	February 9, 2007
Hearing on Conversion Impact Report and Relocation Plan	April 2007
Six Month Notice to Vacate to Residents/Owners	April 2007

4. Number of Spaces Within Park

The Azusa Springs Mobile Home Park consists of 11 mobile home park spaces, two of which are vacant. The total number of spaces occupied and to be displaced as a result of the closure is nine. The monthly rate charged for each space at the time of the report preparation is \$415 per month.

5. Name and Mailing Address of Residents

The name and mailing address of the residents of each mobile home within the

trailer park and the length of time each space has been occupied by the present resident can be found in **Exhibit D**, at the back of this report.

B. CONVERSION IMPACT REPORT FOR MOBILE HOME CLOSURE

1. Resident Profile

A resident profile including name, address, age, income, and whether the resident has any special needs or disabilities was collected from each household. These profiles are maintained in the preparer's file.

Income information has been described by income level (extremely low, very low, low or moderate) relative to the Year 2006 Median Income statistics from the Federal Department of Housing and Urban Development (HUD) for Los Angeles County. Describing income limits of residents elsewhere in this report has been done to protect disclosing specific income information of individual occupants.

No households with special needs or disabilities were identified out of the respondent households (8 of 10)

2. Notification Requirements

Civil Code Section 798.56 sets forth the required just causes for termination of tenancy in a mobilehome park. Subsection (g) specifies that change of use (closure) of the park, or any portion thereof, is a reason for termination of tenancy, provided the following requirements have been met:

- (1) The management (hereinafter the WCA) gives the homeowners at least 15 days' written notice that the WCA will be appearing before a local governmental board, commission, or body to request permits for a change of use of the mobilehome park.
- (2) After all required permits requesting a change of use have been approved by the local governmental board, commission, or body, the WCA shall give the homeowners six months' written notice of termination of tenancy. If the change of use requires no local governmental permits, then notice shall be given 12 months or more prior to the

WCA's determination that a change of use will occur.

- (3) The WCA shall give each proposed homeowner written notice thereof prior to the inception of his or her tenancy, that the management is requesting a change of use before local governmental bodies or that a change of use request has been granted.
- (4) The notice requirements for termination of tenancy set forth in Civil Code Sections 798.56 and 798.57 shall be followed, if the proposed change actually occurs.

Civil Code Section 798.56(h) additionally requires that the impact report required pursuant to Government Code Section 65863.7(b) shall be given to the homeowners or residents at the same time that notice is required as described in (1) above.

3. Alternative Housing Analysis

Section III of this Document provides a discussion on the availability of sufficient mobilehome space in other nearby mobilehome parks. The conclusion was that sufficient space is not available. Despite the fact that sufficient space is not available to relocate the existing mobile homes, in most cases, the age and condition of the mobilehomes would preclude them from being moved, even if sufficient space were available.

In-lieu of the availability of sufficient mobilehome 'space', replacement mobilehomes for sale available in other surrounding mobilehome parks were researched. The conclusion reached for this option was that sufficient for-sale mobilehomes were available.

This option of providing mobilehomes for sale is viable due to the relocation assistance program the WCA plans to implement as discussed in Section V, and below, under Mitigation/Compensation Analysis.

4. Mitigation/Compensation Analysis

The WCA's planned mitigation/compensation for the mobilehome park residents will be based on the provisions of the California Relocation Assistance and Real Property Acquisition Guidelines, Title 25, California Code of Regulations, Chapter 6, Section 6000 et seq. (the Guidelines). The WCA's relocation assistance program is outlined in Section V of this Document. The mitigation measures which have been outlined in this Document exceed "reasonable costs of relocation", as contemplated in California Government Code Section

65863.7. In summary, the proposed relocation mitigation/compensation displaced residents will receive includes, but is not limited to:

- Advisory assistance
- Payments for moving of personal property
- Payments for storage of personal property, if necessary
- For tenants permanently displaced, including mobilehome owners who purchase replacement coaches with associated space rent, rental assistance to cover increased rental costs, if any, for a comparable dwelling/space for 42 months
- For mobilehome owners, a replacement housing payment to cover the increased cost of a comparable replacement dwelling, including eligible incidental expenses and interest differential payment, if applicable

5. Availability of Rental Assistance

The availability of rental assistance and eligibility requirements are outlined in Section V of this Document.

