



PIER B ON-DOCK RAIL SUPPORT FACILITY PROJECT

RELOCATION PLAN

Prepared for:

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INTRODUCTION

The Port of Long Beach (POLB) is proposing the reconfiguration and expansion of the existing Pier B On-Dock Rail Support Facility (Project), located southwest of West Anaheim Street and the 710 Freeway at the Port of Long Beach in Los Angeles County, California. Portions of the Project would be located within the City of Long Beach (COLB) and City of Los Angeles (COLA).

The Project has been designed by POLB to aid in the transport of an anticipated increase in cargo volume into the Port. POLB's goal for the Project is to maximize on-dock intermodal operations by: (a) increasing the volume of containers handled by on-dock rail from its current capacity of 23 percent to 30 to 35 percent of all cargo handled by the Port; (b) providing a facility that can accept and handle longer container trains within the Port; and (c) implementing an expansion design that can be constructed and operated on a scale that is cost effective and fiscally prudent for the Port of Long Beach and the City of Long Beach.

The first arrival, departure and storage tracks are expected to be completed in 2024, with additional tracks coming online in 2030, followed by project completion in 2032. The program has a phased-in approach, which will put each new phase and feature into service as it is completed, helping to improve rail operations along the way. For example, Phase 1 rail work, to be completed in 2024, will double the capacity of the existing Pier B rail yard.

The proposed Project currently involves the acquisition of 49 parcels made up of 23 full acquisitions and 26 partial acquisitions. The property acquisition that will take place for the proposed Project will potentially cause the displacement of 2 residential households, consisting of 2 individuals, and 30 non-residential occupants. The needs and characteristics of the displaced population, available relocation resources and POLB's program to provide assistance to each affected residential and non-residential occupant are the general subjects of this Relocation Plan (Plan).

POLB has retained Overland, Pacific & Cutler, LLC (OPC) to prepare the Plan and to provide relocation assistance services to the displaced occupants. This Plan conforms to the requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, the implementing regulations at 49 Code of Federal Regulations, Part 24 (URA), California Relocation Assistance Law, Government Code Section 7260, et seq. (Law), and the Relocation Assistance and Real Property Acquisition Guidelines adopted by the Department of Housing and Community Development as in Title 25, California Code of Regulations Section 6000, et seq. (Guidelines).

I. PROJECT DESCRIPTION

A. Regional Location

The Project site is located in the City of Long Beach within Los Angeles County. The site is in the sphere of the Port of Long Beach area and is immediately accessible from Highways 405 and 710. The area is heavily industrialized with commercial and industrial enterprises spread throughout. Figure 1 below is an area map showing the regional location of the Project.

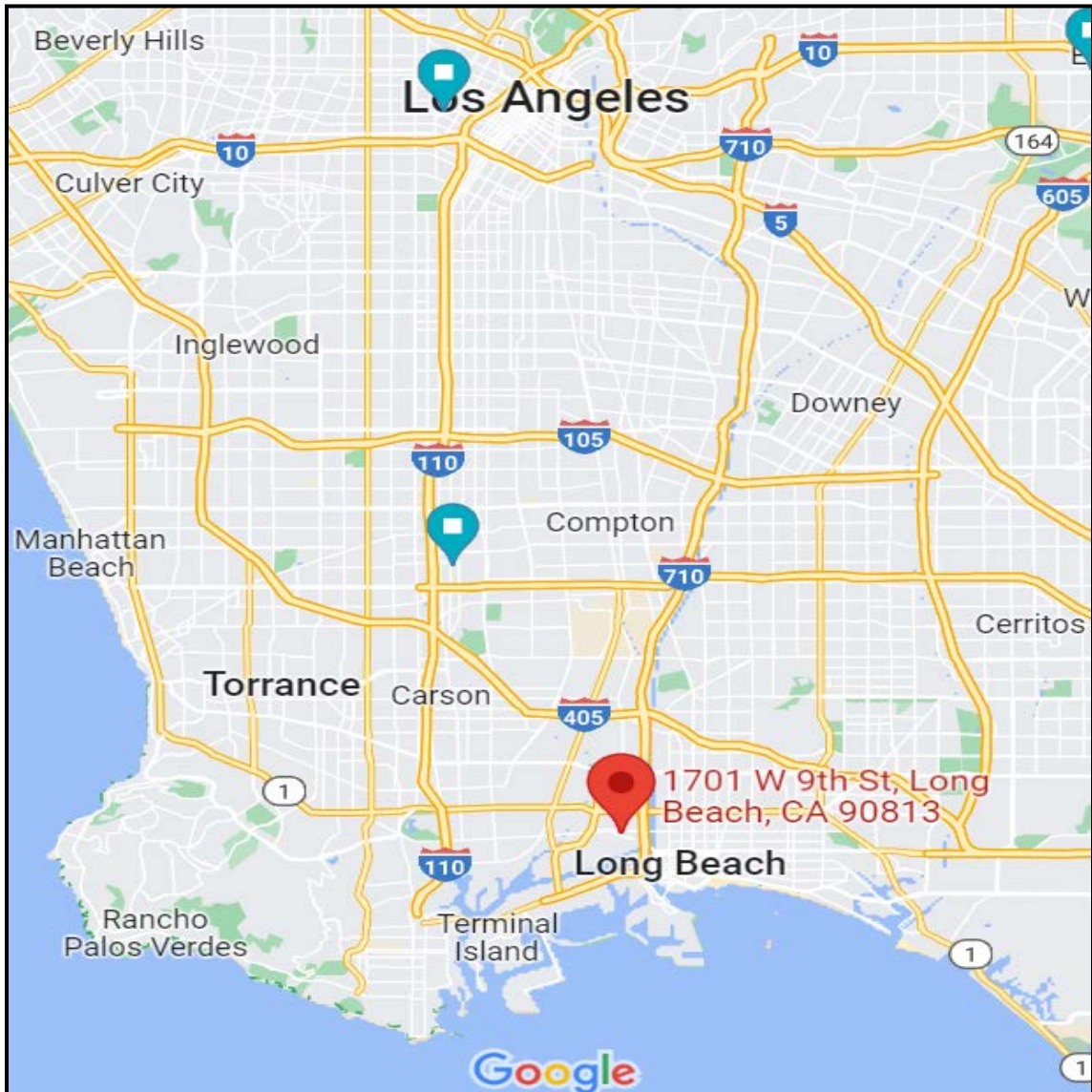


Figure 1: Regional Project Location

B. Project Site Location

The Project encompasses approximately 171 acres in the Harbor District, south of 12th Street, north of Pier B Street, and west of the 710 Freeway. As a result, POLB will need to acquire some properties in the Project's footprint as illustrated in *Figure 2: Project Site Location*, shown below:

