

RELOCATION IMPACT REPORT

(Form #)

State of California
Department of Transportation
DRAFT RELOCATION IMPACT REPORT

Surplus Property Sales
Los Angeles/Pasadena/South Pasadena
710 Property Sales
07-LA-710- 27.5/32.2- 0700000063

SUMMARY OF RELOCATION IMPACT REPORT:

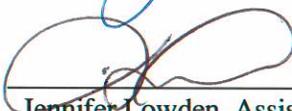
It is estimated that this project will displace a total of 148 occupant households from the neighborhood of El Sereno within the city of Los Angeles, and the cities of Pasadena and South Pasadena. There is sufficient housing stock within the greater replacement area for displacees with similar amenities, access to transportation, utilities, schools, and public services to the displacement areas. Finding affordable replacement housing will present a challenge, requiring a high degree of advisory assistance and cooperation/consultation with agencies such as Housing and Urban Development, when necessary. Occupants who become homebuyers will not be displaced. To increase the potential for occupants to obtain financing to purchase, assistance from other agencies (such as California Housing Finance Agency) will be sought to make more financing products available to prospective buyers than are readily available in the general lending market. This project is anticipated to take a full five years from declaration of the first occupied residential parcel as surplus, to transfer of the last property. To administer the relocation program as proposed, district staff workload is anticipated to increase by 4 PYs (Person Years) for the duration of the project.

The undersigned has completed this report of the above-referenced project and recommends approval of the report.



Kimberly Erickson, Senior Right of Way Agent

The undersigned has reviewed and approved this report.



Jennifer Lowden, Assistant Division Chief
Headquarters Right of Way and Land Surveys

Distribution: Original File

- c: Region/District R/W Manager
- Region/District R/W Branch Managers
- Branch-Design

Project Manager
Environmental Planning

- Attachments:
- Attachment A- Project Map/Displacement Area Map
 - Attachment B- Replacement Area Map
 - Attachment C- Comparative Data

SUMMARY AND PROJECT DATA**A. Purpose of Study:**

The purpose of this study is to provide the Department of Transportation, local agencies and the public with information as to what effect a proposed surplus property sales project would have on the residential and nonresidential occupants within the proposed project area. Specifically, this report is concerned with potential problems that may be caused by the displacement of those currently occupying surplus property.

B. Limits and Purpose of Project:

Streets and Highways Code section 118.6 states that the California Department of Transportation (Caltrans) to the greatest extent possible, will offer to sell or exchange property that has been determined by Caltrans to be excess to their needs. Government Code sections 54235 through 54238.7 known as the Roberti Act, as amended by Senate Bill 416 in 2013, includes priorities for disposal of residential properties originally acquired for the State Route 710 (SR-710) extension in the cities of Los Angeles, South Pasadena, and Pasadena and includes requirements that the agency impose terms, conditions, and restrictions to ensure that housing remain available for low or moderate income households. Upon formally adopting Affordable Sales Program regulations, Caltrans intends to meet the goal of the legislature to dispose of surplus properties originally acquired for the SR-710 extension while preserving and expanding the availability of low and moderate income housing.

C. General Description of Properties:

In the northern State Route 710 project area, Caltrans currently holds title to 460 properties originally acquired for the SR-710 extension project. They include single-family residential properties, multi-family properties (ranging from duplexes to small apartment buildings), and commercial/industrial and unimproved properties. Of these properties, there are approximately 312 occupied single-family residences, 45 vacant single-family residences, and 41 occupied multi-family units. The remaining properties consist of unoccupied residential, commercial/industrial, vacant land, and special use properties.

D. Basis of Findings:

The sources used in the preparation of this report were both primary and secondary in nature, and are identified in *Sources* and in Attachment C.

E. Describe the Displacement Area:

The displacement area includes properties along the SR-710 from Alhambra's Valley Boulevard to the Foothill Freeway (I-210) in Pasadena at California Boulevard. Affected properties are in the neighborhood of El Sereno, the City of Pasadena, and the City of South Pasadena.