C. CONCLUSION

This Report satisfies the requirements of Section 65863.7 California Government Code, and the WCA will follow the necessary noticing requirements of Section 798.56 of the California Civil Code. Furthermore, the WCA has outlined a relocation program which exceeds mitigation/compensation as contemplated in Section 65863.7 of the California Government Code.

Lastly, the proposed Project is consistent with the City of Azusa General Plan. The conversion of the Azusa Springs Mobile Home Park will not adversely affect the public health, safety and general welfare. The conversion avoids, to the extent possible, the dislocation of the resident mobile population and provides reasonable compensation when such dislocation is unavoidable.

V. THE RELOCATION PROGRAM

The WCA will provide displacees the assistance required by state law and the state relocation guidelines. The WCA's relocation program will offer both advisory and financial assistance.

A. PROGRAM ASSURANCES, STANDARDS AND OBJECTIVES

To meet its regulatory obligations, the WCA will:

1. Distribute appropriate written information concerning the relocation program to fully inform eligible project occupants of the nature of, and procedures for, obtaining relocation assistance and benefits;
2. Determine the needs of each residential displacee eligible for assistance;
3. Provide residential displacees with three, and preferably more, referrals to comparable replacement housing within a reasonable time prior to displacement. Finally, assure that no occupant is required to move without a minimum of 180 days written notice to vacate;
4. Provide assistance that does not result in different or separate treatment due to race, color, religion, national origin, sex, marital status or other arbitrary circumstances;
5. Supply information concerning federal and state programs and other governmental programs providing assistance to displaced persons;
6. Assist each eligible displacee to complete applications for benefits;
7. Make benefit determinations and payments in accordance with State of California and the adopted relocation guidelines of the WCA;
8. Inform all persons subject to displacement of the WCA's policies with regard to eviction and property management; and
9. Establish and maintain a formal grievance procedure for use by displaced persons seeking administrative review of basic eligibility decisions, the

adequacy of replacement housing referrals or property management practices.

B. ADVISORY ASSISTANCE

Every reasonable effort will be made to ensure that the relocation of displacees occurs with a minimum of delay and hardship.

The following specific services will be provided.

1. Each household affected by the Project will be personally interviewed to gather information appropriate to the determination of needs and preferences regarding replacement of existing accommodations;
2. A printed Informational Brochure (see **Exhibit C**) will be provided to all displaced households. Informational Brochures will be provided in Spanish, as necessary. Signed acknowledgments will be obtained to verify receipt of this material;
3. Prior to issuance of a notice-to-vacate, residential displacees will be provided, at least three, and preferably multiple, referrals to comparable replacement dwellings, pursuant to Section 6042 of the state relocation guidelines (California Code of Regulations, Title 25, Chapter 6). In no event shall an eligible residential displacee be required to move until comparable housing has been made available. Resource surveys and referrals will be undertaken and updated on a continuous basis over the duration of the Project.

Generally, a comparable replacement dwelling must satisfy the following criteria:

- (a) The unit is decent, safe and sanitary - electrical, plumbing and heating systems in good repair - no major, observable hazards or defects. The unit is comparable to the acquired dwelling with respect to number of rooms, habitable living space and type and quality of construction, but not lesser in rooms or living space as necessary to accommodate the displaced person.
- (b) The unit is located in an area not subjected to unreasonable adverse environmental conditions from either natural, or man-made sources, and not generally less desirable with respect to public utilities, transportation, public

and commercial facilities, including schools and municipal services and reasonably accessible to the displaced person's place of employment.

- (c) The unit is available both on the private market and to all persons regardless of race, color, sex, marital status, religion, or national origin.
 - (d) The monthly rental rate is within the financial means of the displaced residential tenant;
- 4. Transportation will be provided, if necessary, for any displaced resident to inspect replacement sites within the local area. Specific assistance will be offered, as appropriate, to help tenants find housing near friends, relatives, medical facilities and services, and convenient transportation;
 - 5. Assistance will be offered to all displacees in connection with arrangements for the purchase of real property, the completion of applications for replacement housing and the filing of claim forms to request relocation benefits;
 - 6. Special assistance in the form of referrals to governmental and non-governmental social service agencies will be made, if needed. Agencies to which referrals may be made include, but are not necessarily limited to the following:
 - (a) Federal Social Security Administration
 - (b) The Housing WCA of the County of Los Angeles
 - (c) Housing Rights Center

C. RELOCATION BENEFITS (RESIDENTIAL OWNERS AND TENANTS)

Relocation benefits will be provided in accordance with the provisions of the Law and Regulations. Benefits will be paid to eligible displaced persons upon submission of required claim forms and documentation.