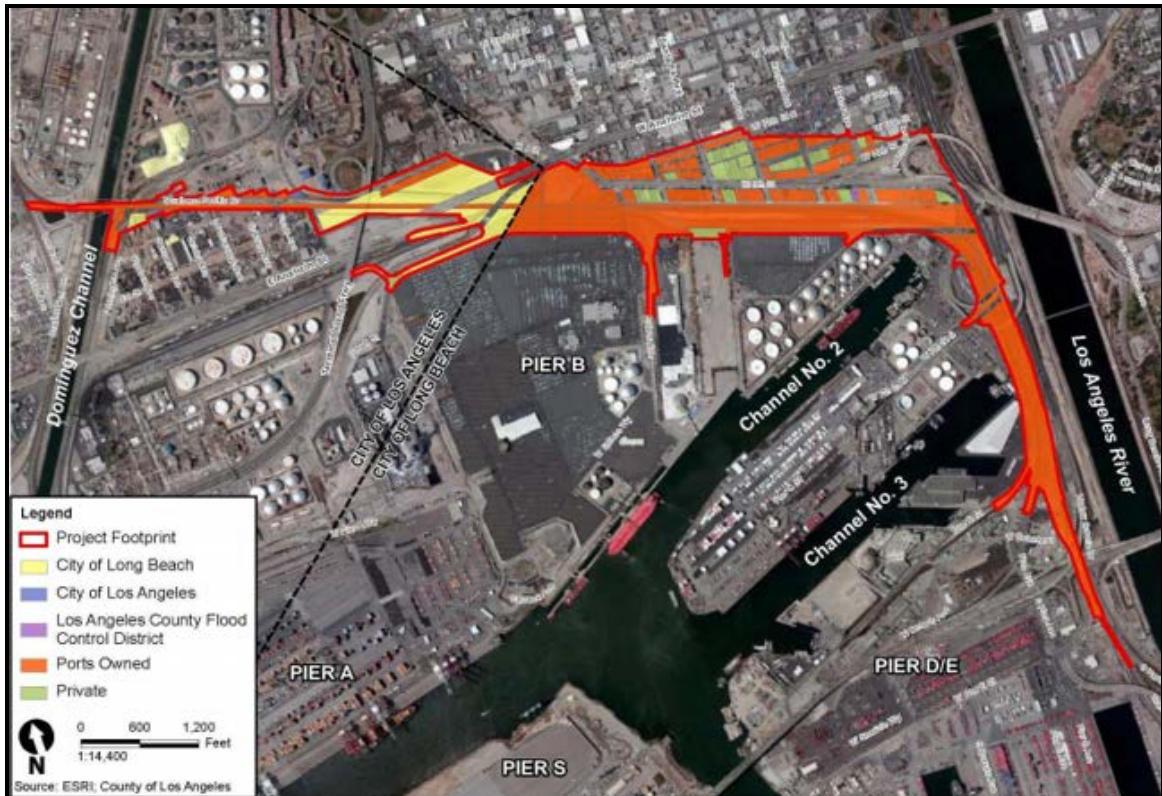


Figure 2: Project Site Location

II. ASSESSMENT OF RELOCATION NEEDS

A. Survey Method

To obtain information necessary for the preparation of this Plan, personal interviews with the non-residential occupants and residential tenants to be permanently displaced were conducted in August 2022 by OPC staff. The data in this section of the Plan are based solely on the unsubstantiated responses of those individuals who participated in the survey as well as observations in the field, and public record information.

Inquiries made of the residential occupants concerned household size and composition, income, monthly rent, length of occupancy, ethnicity, home language, physical disabilities, special relocation needs, and replacement housing preferences. Inquiries made of the non-residential occupants pertained to the type and description of the business, number of employees, annual revenues, specialty equipment, permits and licenses, special needs related to the relocation of the business, and preferred area to relocate.

B. Field Survey Data – Non-Residential

1. Current Occupants

There are 30 non-residential entities potentially affected by the proposed Project. Two properties were vacant but could become occupied. Of the 30 entities, 6 are being used for storage of personal property and the remaining 24 are involved with some business operation. Survey information was obtained from 24 of the non-residential occupants. Owner-occupied businesses, which own their own facilities, account for 6 of the businesses, while the remaining are renting or leasing their premises. Many of the occupants are conducting businesses that are associated with port-related activities, i.e., drayage, trucking, container service and storage, boat service and repair.

The following information in **Table 1** reflects information gathered from personal interviews, as well as observations made in the field. Non-residential type of use estimated square footage, monthly rent, number of employees, annual revenues, and preferred area of relocation are outlined below.

Table 1: Non-Residential Uses

Non-Residential Type	Estimated Sq. Ft.	Monthly Rent	No. of Employees	Annual Revenues	Preferred Area
Drayage and Container Service	220,588	-	11		Port
Drayage/Trucking	43,560	\$7,600	4	\$4M	Port
Boat Service/Repair	13,000	-	55	\$10M	Long Beach/Near Ocean

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Relocation Plan*

Non-Residential Type	Estimated Sq. Ft.	Monthly Rent	No. of Employees	Annual Revenues	Preferred Area
Manufacturing	4,000	-	10	\$2M	Industrial Area
Trucking/Container	8,500	\$8,920	0		Port/Wilmington/ Carson
Boat Service/Repair	6,500	\$1,600	0	-	-
Drayage/Trucking	1,270	\$2,300	5	\$3M	
Boat Service/Repair	3,000	\$1,800	3	\$120K	-
Storage	3,000	\$400	-	-	-
Storage	200	-	-	-	-
Storage	400	\$400	-	-	-
Auto Related	7,000	-	5	-	Long Beach
Trucking	14,200	-	-	-	-
Auto Related	6,500	\$5,160	2	\$1M	Long Beach/Wilmington
Internet/Retail Sales	3,200	\$4,312	6	\$3M	Long Beach/Compton/ Carson/Rancho Dominguez
Storage	2,300	-	-	-	-
Drayage/Trucking	8,700	\$40,000	10	\$8M	Port Area
Trucking	1,868	-	0	-	-
Storage	1,868	-	-	-	-
Storage	1,868	-	-	-	-
Billboard	-	-	-	-	-
Drayage/Trucking	-	-	-	-	-
Auto Related	1,800	\$0.00	2	-	Long Beach
Drayage/Trucking	25,000	\$19,000	17	-	Ports
Recycling	-	-	-	-	-
Port Terminal Services	4,500	\$9,000	3	-	Long Beach, Wilmington, San Pedro
Trucking	23,600	\$12,500	3		Ports
Manufacturing	10,000	\$2,500	19	-	Ports/Signal Hill
Contractor	3,400	\$0.00	8	\$3M	Ports
Trucking	7,300	\$1,905	1	\$1.3M	Ports

Based on those reporting on the square footage of the properties they are occupying, the sizes range from 200 sq. ft. – 43,560 sq. ft., with an average of 7,667 sq ft. Monthly lease/rent amounts reported range from \$0.22 - \$7.50 per sq. ft., with an average of \$2.35 per sq. ft.