El Sereno

El Sereno is the easternmost neighborhood in the City of Los Angeles. According to the official boundaries of the LA-32 Neighborhood Council, as certified by the City of Los Angeles DONE on May 21, 2002, it 4.9 square miles. The Los Angeles Times reports (per the 2000 US Census) that El Sereno has a population of 43,766, with a population density of 9,826 people per square mile. It is adjacent to the City of Alhambra to the east, the neighborhood of Lincoln Heights to the west, the neighborhoods of Arroyo Seco and Highland Park and the City of South Pasadena to the north, and the unincorporated communities of Boyle Heights and East Los Angeles to the south. It is bordered by I-10 to the south, I-710 to the east and is approximately 1 mile east of I-5.

Residential uses are the primary land uses in El Sereno, comprising approximately 52 percent of the land within the community, followed by public uses (15 percent). The neighborhood of El Sereno is primarily a built-out community, with opportunities for future development likely involving infill or the repurposing of land that is currently occupied by existing homes and businesses. There are five business districts in El Sereno, one City library in the neighborhood, eight places of worship and several schools serving the displacement area. There are no hospital facilities in El Sereno and the LAPD does not operate any police stations within El Sereno. The City of Los Angeles operates and maintains three parks, one community center, and two recreation centers in the neighborhood, and there are public transportation services provided by Metro, Foothill Transit, LADOT DASH, and Monterey Park Spirit Bus. Commuter rail service in the neighborhood is provided by Metrolink at the El Sereno Metrolink Station.

Elderly residents, who are 65 years and older, comprise a slightly smaller share of El Sereno than the County overall (10.5 percent versus 10.9 percent). Transit dependent residents comprise 34.9 percent of neighborhood residents, versus the County overall rate of 25.2 percent. Average household size in the neighborhood of El Sereno (3.58 persons) is slightly larger than the County overall (2.98 persons), while the median household income is lower than the County overall (\$44,368 versus (\$56,266).

Pasadena

The City of Pasadena is 23.1 square miles, and located approximately ten miles northeast of Downtown Los Angeles. According to the 2010 US Census, Pasadena has a population of 137,122. Population density is estimated at 5,936 people per square mile. It is adjacent to the City of La Canada Flintridge and the unincorporated community of Altadena to the north, the Cities of Sierra Madre and Arcadia to the east, the Cities of South Pasadena and San Marino and the unincorporated communities of San Pasqual and East Pasadena to the south, and the Cities of Los Angeles and Glendale to the west. The city is located approximately 4 miles from the northern terminus of I-710. I-210 runs through the central part of Pasadena, SR 134 runs through western Pasadena, and SR110 passes through the southwest portion of the City as Arroyo Parkway.

Residential uses are the primary land uses in Pasadena, comprising approximately 57 percent of the land within the community, followed by public uses (17 percent). The City of Pasadena is primarily a built-out community, with opportunities for future development likely involving infill or the repurposing of land that is currently occupied by existing homes and businesses. There are seven main districts in Pasadena, five of which are within .5 miles of the displacement area. The Pasadena Central Library services the city with nine branches, four of which are within close proximity (.5 miles) to the displacement area. The Pasadena Police Station, Huntington Memorial Hospital, several places of worship and schools are within close proximity to the displacement area. A total of nineteen parks, community centers, and recreation centers are located in area, and public transportation services are provided by Metro, Foothill Transit, and the Pasadena ARTS. Metro operates six Gold Line light rail stations within Pasadena.

Elderly residents, who are 65 years and older, comprise a larger share of Pasadena than the County overall (13.5 percent versus 10.9 percent). Transit dependent residents comprise 20.1 percent of residents, versus the County overall rate of 25.2 percent. Average household size in the City of Pasadena (2.42 persons) is slightly smaller than the County overall (2.98 persons), while the median household income is higher than the County overall (\$67,920 versus (\$56,266).

South Pasadena

The City of South Pasadena is approximately 3.4 square miles in size and located east of SR 110 and approximately 2 miles south of I-210. It is bordered by Pasadena to the north, the City of San Marino

to the east, the City of Los Angeles and Alhambra to the south, and the City of Los Angeles to the west. According to the 2010 US Census, South Pasadena has a population of 25,619. Population density is estimated at 7,535 people per square mile.

Residential uses are the primary land uses in South Pasadena, comprising approximately 79 percent of the land within the community, followed by commercial and service uses (7 percent). South Pasadena is primarily a built-out community, with opportunities for future development likely involving infill or the repurposing of land that is currently occupied by existing homes and businesses. There are three main business districts in the City of South Pasadena. The South Pasadena Public Library, the South Pasadena Police Station, four places of worship, and several schools are within .5 miles and service the displacement area. There are no hospital facilities in the City of South Pasadena.