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.

The WCA will process advance payment requests in order to alleviate hardships for tenants

who do not have access to sufficient funds to pay move-in costs such as first month's rent and/or security deposits. Requests for advance payments will be processed expeditiously to help avoid the loss of desirable, appropriate replacement housing.

1. Residential Moving Expense Payments

All residential displacees will be eligible to receive a payment for moving expenses. Moving expense payments will be based either on the actual cost of a professional move or a fixed payment amount determined by room count.

a. Actual Cost (Professional Move)

The cost of professional moving services will be based on the lower of at least two acceptable bids obtained from licensed, professional movers. Compensable moving elements include packing, transportation, un-packing and insurance. The WCA will make direct payment to the selected mover, if requested, or provide reimbursement upon presentation of appropriate documentation substantiating the move. Transportation costs are limited to a distance of 50 miles. In addition to payment for the actual move, one-time costs (not deposits) associated with utility re-connections (i.e., gas, water, electricity, telephone, and cable, if any), are eligible for reimbursement.

b. Fixed Payment (based on Room Count Schedule)

An occupant may elect to receive a fixed payment for moving expenses which is based on the number of rooms occupied in the displacement dwelling. In this case, the person to be relocated takes full responsibility for the move. The fixed payment includes all utility connections as described in (a), above.

At a minimum, the fixed schedule payment for single occupancy efficiency units, furnished with the tenants own personal property, is \$625 including all utility connections at the replacement location. The current schedule for fixed moving payments is set forth in **Table 12** following:

TABLE 12: Schedule of Fixed Moving Payments
Unfurnished Dwelling

One room	\$625
Two rooms	\$800
Three rooms	\$1,000
Four rooms	\$1,175
Five rooms	\$1,425
Six rooms	\$1,650
Seven rooms	\$1,900
Eight rooms	\$2,150
each additional room	\$225
Furnished Dwelling	
First Room	\$400
Each additional room	\$65

Source: The Federal Highway Administration

2. Rental Assistance to 90-day Tenants Who Choose to Rent

To qualify for a rental assistance payment, residential tenants must have legally occupied their project area residence for a minimum of 90 days prior to the initiation of negotiations for the Project. (An exception to the 90-day requirement does apply to low-income households under Last Resort Housing provisions).

The computation of rental assistance benefits is based on four factors:

- 1) Old rent including a monthly utility allowance;
- 2) Monthly gross household income;
- 3) Market rent for a comparable decent, safe and sanitary replacement dwelling, including utility allowance;
- 4) Actual new rent including utility allowance.

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

Table 13 provides an example of how a rental assistance eligibility amount is determined:

TABLE 13: Computation of Rental Assistance Payments		
1. Old Rent	\$650	Old Rent (plus Utility Allowance)
-or-		
2. Ability to Pay	\$600	30% of Monthly Gross Household Income*
3. Lesser of lines 1 and 2	\$600	
Subtracted From the lesser of:		
4. Actual New Rent	\$700	Actual New Rent (plus Utility Allowance)
-or-		
5. Comparable Rent	\$750	Set by the WCA (includes Utility Allowance)
6. Lesser of lines 4 and 5	\$700	
7. Yields Monthly Need	\$100	Subtract line 3 from line 6
Rental Assistance	\$4,200	Multiply line 7 (Monthly Need) by 42 months

* Gross household income means the total annual income of an individual less the following: (1) a deduction of \$500 for each dependent in excess of three; (2) a deduction of 10% of total income for the elderly or disabled head of 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 exceed the amount of income received by the person who would not otherwise be able to seek employment in the absence of such care.

3. Downpayment Assistance to Tenants Who Choose to Purchase

Residential tenants otherwise eligible to receive a rental assistance payment may choose to utilize up to the full amount of their rental assistance eligibility (including any Last Resort benefits) to purchase a home. The WCA will arrange to deposit, in an open escrow account, the total amount of rental assistance for which a tenant qualifies, 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 return of the WCA' funds, in the event escrow should fail to close within a reasonable period of time.