2. Non-Occupant Owners Leasing Space to Others

There is also a category of non-residential relocation eligibility for those property owners who do not occupy the property but lease space to others. Persons who fit this type of relocation eligibility were not interviewed but will be part of POLB's program to provide relocation assistance. The current estimate of non-occupant owners who may become eligible is estimated at 18.

C. Field Study Data – Residential

1. Current Occupants

There are two households to be permanently relocated for the Project that may be eligible for relocation assistance and are the subjects of this Plan. There are two adults on-site for a total known project occupancy of two persons. The households live on industrial sites where they work; one occupies a container and the other a room in an industrial office building. For the purpose of determining the number of bedrooms occupied, there is one studio type unit and one 1-bedroom type unit. Both tenants would not disclose what they pay in rent but indicated rent is reduced in exchange for working.

2. Replacement Housing Needs

One of the primary purposes of a Relocation Plan is to demonstrate the availability of comparable, affordable, decent, safe and sanitary housing prior to the displacement of residential occupants. Replacement housing needs, as expressed in this plan, are defined by the total number of required replacement units and distribution of those units by bedroom size.

The projected number of required units by bedroom size is calculated by comparing survey data for household size with POLB's replacement housing occupancy standards. These standards, generally, allow for up to three people in a one-bedroom unit, five people in a two-bedroom unit, seven persons in a three-bedroom unit and nine or more persons in a four-bedroom unit.

When determining the comparable size of the replacement unit under the State and Federal relocation programs, the number of all household members is taken into consideration regardless of legal presence status. Under the URA, when determining the size of the replacement unit needed, only the legally present members of the household are considered, based on the occupancy standard above. All households will potentially have a choice of two relocation programs, including the Federal URA, or the State program, under which to submit claims for assistance and under which the size of the comparable replacement unit will be determined.

Therefore, based on the occupancy standard stated above, the replacement units required for the Project occupants to be offered permanent relocation assistance, assuming legal presence, are a studio unit and a one-bedroom apartment unit for rent.

The existing dwelling units are within an area that is heavily industrialized with commercial and industrial enterprises spread throughout and not within proximity to typical residential areas like schools, retail shopping, medical facilities, parks, public transportation, social services, banks and restaurants.

3. Income

Verbal information regarding gross household income was provided by one household who may be permanently displaced and the other did not want to disclose what they paid in rent. According to income standards for the County of Los Angeles (**Exhibit A**) adjusted for family size as published by the United States Department of Housing and Urban Development (HUD), the one household that reported income qualifies as Extremely Low Income.

4. Ethnicity/Language

The households reported their ethnicity as Hispanic and Spanish as their preferred language. All verbal communication and required written notices will be provided in the language understood by the members of the household.

5. Senior/Handicapped Households

There are no senior tenants (62 years or older), and no tenants reported having a disability.

6. Preferred Relocation Areas

The households expressed a preference to remain in the same area or near where their employer will relocate. POLB will provide listings of available comparable housing to the tenants within the City of Long Beach and/or as close their employer as possible.

III. RELOCATION RESOURCES

A. Industrial

a) Methodology

For potential replacement industrial sites, a resource survey was conducted to identify available properties for lease and sale within 10 miles of the Project area and included those areas identified by the businesses that they would consider relocating. The following sources were utilized:

- www.costar.com
- www.loopnet.com
- www.propertyshark.com

b) Replacement Industrial Sites Availability

As indicated previously, many of the occupants are conducting businesses that are associated with port related activities, i.e., drayage, trucking, container service and storage, boat service and repair. Staying in or close to the Ports of Long Beach or Los Angeles for these occupants was a unifying theme for a preferred replacement area. Other non-port related businesses have been in the port area for many years and expressed desires to stay as close to their current location. Other locations outside the Port were also identified.

c) Industrial Space for Lease

Table 2, below, is a summary listing of industrial properties available for lease during a 2-week search in the months of September and October 2022. Twenty-six available industrial spaces were identified within ten miles of the Project site. Detailed results are presented in **Exhibit B**.

Table 2: Summary of Available Industrial Space For Lease

Property Location	Total Found	Sq. Ft. Range	Average Sq. Ft.	Price Range (\$/Sq. Ft.)	Average Price	Lot Size Range (ac.)
Long Beach	16	2,268 - 112,121	25,613	\$0.66 - \$4.44	\$2.02	.07 – 3.66
Wilmington	4	1,566 – 13,920	7,322	\$0.32 - \$2.87	\$1.50	.04 – 1.84
Signal Hill	2	1,555 – 43,774	22,665	\$0.58 - \$34.37	\$17.48	.91 – 2.66
Carson	1	1,600	1,600	\$1.25	\$1.25	4.17
Harbor City	2	10,870 – 12,000	11,435	\$1.50	\$1.50	.34 - 4.17
Compton	1	2,000 – 10,000	6,000	\$1.00	\$1.00	.05 - .23

d) Industrial Space for Sale

Table 3, below, is a summary listing of industrial properties available for sale during a 2-week search in the months of September and October 2022. Fifty-seven available industrial spaces were identified within ten miles of the Project site. Detailed results are presented in Exhibit B.

Table 3: Summary of Available Industrial Space For Sale

Property Location	Total Found	Sq. Ft. Range	Avg. Sq. Ft.	Price Range (\$/SF)	Average Price	Lot Size Range (ac.)
Long Beach	21	600 – 28,500	7,854	\$240.38 - \$857.14	\$584.07	.07 – 1.5
San Pedro/ Wilmington	4	1,200 – 10,254	4,589	\$125.22 - \$273.54	\$199.07	.22 - .85
Los Alamitos/ Signal Hill	9	1,704 – 22,864	10,323	\$175.85 - \$385.00	\$272.93	.30 – 1.42
Carson/Harbor City/Torrance/ Rancho Dom.	7	3,120 – 53,351	19,693	\$266.86 - \$951.92	\$485.36	.17 – 3.60
Compton/ Gardena/LA/ South Gate	10	3,136- 45,681	16,873	\$177.40 – 940.48	\$385.84	.11 – 1.9
Bell Flower/ Paramount	6	7,302 – 23,960	12,98	\$265.92 - \$516.38	\$343.21	.45 – 1.0

e) Summary

The current availability of industrial space for lease in Long Beach and surrounding areas indicates an approximate 1 for 1 replacement, assuming all current business operations want to lease, and a site fits the need for each respective business. While the search was only conducted over a 2-week period, it would be expected that more properties over a 6–12-month period would become available to meet replacement site needs of those wanting to lease. Nevertheless, the current availability of industrial space for lease in Long Beach and surrounding areas may be a challenge for those businesses competing for similar resources.

The current availability of industrial space for sale shows greater opportunity and availability for those businesses wanting to purchase replacement sites. Considering other properties becoming available over a 6–12-month period, it appears there are adequate replacement sites for sale properties to meet the needs for those businesses wanting to purchase replacement sites.

At the time of displacement, ongoing referrals of available suitable spaces will be provided to the non-residential occupants through internet services as those identified previously and commercial real estate brokers.