Elderly residents, who are 65 years and older, comprise a slightly larger share of South Pasadena than the County overall (12.1 percent versus 10.9 percent). Transit dependent residents comprise a considerably smaller share of South Pasadena residents (8.4) versus the County overall rate of 25.2 percent. Average household size in the South Pasadena (2.43 persons) is slightly smaller than the County overall (2.98 persons), while the median household income is higher than the County overall (\$84,914) versus (\$56,266).

F. Estimated displacement units:

- This report assumes that all occupied parcels currently held by Caltrans for the SR-710 Extension Project will be sold.
 - Currently, 175 of the 398 residential properties are rented at affordable rates.
 - Caltrans will not subdivide ownership of multi-family residential properties. It is assumed that all 41 surplus multi-family properties and 45 vacant single-family residences will be acquired by housing entities. Housing entities are assumed to purchase an additional 64 single family residences for concurrent resale to current occupants. Proposed regulation requires housing entities to initially offer properties for either sale or rent to current tenants at fair market or affordable rents, based on income eligibility. Thus, it is estimated that current occupants of the multi-family properties and the 64 occupied single-family residences acquired by entities will not be displaced.
 - It is further assumed that, of occupied residential properties not purchased by housing related entities (all single family residences), approximately 100 will be sold at affordable prices to current occupants. The remaining 148 single family properties will be sold at fair market value to non-occupants, thus resulting in 148 anticipated displaced households. The estimates used in this report are based on these assumptions.
 - Nonresidential displacements are not anticipated. Proposed regulations require Caltrans to prioritize fair market offers of nonresidential parcels first to former owners, then to current tenants in good standing. Based on feedback during the rulemaking process for the Affordable Sales Program regulations and (lack of) inquiries made to Caltrans from former owners, it is anticipated that former owners of the nonresidential properties will not be interested.
 - Alternatives are not explored in this Draft Relocation Impact Report, as the proposed rulemaking seeks to sell the maximum number of surplus properties originally acquired by Caltrans for the 710 Extension project.
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RELOCATION IMPACT REPORT (Cont.)

(Form #)

Est. Displaced Single Family Residences: 148
Est. Displaced Multi-family Units: 0
Est. Displaced Nonresidential: 0

TOTAL DISPLACEMENTS: 148

G.	Adequate relocation resources exist for:	Yes	No
	Residential tenants	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Businesses	N/A	
	Nonprofit Organizations	N/A	
	Agriculture	N/A	

1. The replacement neighborhood studied is described as follows:

Like the displacement area, the replacement area includes a large geographic area including several neighborhoods and cities. Replacement neighborhoods are within 15 miles of all potential displacements associated with this project. See Attachment B.

2. The relocation areas are comparable in terms of amenities, public utilities, and accessibility to public services, transportation and shopping. Yes No

Each displacement city/neighborhood has varying amenities, access to public services, transportation, shopping, and other neighborhood characteristics. Similarly, the neighborhoods and cities within the greater relocation area possess varying characteristics. However; care was taken to ensure that within the relocation area identified there are several neighborhoods and cities with similar amenities to those of the respective cities/neighborhoods of displacement area.

3. There are not public projects in the area that will displace other families or make additional housing available concurrently with the subject project.

4. Last Resort Housing Program payments will not be utilized to relocate residential households being displaced. The purpose of this project is to meet the intended goal of the Legislature of preserving and expanding the availability of low and moderate income housing supply by disposing of real property previously acquired for the State Route 710 Extension project (pursuant to the "Roberti Act", Government Code section 54235). Relocation benefits and payments will be made pursuant to the Roberti Act.

5. There are special/significant relocation problems associated with this project. Proposed regulations to implement the Affordable Sales Program give priority to current occupants meeting eligibility criteria. Occupants who become homebuyers will not be displaced. To increase the potential for occupants to obtain financing to purchase, Caltrans is working with California Housing Finance Agency to make more financing products available to prospective buyers than are readily available in the general lending market. In anticipation of this sales project, homebuyers workshops have also been provided to interested tenants occupying properties that may be sold as surplus. Occupants who do not purchase will be provided advisory assistance to find and relocate to comparable housing, and Caltrans will seek assistance from agencies such as Housing and Urban Development to find affordable housing.