4. Payments to Mobile Home Owners

Mobile home owner-occupants will have four options with respect to relocation arrangements following the WCA's offer to purchase:

- 1) The owner may decline to sell his/her mobile home and elect to move and set up the unit in a new location, including any existing improvements, providing the total cost of moving the coach does not exceed the replacement cost of a comparable unit. It needs to be noted, however, that current zoning and building code in California practically make it impossible for a coach older than five years to be moved and reestablished at another location. The move options would, therefore, leave only sites outside California and would need to be verified at owners expense.

Benefits will include the cost of moving and setting up the existing mobile home, within 50 miles from the Project, and Rental Assistance for space rent, if applicable.

- 2) The owner may elect to sell the mobile home to the WCA for its appraised value-in-place, and purchase a comparable replacement coach in another location;

Benefits will include Replacement Housing Payment, Residential Moving Expenses, and Rental Assistance for space rent, if applicable.

- 3) The owner may elect to sell the mobile home to the WCA for its appraised value-in-place and apply their entitlement toward the purchase of another type of residential dwelling, including the amount determined for Rental Assistance for space rent.

Benefits will include Replacement Housing Payment, Residential Moving Expenses, and Rental Assistance for space rent, if applicable.

- 4) The owner may elect to sell the mobile home to the WCA for its appraised value-in-place and rent an alternate type of residential unit;

The owner will be entitled to utilize up to the total of the replacement housing eligibility in the form of rental assistance. Actual rental assistance eligibility will be determined by subtracting the difference between the economic rent of the mobile home residence from the market rent for an apartment unit of comparable size (e.g. number of bedrooms) multiplied by 42 months.

D. LAST RESORT HOUSING

A displaced tenant household will be entitled to consideration for supplementary benefits in the form of Last Resort Housing assistance when its computed replacement housing assistance eligibility exceeds either \$5,250 or when the household is considered low-income and does not meet the 90-day occupancy requirement. 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 the basic eligibility requirements applied to all other displacees. Residential owner-occupants are also entitled to Last Resort Housing Assistance in the event the computed Replacement Housing Payment (including related increased interest costs) and other reasonable expenses, including closing costs exceeds \$22,500.

The WCA, at its sole discretion, may opt to pay Last Resort rental assistance payments on a periodic basis. Recipients of Last Resort rental assistance who intend to purchase rather than re-rent replacement housing, have the right to request a lump sum payment of all benefits for the purpose of making a downpayment and paying standard, non-recurring closing costs. Households receiving periodic payments may elect, at any time, to request a lump sum payment of all remaining benefits to assist with the purchase of a decent, safe and sanitary dwelling. All standard claim processing procedures will be applied to Last Resort payments including the lump sum disbursement of approved benefits.

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 is to proceed, the WCA will authorize its 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. B., 1-3, 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 and \$22,500); hence, satisfying the requirement that “comparable replacement housing” be available.

E. GENERAL INFORMATION ON PAYMENT OF RELOCATION BENEFITS

Claims and supporting documentation for relocation benefits must be filed with the WCA within 18 months from:

- The date the claimant moves from the acquired property; 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. Assistance amounts will be determined in accordance with the provisions of the Law;
3. Required claim forms will be prepared by relocation personnel in conjunction with claimant(s). Signed claims and supporting documentation will be submitted by relocation personnel to the WCA;
4. The WCA will review and approve claims for payment, or request additional information;
5. The WCA will issue benefit checks expeditiously in person or through the U.S. Mail;
6. Final payments 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 will be maintained in the relocation case file.

F. RELOCATION TAX CONSEQUENCES

In general, relocation payments are not considered income for the purpose of the Internal Revenue Code of 1968, or the Personal Income Tax Law, Part 10 of the Revenue and Taxation Code. The above statement on tax consequences is not intended to be provision of tax advice by the WCA or OPC. Displacees are responsible for consulting with their own tax advisors concerning the tax consequences of relocation payments.

G. GRIEVANCE PROCEDURES

The WCA's Grievance Policy will follow the standards described in Article 5, Section 6150 et seq., Title 25, Chapter 6, State of California, Department of Housing and Community Development Program guidelines.