B. Residential

a. Methodology

For potential replacement residential sites, a resource survey was conducted for studio and 1-bedroom apartments within the City of Long Beach. The source used for these replacement sites was www.rent.com.

b. Replacement Housing Availability

1. Residential Rental Housing

The rental replacement housing survey considered two and five-bedroom duplexes or single-family residences in proximity to the Project site. This data is summarized in **Table 4**, below. The individual figures for the number of units found by bedroom size are presented in the table alongside the number of units needed (shown in parentheses) to meet the re-housing obligations.

Table 4: Availability and Cost of Replacement Rental Housing

	No. of Bedrooms	
	Studio	One
Number Found (Number Needed)	10 (1)	10 (1)
Rent Range	\$1,245 – \$1,650	\$1,350 – 2,175
Median Rent	\$1,370	\$1,698

All available units identified are in highly dense mixed-use areas with greater amenities available than at the displacement site, including schools, retail shopping, medical facilities, parks, public transportation, social services, banks, and restaurants. Detailed results are presented in **Exhibit B**.

The median rent amounts shown in the table is among the figures used to make benefit and budget projections for the Plan. This amount is, naturally, subject to change according to the market rates prevailing at the time of actual displacement.

2. Summary

Considering the above-described availability of replacement housing resources gathered, it appears that there are more than adequate replacement units for the residential occupants. But, while adequate replacement resources exist, based on survey results of rental opportunities and the tenant's expected low current rent, the tenant occupants will likely have an increase in monthly rent. Possible increases, if any, will be met through POLB's obligation under the relocation regulations, including Last Resort Housing (LHR) requirements. (See Section IV, E).

C. Related Issues

1. Concurrent Residential Displacement

There are no anticipated public projects causing significant residential displacements currently underway in Long Beach or surrounding areas which would compete with the Project for needed housing resources. No residential displacee will be required to move without both adequate notice and access to available affordable decent, safe and sanitary housing.

IV. THE RELOCATION PROGRAM

POLB'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.

POLB has retained Overland, Pacific & Cutler, LLC ("OPC") to administer the Relocation Program. OPC has worked on more than 5,000 public acquisition and relocation projects over more than 42 years. Additionally, OPC has an extensive resume of public works projects undertaken in the City of Long Beach and other Southern California communities. Experienced POLB staff will monitor the performance of OPC and be responsible for approving or disapproving OPC recommendations concerning eligibility and benefit determinations and interpretations of POLB's policy.

OPC staff will be available to assist any relocated person with questions about the relocation process, relocation counseling and/or assistance in relocating. An OPC relocation agent can be contacted at **(800) 400-7356** from 8:00 am to 5:00 pm Monday through Friday and is available via voicemail and/or cellular phone after hours. The Relocation Office is located at **5000 Airport Plaza Drive, Suite 250, Long Beach, CA 90815**.

The Relocation Program consists of two principal constituents: Advisory Assistance and Financial Assistance.

A. Advisory Assistance

Individuals who will need to relocate existing businesses and personal property 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 and business sites
- facilitate claims processing
- maintain a communication link with POLB
- coordinate the involvement of outside service providers

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

1. Distribute appropriate written information concerning POLB's relocation program;
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 tenant eligible for assistance;
4. Provide referrals to available commercial sites for business tenants;
5. Provide residential displacees with at least three referrals to comparable replacement housing within a reasonable time prior to displacement. *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 adequate in size and 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. The unit is functionally equivalent, including principal features.*

- (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.*
6. Maintain an updated database of available replacement resources, and distribute referral information to the tenants for the duration of the Project;
 7. Supply information concerning federal and state programs and other governmental programs providing assistance to displaced persons;
 8. Make benefit determinations and payments in accordance with applicable law and POLB's adopted relocation guidelines;
 9. Assist eligible occupants in the preparation, and submission, of relocation assistance claims;
 10. Assure that no occupant is required to move without a minimum of 90 days written notice to vacate;
 11. Inform all persons subject to displacement of POLB's policies with regard to eviction and property management;
 12. Provide additional reasonable services necessary to successfully relocate occupants;
 13. Establish and maintain a formal grievance procedure for use by displaced persons seeking administrative review of POLB's decisions with respect to relocation assistance; and
 14. 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. Commercial Relocation Benefits

As a function of a comprehensive relocation assistance program, relocation staff will provide the displaced business owners with required technical and advisory assistance and distribute all required notices and the informational statement (**Exhibit C**). Close contact will be maintained with the business owners.

POLB will provide relocation assistance as directed by the Uniform Relocation and Real Property Acquisition Policies Act of 1970, as amended, California Relocation Assistance Law, Government Code Section 7260, et seq. (Law), and the Relocation Assistance and Real Property Acquisition Guidelines adopted by the Department of Housing and Community Development as in Title 25, California Code of Regulations Section 6000, et seq. (Guidelines). POLB will pay benefits to the claimants upon submission of required claim forms and documentation in accordance with POLB's approved procedures.

The business owners will have two options with respect to claims for relocation assistance benefits:

- 1) compensation for actual reasonable and necessary moving and related expenses; or
- 2) a fixed payment in lieu not to exceed \$40,000.

Off-site property owners whose sole business is considered to be the rental of real property to others are not eligible to receive a fixed payment but may file a claim for actual moving costs and compensation for reestablishment expenses described later in this section.

1. Payment For Actual Reasonable and Necessary Moving Related Expenses

Any business which qualifies as a displaced person, is entitled to payment for such actual moving expenses, as POLB determines to be reasonable and necessary, including expenses for:

- a. Transportation of persons and property from the present location to the replacement location (transportation costs for a distance beyond 50 miles are not eligible, unless POLB determines that relocation beyond 50 miles is justified);
- b. Packing, crating, uncrating, and unpacking personal property;
- c. Disconnecting, dismantling, removing, reassembling, and installing relocated and substitute machinery, equipment and other personal property. Includes connection to utilities available nearby and modifications necessary to adapt such property to the replacement structure or to the utilities or to adapt the utilities to the personal property;