Displacees have the right to ask for administrative review when they believe themselves aggrieved by a determination as to eligibility, the amount of payment, the failure to provide comparable replacement housing referrals or the WCA's property management practices. Requests for review will be directed to the appropriate WCA official. Further details concerning the appeals process will be provided upon request.

H. EVICTION POLICY

1. Under the State of California guidelines, eviction by the WCA is permissible only as a last alternative. With the exception of persons considered to be in unlawful occupancy, a displaced person's eviction does not affect eligibility for relocation assistance and benefits. Relocation records must be documented to reflect the specific circumstances surrounding the eviction.
2. Eviction may be undertaken only for one or more of the following reasons:
 - a) Failure to pay rent, except in those cases where the failure to pay is due to the lessor's failure to keep the premises in habitable condition, is the result of harassment or retaliatory action or is the result of discontinuation or substantial interruption of services.
 - b) Performance of a dangerous, illegal act in the unit.
 - c) Material breach of the rental agreement and failure to correct breach

within 30 days of notice.

- d) Maintenance of a nuisance and failure to abate within a reasonable time following notice.
- e) Refusal to accept one of a reasonable number of offers of replacement dwellings.
- f) A requirement under State or local law or emergency circumstances that cannot be prevented by reasonable efforts on the part of the public entity.

I. CITIZEN PARTICIPATION

During the planning process for the Azusa River Wilderness Park and the El Encanto site, a community meeting was held on November 18, 2006 regarding overall planning for the park. As the process for considering the Project moves forward, the WCA will observe the following protocol:

1. Provide affected tenants with full and timely access to documents relevant to the relocation program and the availability to form a relocation committee;
2. Provide technical assistance necessary to interpret elements of the Relocation Plan and other pertinent materials;
3. Issuance of a general notice concerning the availability of the Plan for public review, as required, 30 days prior to its proposed adoption;
4. The inclusion of written or oral comments concerning the Plan and WCA response as an attachment (**Exhibit E**), when it is forwarded to the WCA Board for adoption;
5. Collect and submit for review the Project survey results to the local housing, development and planning agencies.
6. Plan for additional community meetings related to the overall planning of the park on February 15, 2007 and May 3, 2007.

J. PROJECTED DATES OF DISPLACEMENT

The WCA anticipates that the relocation process will begin in spring of 2007 and be completed by January 2008.

K. ESTIMATED RELOCATION COSTS

The budget estimate for relocation-related payments for the Project, funded with State Proposition 40 Bond funds, and including a 10% contingency is:

\$420,000 (rounded)

The estimated relocation budget does not include any payments for real property or improvements pertaining to realty. In addition, the budget does not consider the cost of any services necessary to implement the Plan and complete the relocation element of the Project.

If the Project is to be implemented, and circumstances arise that should change either the number of residential occupants, or the nature of their activity, the WCA will authorize any additional compensable funds that may need to be appropriated. The WCA 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 to meet its obligation under the relocation regulations.