- d. Storage of personal property for a period not to exceed 12 months, unless POLB determines that a longer period is necessary;
- e. Insurance of personal property while in storage or transit and the replacement value of property lost, stolen, or damaged (not through the fault or negligence of the displaced person) in the process of moving, where insurance is not readily available;
- f. Any license, permit, or certification required by the displaced business, to the extent that the cost is necessary for re-establishment at the replacement location. (These costs may be pro-rated based on the remaining useful life of any existing license, permit or certification);
- g. Reasonable and pre-authorized professional services, including architects', attorneys', engineers' fees, and consultants' charges, necessary for: (1) planning the move of the personal property; (2) moving the personal property; or, (3) installing the relocated personal property at the replacement location;
- h. Professional services performed prior to the purchase or lease of a replacement site to determine its suitability for the business operation including, but not limited to, soil testing, feasibility and marketing surveys;
- i. The purchase and installation of substitute personal property limited to the lesser of: (1) an amount equal to the reasonable expenses that would have been required to relocate the property, as determined by POLB, subject to certain limitations, or, (2) the replacement cost, less any proceeds from its sale or trade in;
- j. Connection to available nearby utilities from the right-of-way to improvements at the replacement site;
- k. The modification of machinery, equipment or other personal property necessary to adapt these to the replacement location or to utilities available at the replacement location;
- l. Re-lettering signs and replacing stationery on hand at the time of displacement that is made obsolete as a result of the move;
- m. Actual direct losses of tangible personal property resulting from moving or discontinuing a business or non-profit organization, not-to-exceed the lesser of: (1) the fair market value of the property for continued use at its location prior to displacement less any proceeds from sale of the property; or, (2) an amount equal to the reasonable expenses that would have been required to relocate the property, as determined by POLB, subject to certain limitations;

- n. Actual and reasonable expenses incurred in searching for a replacement business or non-profit organization location, not-to-exceed \$2,500, and including compensation for transportation expenses; time spent searching for a reasonable location, meals, and lodging; real estate broker or agent fees; time spent in obtaining permits and attending zoning hearings; and time spent negotiating the purchase of a replacement site;
- o. Impact fees or one-time assessments for anticipated heavy utility usage;
- p. Low Value/High Bulk: when the personal property to be moved is of low value and high bulk, and the cost of moving the property would be disproportionate to its value in the judgment of POLB, the allowable moving cost payment shall not exceed the lesser of: (1) the amount which would be received if the property were sold at the site or (2) the replacement cost of a comparable quantity delivered to the new business location. Examples of personal property covered by this provision include, but are not limited to, stockpiled sand, gravel, minerals, metals and other similar items of personal property as determined by POLB;
- q. A re-establishment allowance of up to \$100,000 (This is an increased supplemental benefit from \$25,000 for this Project under Federal law and \$10,000 under the State Regulations. For off-site property owners whose sole business is considered to be the rental of real property to others, the supplemental benefit does not apply and would be limited to the State and Federal guidelines.), available to farms, nonprofit organizations and small businesses with no more than 500 employees.

This supplemental re-establishment benefit shall apply to all operating businesses as defined in CFR, Section 49, Part 24, Section 24.2(a)(4), except for those off-site property owners whose sole business is considered to be the rental of real property to others, defined as “non-occupant owners leasing space to others” as defined in the Uniform Act. Non-occupant owners will only be eligible for re-establishment expenses within the statutory limits, or not-to-exceed \$25,000 under Federal law and \$10,000 under the State Regulations.

Re-establishment allowance payments are made in addition to compensation provided for actual, reasonable and necessary moving expenses. Re-establishment allowance expense categories include but are not limited to:

- 1) Repairs or improvements to the replacement property as required by Federal, State or local law, code or ordinance;
- 2) Modifications to the replacement property to accommodate the business operation or make replacement structures suitable for conducting business;
- 3) Construction and installation costs for exterior signing to advertise the business;

- 4) Redecoration or replacement of soiled or worn surfaces at the replacement site, such as paint paneling or carpeting;
- 5) Advertisement of replacement location;
- 6) Estimated increased costs of operation during the first two years at the replacement site for such items as:
 - a. Lease or rental charges
 - b. Personal or real property taxes
 - c. Insurance premiums, and
 - d. Utility charges, excluding impact fees
- 7) Other items essential to the re-establishment of the business.

2. Self-Moves

If the displaced business owner elects to take full responsibility for the move of the business, POLB will make a payment for the business's moving expenses in an amount not to exceed the lower of two acceptable bids or estimates submitted to POLB. At POLB's discretion, a payment for a low cost or uncomplicated move may be based on a single bid or estimate.

3. Fixed Payment In-Lieu

The option to claim a fixed payment enables both for-profit and non-profit businesses to receive relocation assistance compensation without providing documentation of bids and actual expenses. The payment amount available to any individual business is based on an average of annual net earnings over a two-year period. For businesses which have not been in operation for two years, income figures can be annualized. The method for establishing income is through tax returns and/or certified financial statements. The payment to an eligible business may not be less than \$1,000, or more than \$40,000 (\$20,000 under the State Regulations).

To qualify for this payment, it must be determined that a displaced business:

- owns or rents personal property, which must be moved in connection with such displacement and for which an expense would be incurred in such move;
- is not operated at the displacement site solely for the purpose of renting the dwelling or site to others;

- cannot be a part of a commercial enterprise having at least three other establishments which are not being acquired by POLB, and which is under the same ownership and engaged in the same or similar business activities;
- must not be able to relocate without substantial loss of patronage; and
- contributed materially, as defined by POLB, to the income of the displaced person during the two taxable years prior to displacement.

C. Residential Relocation Benefits

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

Relocation benefits will be provided in accordance with the provisions of the federal, state and local guidelines, and POLB rules, regulations and procedures pertaining thereto. Benefits will be paid to eligible displaced persons upon submission of required claim forms and documentation in accordance with POLB's normal administrative procedures.

POLB will process advance payment requests to mitigate 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. 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 permanently 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)**

Displacees may elect to have a licensed professional mover perform the move. The actual cost of the moving services, based on at least two acceptable bids, will be compensated by POLB in the form of a direct payment to the moving company upon presentation of an invoice. Transportation costs are limited to a distance of 50 miles in either case. In addition to the actual move, costs 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.

The current schedule for fixed moving payments is set forth in **Table 5**, below:

Table 5: Schedule of Fixed Moving Payments

Unfurnished Dwelling	
One room	\$780
Two rooms	\$1,000
Three rooms	\$1,250
Four rooms	\$1,475
Five rooms	\$1,790
Six rooms	\$2,065
Seven rooms	\$2,380
Eight rooms	\$2,690
Each additional room	\$285
Furnished Dwellings	
First Room	\$510
Each additional room	\$100

**Based on the Federal Fixed Residential Moving Cost Schedule (2021)*

2. Rental Assistance to Tenants that Choose to Rent

To be eligible to receive rental assistance benefits, the displaced household must rent or purchase and occupy a decent, safe, and sanitary replacement dwelling within one year from the date they move from the displacement dwelling.

Except in the case of Last Resort Housing situations, payments to households under the URA or State Regulations will be payable over a 42-month period and limited to a maximum of \$7,200 as stated under the URA or \$5,250 under the State Regulations. The differences between the two programs are explained in detail in the informational brochure that will be provided to each household (**Exhibit C**).

Table 6, below, portrays **an example only** of a benefits determination under the URA:

Table 6: Example Computation of URA Rental Assistance Payments

1.	Old Rent	\$650.00	Old Rent and Utilities
<i>or</i>			
2.	Ability to Pay	\$700.00	30% of the Gross Household Income (for Low Income Households).
3.	Less of lines 1 or 2	\$650.00	Base Monthly Rental.
Subtract from:			
4.	Actual New Rent	\$750.00	Actual New Rent and Utilities.
<i>or</i>			
5.	Comparable Rent	\$775.00	Available Comparable Unit Cost (includes utilities).
6.	Lesser of lines 4 or 5	\$750.00	
7.	Yields Monthly Need	\$100.00	Subtract line 3 from line 6.
Rental Assistance		\$4,200.00	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 POLB; or
- (ii.) Thirty percent (30%) of the displaced person’s average, monthly gross household income if the amount is classified as “low income” by the U. S. Department of Housing and Urban Development’s (HUD) Annual Survey of Income Limits for the Public Housing and Section 8 Programs (Exhibit A). If a tenant 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. Down Payment Assistance To Tenants Who Choose To Purchase

The displaced households may opt to apply the entire benefit amount for which they are eligible toward the purchase of a replacement unit (Guidelines 49 CFR 24.402(b)).

Residential tenants, who are otherwise eligible to receive the Rental Assistance Payment described above, may choose to receive a lump sum payment equal to forty-two months of rental subsidy (including Last Resort Housing benefits) to purchase a new home.

A displaced household, who chooses 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. A provision shall be made in the escrow arrangements for the prompt return of POLB funds, in the event escrow should fail to close within a reasonable period of time.

D. General Information Regarding The Payment of Relocation Benefits

Claims and supporting documentation for relocation benefits must be filed with POLB no later than 18 months after the date of displacement. 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, income verification, lease documents, move estimates, and escrow material before reaching a determination as to which expenses are eligible for compensation;
3. Required claims 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 POLB;
4. POLB will review and approve claims for payment, or request additional information;
5. POLB will issue benefit checks to claimants in the most secure, expeditious manner possible and personally delivered where possible;
6. Final payments to residential tenants 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 claims materials will be maintained in the relocation case file.

E. Last Resort Housing

Based on assumptions of occupants who would not report rental or income information, and costs of replacement housing resources, it is anticipated that “comparable replacement housing” will not be available as required for the residential tenants. Specifically, for renters, when the computed replacement housing assistance eligibility exceeds \$7,200 or replacement dwelling monthly rental costs (including utilities and other reasonable recurring expenses) exceeds 30% of the person’s average monthly income.

Therefore, if the Project proceeds, POLB will authorize sufficient funds to provide housing of last resort. Due to the demonstrated number of available replacement housing resources for all households, as shown above in Section III, Residential, B, 1, 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 (\$7,200); hence, satisfying the requirement that “comparable replacement housing” is available.

POLB may pay Last Resort Housing payments in installments. 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. 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 POLB to negatively affect the alien’s spouse, parent or child. However, POLB will authorize the payment of relocation assistance benefits to any otherwise eligible residential displacees from non-federally authorized reimbursable funds, and there is no legal presence requirement to receive assistance under the and State program.

In order to be eligible to receive non-residential relocation benefits in federally funded projects, in the case of an unincorporated business, each owner must be either a citizen or national of the United States, or an alien who is lawfully present in the United States. The owner of a sole proprietorship and all owners of a partnership must provide information regarding their lawful presence in the United States, and a for-profit or a non-profit corporation must certify that it is authorized to conduct business within the United States.

Owners of sole proprietorships or partnerships, who are not lawfully present in the United States, or who decline to provide this information, are not eligible for relocation assistance, 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. Relocation benefits would be prorated to reflect the number of owners with certified lawful presence in the United States. However, POLB will authorize the payment of relocation assistance benefits to any otherwise eligible business tenant from non-federal funds.

In order to track and account for relocation assistance and benefit payments, OPC staff will be required to seek immigration status information from each member of the household and from each sole proprietor and/or partner 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 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 Revenue and Taxation Code. The above statement on tax consequences is not intended as tax advice by POLB or OPC. Displacees are responsible for consulting with their own tax advisors concerning the tax consequences of relocation payments.

H. Program Assurance and Standards

There are adequate funds to relocate the businesses and the households. Services will be provided to ensure that displacement does not result in different or separate treatment of displacees based on race, nationality, color, religion, national origin, sex, marital status, familial status, disability or any other basis protected by the Federal Fair housing Amendments Act, the Americans with Disabilities Act, Title VI of the Civil Rights Act of 1964, Title VIII of the Civil Rights Act of 1968, the California Fair Employment & Housing Act, and the Unruh Act, as well as any other arbitrary or unlawful discrimination.

V. ADMINISTRATIVE PROVISIONS

A. Notices

Each notice, which POLB is required to provide to a Project site 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. 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 four principal notices:

- 1) General Information Notice
- 2) Informational Statement
- 3) Notice of Relocation Eligibility
- 4) Notice to Vacate

The General Information Notice (GIN) is intended to provide potential relocatees with a general written description of POLB's relocation program and basic information concerning benefits, conditions of eligibility, noticing requirements and appeal rights (**Exhibit D**). The GIN is issued as early as is feasible in the initial stages of a Project, preferably, the planning stage. A GIN was issued to the project occupants in July and August of 2022.

The Informational Statement is intended to provide potential relocatees with a general written description of POLB's relocation program and basic information concerning benefits, conditions of eligibility, noticing requirements and appeal rights (**Exhibit C**).

A Notice of Relocation Eligibility (NOE) will be distributed to each eligible tenant. The NOE to the residential relocatees 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. The NOE to the commercial occupants includes a description of the benefits categories for which the business owner is eligible. The NOE will be issued to any eligible tenant once the Project has been approved and Project funding is available for relocation payments (**Exhibit E**).

No lawful occupant will be required to move without having received at least 90 day advance written notice of the earliest date by which the move will be necessary (**Exhibit F**). The vacate 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 60 days in advance, the specific date of the required move. The vacate notice will not be issued to any residential displacee before a comparable replacement dwelling has been made available.

In addition to the four principal notices, POLB 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
- 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 tenants no later than within the last six months prior to the filing expiration date.

B. Privacy Of Records

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

C. Grievance Procedures

An aggrieved person may file a written appeal with POLB in any case in which the person believes that POLB has failed to properly consider the person's application for relocation assistance under 49 CFR Section 24. Such assistance may include, but is not limited to, the person's eligibility for, or the amount of, a payment required under 49 CFR Section 24.106 or Section 24.107, or a relocation payment required under 49 CFR Section 24. POLB shall consider a written appeal regardless of form.

If a claimant was not required to relocate, or was determined not eligible for relocation benefits, the appeal must be filed within sixty (60) days of receiving notification of POLB's initial determination of ineligibility.

If a claimant disagrees with the amount or type of eligibility determination, the appeal must be filed within sixty (60) days of receiving notification of that determination. POLB may extend the time period for anyone to appeal upon showing of good cause as determined at the Port's sole discretion.

POLB staff will review all appeals after written notice of appeal is received. All notices of appeal shall be addressed as follows:

**Port of Long Beach
Attention: Executive Director
Long Beach Harbor Department
P.O. Box 570
Long Beach, CA 90801**

The Appeal Officer shall respond to the appellant or the appellant's representative in writing, no later than 14 days after written notice of appeal is received.