EXHIBIT A: Residential Interview Form

CASE # _____ - _____ - _____ FUNDING SOURCE: _____

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

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

<p>Head of Household _____</p> <p>Address: _____ # _____</p> <p>Site Telephone # _____ Work/Cell # _____</p> <p>Fax # _____ Email _____</p> <p>Social Security Number _____</p> <p>Occupancy Status: <input type="checkbox"/> Own <input type="checkbox"/> Rent</p> <p>Dwelling Type _____ Approx. Sq.Ft. _____</p> <p>Approximate Age of Unit: _____ yrs. _____</p> <p># Bedrooms _____ # Bathrooms _____ # Rooms _____ Laundry Fac. _____</p> <p><input type="checkbox"/> Garage <input type="checkbox"/> Carport <input type="checkbox"/> Pets: If so, describe _____</p> <p>Condition of unit : <input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor</p> <p>Owners: <input type="checkbox"/> Mortgage <input type="checkbox"/> Own Clear Monthly Payment: Principal \$ _____ \$ _____ Loan Balance(s) as of _____ : \$ _____ Loan Type: <input type="checkbox"/> Fixed <input type="checkbox"/> Variable Annual % Rate _____ Loan Type: <input type="checkbox"/> Fixed <input type="checkbox"/> Variable Annual % Rate _____ Original Date(s) of Current Loan(s) : _____ Rem. Loan Term _____ Months Rem. Loan Term _____ Months</p> <p>Renters: <input type="checkbox"/> Total Monthly Rent: \$ _____ Landlord _____ <input type="checkbox"/> Written Agreement Date _____ <input type="checkbox"/> M/M <input type="checkbox"/> Lease <input type="checkbox"/> Vacant/No Contact Mobile Home: Size: _____ ft x _____ ft Year: _____ Model: _____ Pad Rent: \$ _____ If Sect.8, Total Tenant Rent. \$ _____ Caseworker: _____ Telephone #: _____ <input type="checkbox"/> Unit Furnished <input type="checkbox"/> Unit Unfurnished <input type="checkbox"/> Security Deposit? \$ _____ Do you rent out any rooms in the dwelling? <input type="checkbox"/> Yes <input type="checkbox"/> No If so, names: _____ If so, is person or persons considered part of household? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>ETHNICITY: <input type="checkbox"/> White <input type="checkbox"/> Asian <input type="checkbox"/> Hispanic/Latino <input type="checkbox"/> African American <input type="checkbox"/> Other _____</p> <p>PRIMARY LANGUAGE: <input type="checkbox"/> English <input type="checkbox"/> Spanish <input type="checkbox"/> Other: _____</p> <p>Did all occupants move in at the same time? <input type="checkbox"/> Yes <input type="checkbox"/> No If not, when? Occupant #1 _____ Occupant #2 _____ Occupant #3 _____ Occupant #4 _____ Occupant #5 _____ Occupant #6 _____ Occupant #7 _____</p> <p>Preferred Relocation Area: Home business? _____ Description: _____</p>	<p><input type="checkbox"/> AFDC/TANF, Pension/SS, SSI</p> <p><input type="checkbox"/> Other Public Assistance (ask for Entitlement Letter)</p> <p><input type="checkbox"/> Elderly Household</p> <p><input type="checkbox"/> Handicapped Household: Describe: _____</p> <p><input type="checkbox"/> Need Barrier-Free: Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p><input type="checkbox"/> Need access to public trans? Describe mode: _____</p> <p><input type="checkbox"/> Need to live near medical facilities? Describe location: _____</p> <p><input type="checkbox"/> Special needs /service used: Describe: _____</p> <p><input type="checkbox"/> Own Car? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Monthly Utilities: Gas: <input type="checkbox"/> Tenant <input type="checkbox"/> Owner What _____ What _____</p> <p>Electricity: <input type="checkbox"/> Tenant <input type="checkbox"/> Owner Water: <input type="checkbox"/> Tenant <input type="checkbox"/> Owner Other: _____</p> <p>Appliances Owned by Tenant: <input type="checkbox"/> Stove <input type="checkbox"/> Refrigerator <input type="checkbox"/> W/D <input type="checkbox"/> Other _____</p>
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

	SEX	AGE	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: _____ Effective 8/03

EXHIBIT B: HUD Income Limits - Los Angeles County

The following figures are approved by the U.S. Department of Housing and Urban Development (HUD) for use in the **County of Los Angeles** to define, and determine housing eligibility by income level, for the year 2006.

Area Median: \$56,200					
Family Size	Extremely Low Income	Very Low Income	Low Income	Median Income	Moderate Income
1 Person	\$14,550	\$24,250	\$38,800	\$39,300	\$47,200
2 Person	\$16,650	\$27,700	\$44,350	\$45,000	\$53,900
3 Person	\$18,700	\$31,200	\$49,900	\$50,600	\$60,700
4 Person	\$20,800	\$34,650	\$55,450	\$56,200	\$67,400
5 Person	\$22,450	\$37,400	\$59,900	\$60,700	\$72,800
6 Person	\$24,150	\$40,200	\$64,300	\$65,200	\$78,200
7 Person	\$25,800	\$42,950	\$68,750	\$69,700	\$83,600
8 Person	\$27,450	\$45,750	\$73,200	\$74,200	\$89,000

Figures are per the California State Department of Housing & Community Development, Division of Housing Policy Development, promulgated **March 8, 2006**

EXHIBIT C: Residential Informational Brochure

EXHIBIT D: Mobilehome Park Resident Profile

Bruce Willison
Jim Haskins
Martia Warkut
102 Old San Gabriel Canyon Road
Azusa, CA 91702
15 years