If the Appeal Officer is unable to resolve the disputed determination to the appellant's satisfaction, the Appeal Officer shall set a hearing for the appeal no later than 45 days from the date of the initial notice of appeal. The Appeal Officer shall provide notice of the hearing to the appellant and inform the appellant of appellant's right to be represented by legal counsel or other counsel solely at appellant's expense.

D. Eviction Policy

Eviction may cause the forfeiture of a tenant's right to relocation assistance or benefits. Relocation records will be documented to reflect the specific circumstances surrounding any eviction action.

Eviction may be undertaken 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 owner's failure to keep the premises in habitable condition; is the result of harassment or retaliatory action; or, is the result of discontinuation, or a substantial interruption of services;
- (b) Performance of a dangerous, and/or illegal act in the unit;
- (c) A material breach of the rental agreement, and failure upon notification to correct said breach within 30 days of Notice;
- (d) Maintenance of a nuisance, and failure to abate such nuisance upon notification within a reasonable time following Notice;
- (e) A requirement under State, or local law or emergency circumstances that cannot be prevented by reasonable efforts on the part of POLB.
- (f) A failure to vacate by the end of the 90-Day notice period.

E. Citizen Participation

As the process for considering the Project moves forward, POLB will observe the following protocol:

1. Provide affected tenants with full and timely access to documents relevant to the relocation program;
2. Encourage meaningful participation in reviewing the Relocation Plan and monitoring the relocation assistance program (all Project occupants will receive notification of how to review a copy of the Relocation Plan);
3. Provide technical assistance necessary to interpret elements of the Relocation Plan and other pertinent materials;

4. Issue a general advisory notice to each Project occupant concerning the availability of the Plan for public review, as required, 30 days prior to its proposed adoption; and
5. Include written or oral comments concerning the Plan as an attachment (**Exhibit G**) when it is forwarded to POLB for approval.

F. Projected Date Of Displacement

POLB anticipates that date specific Notices to Vacate will not be issued prior to approximately September 2025. No occupant will be required to vacate without a minimum of 90 days' notice.

However, an occupant may choose to vacate prior to a vacate notice being issued, once they have received their Notice of Eligibility, and be assured they will receive any relocation assistance to which they may be entitled.

G. Estimated Relocation Costs

The total budget estimate for relocation-related payments for this Project is Nine Million Seventy Thousand (\$9,070,000) and includes a 25% contingency. The estimate assumes the residential household will elect to claim payments under the URA, which offers the highest payment amounts in this case. It also assumes the business owners will qualify for the maximum payments allowable.

This estimate should not be interpreted as firm, "not to exceed," or actual entitlement costs. The estimate is based on the data obtained through the occupant interviews, current project scope, replacement site availability, moving costs, re-establishment costs and the judgment and experience of the Overland, Pacific & Cutler, LLC staff.

The estimate **does not** include any payments related to property acquisition or any compensation for Improvements Pertaining to Realty or Loss of Goodwill. 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 displaced occupants, or the nature of their activity, POLB will authorize any additional compensable funds that may need to be appropriated. POLB pledges to appropriate, on a timely basis, the funds necessary to ensure the successful completion of the Project.

EXHIBIT A

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 Los Angeles County to define and determine housing eligibility by income level.

Area Median Income: \$91,100			
Family Size	Extremely Low	Very Low	Low
1 Person	25,050	41,700	66,750
2 Person	28,600	47,650	76,250
3 Person	32,200	53,600	85,800
4 Person	35,750	59,550	95,300
5 Person	38,650	64,350	102,950
6 Person	41,500	69,100	110,550
7 Person	44,350	73,850	118,200
8 Person	47,200	78,650	125,800

Figures are per the Department of Housing and Urban Development (California), **updated in April 2022.**

EXHIBIT B

AVAILABLE INDUSTRIAL SPACE AND REPLACEMENT HOUSING

Industrial Space For Lease				
Property Address	City	Bld. SF	Land SF	Rent
21900 S Alameda St	Carson	1,600	181,645	\$227,056.00
2985 E Harcourt St	Compton	0	2-10k	\$10,000.00
25949 Belle Porte Ave	Harbor City	4,000-12,000	50,965	Upon Request
25111 Normandie Ave	Harbor City	10,870	14,810	\$16,305.00
1472 Cota Ave	Long Beach	10,000	10,000	\$16,667.00
1461-1471 W 15th St	Long Beach	8,800	10,018	Upon Request
2850 E El Presidio St	Long Beach	87,725	115,869	\$305,894.00
1524 Oregon Ave	Long Beach	2,268	11,852	\$10,074.00
2020-2022 W 15th St	Long Beach	10,609	10,609	\$34,903.61
3221 E 59th St	Long Beach	38,233	38,233	\$57,731.83
700-806 W Anaheim St	Long Beach	4,000	4,000	\$6,200.00
3270-3294 Cherry	Long Beach	2,587	47,916	\$4,527.25
1444 W Gaylord St	Long Beach	2,340	5,227	\$3,978.00
1305-1339 Oregon Ave	Long Beach	2,880	2,880	\$4,320.00
1461-1471 W 15th St	Long Beach	8,800	10,200	\$28,475.33 - \$34,796.67
2850 E El Presidio St	Long Beach	87,725	159,429	\$47,371.50 - \$57,898.50
740 W Esther St	Long Beach	12,000	14,374	\$8,120.00 - \$9,930.00
1431 W Via Plata St	Long Beach	112,121	112,121	\$92,312.96 - \$112,868.47
2850 E 29th St	Long Beach	13,354	13,354	\$20,031.00
2380-2388 E Artesia Blvd	Long Beach	6,363	26,563	\$9,480.87
2828 Junipero Ave	Signal Hill	43,774	115,869	\$25,448.00
1350 E 23rd St	Signal Hill	1,555	39,594	\$53,452.00
1675-1701 E Mauretania St	Wilmington	10,000	10,018	\$3,200.00
530 E D St, Wilmington	Wilmington	3,800	4,356	\$10,890.00
301-445 N Figueroa St	Wilmington	13,920	13,920	\$12,180.00
830 Watson Ave	Wilmington	1,566	1,566	\$2,114.00

Industrial Space For Sale				
Property Address	City	Bld. SF	Land SF	Price
15124-15128 Lakewood Blvd	Bellflower	8,010	19,563	\$ 2,130,000
21135 Figueroa St	Carson	3,120	25,377	\$ 2,970,000
329 W Torrance Blvd	Carson	12,800	42,689	\$ 8,500,000
112 N Chester Ave	Compton	3,136	9,630	\$ 1,300,000
1322 W Compton Blvd	Compton	30,663		\$ 3,950,000
15320 S Broadway	Gardena	3,920	5,001	\$ 1,035,000
156 E 162nd St	Gardena	4,000	6,029	\$ 1,440,000
447 E Rosecrans Ave	Gardena	10,640	25,186	\$ 3,000,000
400 Redondo Beach Blvd	Gardena	17,640	14,810	\$ 5,043,581
1225 252nd St	Harbor City	3,877	7,405	\$ 1,163,100
1520 Seabright Ave	Long Beach	1,400	6,500	\$ 1,200,000
1560 W Esther St	Long Beach	3,003	4,791	\$ 1,225,000
525 W 15th St	Long Beach	5,200	6,982	\$ 1,250,000
1443 E Anaheim St	Long Beach	3,200	8,712	\$ 1,500,000
1450 Cota Ave	Long Beach	3,329	6,616	\$ 1,575,000
2110 W 16th St	Long Beach	1,990	3,265	\$ 1,600,000
1471 Cota Ave	Long Beach	2,640	6,534	\$ 1,995,000
1720 E Anaheim St	Long Beach	5,632	5,663	\$ 2,500,000
2105-2109 W 15th St	Long Beach	8,800	13,790	\$ 2,974,400
1740 W Cowles St	Long Beach	4,500	6,486	\$ 2,995,000
740 W Esther St	Long Beach	12,000	14,374	\$ 3,200,000
1550-1556 W Esther St	Long Beach	9,000	14,810	\$ 3,350,000
2005 W Gaylord St	Long Beach	600	12,896	\$ 3,600,000
820 W Esther St	Long Beach	6,799	14,374	\$ 3,750,000
1470-1472 Cota Ave	Long Beach	11,329	19,632	\$ 3,926,000
1447 Santa Fe Ave	Long Beach	5,786	13,207	\$ 3,999,900
235 E Pacific Coast Hwy	Long Beach	6,850	7,405	\$ 4,200,000
2020-2022 W 15th St	Long Beach	10,609	10,890	\$ 4,250,000
1427-1433 W 14th St	Long Beach	12,460	19,968	\$ 4,350,000
741-825 W 17th St	Long Beach	28,500	65,340	\$ 15,000,000
724 W Cowles St	Long Beach	21,300	35,284	\$ 16,000,000
10591 Humbolt St	Los Alamitos	19,195	39,204	Not Disclosed
3722 Catalina St	Los Alamitos	18,182	28,053	Not Disclosed
13012 Athens Way	Los Angeles	4,450	6,534	\$ 1,495,000
13900 S Figueroa St	Los Angeles	41,237	82,764	\$ 17,000,000
14135 Garfield Ave	Paramount	7,302	22,216	\$ 2,200,000
7001 Jackson St	Paramount	10,800	21,780	\$ 3,450,000
16250 Gundry Ave	Paramount	23,960	43,411	\$ 7,500,000
15330 Texaco Ave	Paramount	16,945	42,253	\$ 8,750,000
7825 Somerset Blvd	Paramount	10,913		Not Disclosed
19500-19520 S Rancho Way	Rancho Dominguez	53,351	156,816	\$ 14,237,000
2015 E University Dr	Rancho Dominguez	33,469	89,822	\$ 16,167,960
1503 S Centre St	San Pedro	10,254	13,504	\$ 2,750,000
1329-1399 E 28th St	Signal Hill	1,704		\$ 649,000
1875 Freeman Ave	Signal Hill	5,480	13,112	\$ 1,265,000
2455 Lewis Ave	Signal Hill	6,701		\$ 2,579,885
2775 E Willow St	Signal Hill	9,270	56,867	\$ 10,000,000
2700 Signal Pky	Signal Hill	3,000	61,947	\$ 11,900,000
2652 Gundry Ave	Signal Hill	6,508	30,056	Not Disclosed
3356 Lime Ave	Signal Hill	22,864	49,998	Not Disclosed
12508 S Center St	South Gate	33,821	43,560	\$ 6,000,000
11810 Center St	South Gate	45,681	57,064	Not Disclosed
23230-23304 Normandie Ave	Torrance	11,232	21,479	\$ 3,499,999
1740 Crenshaw Blvd	Torrance	20,000	40,800	\$ 8,400,000
531 1/2 N Marine Ave	Wilmington	4,387	9,583	\$ 1,200,000
1617-1701 E Colon St	Wilmington	tbd	26,571	\$ 3,327,125
1707 E Pacific Coast Hwy	Wilmington	tbd	37,026	\$ 4,788,270

Studios For Rent					
Property Address	Dwelling	Bdrm.	Bath	Sq. Ft.	Rent
217 West 10th Street, Long Beach, CA 90813	Studio	n/a	1	180	\$1,245
1357 Elm Ave, Long Beach, CA 90813	Studio	n/a	1	450	\$1,295
1536 Locust Ave, Long Beach, CA 90813	Studio	n/a	1	450	\$1,300
1722 Henderson Ave unit 1722, Long Beach, CA 90813	Studio	n/a	1	tbd	\$1,350
932-938 Daisy Ave, Long Beach, CA 90813	Studio	n/a	1	512	\$1,350
445 W 9th St, Long Beach, CA 90813	Studio	n/a	1	385	\$1,390
551 Daisy Ave, Long Beach, CA 90802	Studio	n/a	1	422	\$1,425
1495 Cedar Ave, Long Beach, CA 90813	Studio	n/a	1	tbd	\$1,495
229 W 6th St, Long Beach, CA 90802	Studio	n/a	1	450	\$1,595
328 W 8th St, #7, Long Beach, CA 90813	Studio	n/a	1	tbd	\$1,650

1-Bedrooms For Rent					
Property Address	Dwelling	Bdrm.	Bath	Sq. Ft.	Rent
1017 Pacific Ave, Long Beach, CA 90813	Apartment	1	1	tbd	\$1,350
942 Maine Ave, Long Beach, CA 90813	Apartment	1	1	750	\$1,495
725 Magnolia Ave, Long Beach, CA 90813	Apartment	1	1	tbd	\$1,600
914 N Loma Vista Dr, Long Beach, CA 90813	Apartment	1	1	510	\$1,650
1121 Daisy Ave, Long Beach, CA 90813	Apartment	1	1	tbd	\$1,695
1336 Linden Ave, Long Beach, CA 90813	Apartment	1	1	675	\$1,700
545 Chestnut Ave unit 109, Long Beach, CA 90802	Apartment	1	1	532	\$1,750
733 Daisy Ave, Long Beach, CA 90813	Duplex	1	1	476	\$1,850
1019 Cedar Ave, Long Beach, CA 90813	Apartment	1	1	tbd	\$1,895
1217 Cedar Ave, Long Beach, CA 90813	Apartment	1	1	tbd	\$2,175

EXHIBIT C
INFORMATIONAL STATEMENTS

EXHIBIT D
GENERAL INFORMATION NOTICE

EXHIBIT E
NOTICES OF ELIGIBILITY

EXHIBIT F
NOTICE TO VACATE

EXHIBIT G
PUBLIC COMMENTS AND RESPONSES