Veronica Salas
Scott Madere
104 Old San Gabriel Canyon Road
Azusa, CA 91702
2.5 years

Richard A. Carino
Jenny Keiser
Richard E. Carino

106 Old San Gabriel Canyon Road
Azusa, CA 91702
4.5 years

Gwendoline Beebe
Jason Beebe
Jeff Fox
108 Old San Gabriel Canyon Road
Azusa, CA 91702
6 years

Enrique (Rick) Vega
Alice Michele
Trisha Vega
110 Old San Gabriel Canyon Road
Azusa, CA 91702
4 years

Grant Schmidt
112 Old San Gabriel Canyon Road
Azusa, CA 91702
2.5 years

Debra Lawrence
114 Old San Gabriel Canyon Road

Angelica Medina
Jose Medina
122 Old San Gabriel Canyon Road
Azusa, CA 91702
10 months

Les Bjornberg
124 Old San Gabriel Canyon Road
Azusa, CA 91702
2.5 years

Jim Willison
Brian Willison
116 Old San Gabriel Canyon
Road
Azusa, CA 91702
17 years

Azusa, CA 91702

EXHIBIT E: Public Comments and Response

The following comments were received during the public review and comment period between February 2, 2007 and March 5, 2007:

Comment 1: One resident corrected the mailing address for his dwelling.

Response 1: The property owner/property manager (WCA) is unaware of the alternative address provided by the resident and maintains the address listed in the report addendum is, in fact, the correct address.

Comment 2: The same resident requested that an “annotated bibliography of sources” be displayed in any future relocation reports.

Response 2: If there are any future relocation reports, we will inquire as to the specific “sources” or specific topics to which the resident is referring.

Comment 3: The same resident requested a formal meeting to explain the Impact Report’s findings and address the residents’ concerns prior to notification of a park closure.

Response 3: The WCA assures the residents that if the project is approved and moves forward, and prior to the residents being advised of the park closure, a relocation consultant will be assigned to each household for the duration of the relocation process. The relocation consultant will provide advisory services, including an explanation of the Relocation Plan/Impact report, if there are any remaining questions. In addition, all residents have received a letter from OPC stating that we remain available to answer any questions about the Plan/Report (even prior to the Plan/Report being approved), and an (800) number has been provided to each of them.

Comment 4: The same resident believes the residents should be formally invited to future Board meetings held by the Rivers and Mountains Conservancy and the WCA regarding relocation of their residences.

Response 4: The RMA and WCA’s meetings are public meetings, and the agenda is published a week prior to the meetings at www.rmc.ca.gov. The meeting schedule is posted at their website as well.

Comment 5: The same resident requested appraisal information be mailed to them directly as well as included in the Relocation Plan.

Response 5: Because the project has not yet been approved, nor have offers for the coaches been initiated, the appraisals are the property of the WCA and will not be released to the park residents at this time. The Relocation Plan specifically addresses estimated relocation costs associated with the proposed project, not acquisition costs associated with the purchase of any non-park owned coaches. While the WCA has been apprised of the

estimated acquisition costs, these costs are not included in the Relocation Plan, and are not required to be included.

Comment 6: The same resident stated that OPC representatives had only made attempts during “regular work hours” to contact them personally at the park. They also state they have had a difficult time reaching OPC personnel.

Response 6: OPC representatives attempted personal contacts at the park during week days, weekends and in the evening to try and make contact with all park residents. Unless the resident who commented works during an overnight shift, OPC has been at the park during their “non-working hours”. OPC staff have responded to all phone calls, messages and letters by park residents, so it is unclear why contact has been difficult for this resident.

Comment 7: The same resident was unhappy that personal information, e.g. their name, was published in Exhibit D.

Response 7: The WCA is required to complete a conversion Impact Report, which includes the identification of the names and addresses of all park occupants. All other personal information gathered during the interview process, such as household income, household composition, ethnicity, etc. was not published on an individual basis but rather as an aggregate to protect the residents’ privacy. The Report has only been made available to the park residents, the WCA, the RMC and the Director of the Community and Economic Development Department of the City of Azusa for approval.

Finally, per a letter dated February 20, 2007 from Best, Best & Krieger, attorneys at law, to the Director of the Community and Economic Development Department of the City of Azusa, this Relocation Plan and Conversion Impact Report complies with California law regarding mobilehome relocation.