6. A field office will not be required for this project.

DETAILED ANALYSIS:**H. DISPLACEMENT AREA****A. Residential Displacements**

Residential displacements include an estimated 148 single-family residences from the El Sereno neighborhood within the city of Los Angeles, the city of Pasadena, and the city of South Pasadena. Most residences were built between 1897-1976 and range in size from 562-6,830 square feet. There are several 2-3 bedroom/1bath properties in the 1,000-1,400 square foot range. Architectural styles, quality of condition and construction also vary widely among the displacement properties.

1. Average monthly rental rate for residential rental units owned by Caltrans within the displacement area: approximately \$1,085. As a result of the Affordable Rent Program implementation (regulations adopted January 2014), this figure is significantly lower than average fair market rent for the area.

B. Business and Nonprofit

It is anticipated that neither businesses, nor nonprofits, will be displaced by the property sales.

C. Agricultural Impact

No agricultural impact anticipated. With the exception of small urban farms and neighborhood gardens, there are no agricultural parcels within the scope of this project. Further, the proposed regulations require Caltrans to prioritize fair market offers of nonresidential parcels first to former owners, then to current tenants in good standing.

II. REPLACEMENT AREA**A. Describe in relationship to the local town/community and to the Displacement Area:**

The displacement area comprises a large footprint, including one neighborhood and two cities of varying characteristics and amenities. Similarly, the replacement area identified for this project includes a large footprint adjacent to the project area, including several neighborhoods and cities with varying characteristics and amenities. The area encompasses portions of the San Gabriel Valley and Los Angeles County roughly outlined in Attachment B, with a specific focus on the cities of Alhambra, Altadena, Arcadia, Glendale, Monrovia, Monterey Park, San Gabriel, San Marino; those portions of El Sereno, Pasadena, and South Pasadena that are not within the displacement area; and Northeast Los Angeles which includes the neighborhoods of Atwater Village, Cypress Park, Eagle Rock, Glassell Park, Highland Park, Montecito Heights and Mount Washington.

1. Estimated housing stock (total housing units for sale and for rent on Attachment C, w/exception of figures specific to 90032 zip code to avoid double counting Northeast LA counts): 12,128 units; 7,979 for rent and 4,149 for sale
2. Vacancy rate expressed as a range: 3.3%-7.2%
3. Estimated median value and monthly rental rates of comparable, typical, single family homes that are DS&S within the replacement area.

Average median value for single family homes in El Sereno, Pasadena, and South Pasadena is \$639,367. Of all replacement areas identified, median value for the city of San Gabriel is most similar at \$654,900. Thus, San Gabriel was used as the most comparable area to survey single

family listings and rental rates. Values for single family residences between 1,000-1,400 square feet were used derive the median value of \$549,000; while single family residences between 2-3 bedrooms in San Gabriel were used to derive the monthly rental rate of \$2,100 for homes considered typical and comparable to the average displacement dwelling.

B. Business and Nonprofit Replacement:

1. Number of business sites that will be available for rent, purchase, or development:
N/A

D. Residential Replacement:

1. Replacement neighborhoods are homogeneous to those in the displacement area. (See Item II. A. above.)
2. General condition of displacement neighborhood: Average to Good.
3. Condition of units being displaced: Average.
4. Condition of units in replacement area. Average to Very Good.
5. Number of mobile home parks directly impacted by the project. None.

E. Comparative Data: see Attachment C

III. RELOCATION RESOURCES

- A. This project is anticipated to take a full five years from declaration of the first occupied residential parcel as surplus, to transfer of the last property. To administer the relocation program as proposed, district staff workload is anticipated to increase by 4 PYs (Person Years) for the duration of the project.
- B. Market availability is expected to remain adequate through the time of displacement. While Los Angeles County can be considered a scarce housing market, the life of this excess land sales project is projected for a full five years. Thus, the replacement market will not be flooded with an unmanageable number of displacees in need of replacement housing at once. In addition, there are no other public projects identified within the areas that will displace other families concurrently with the excess land sales project.

IV. HOUSING IMPACT

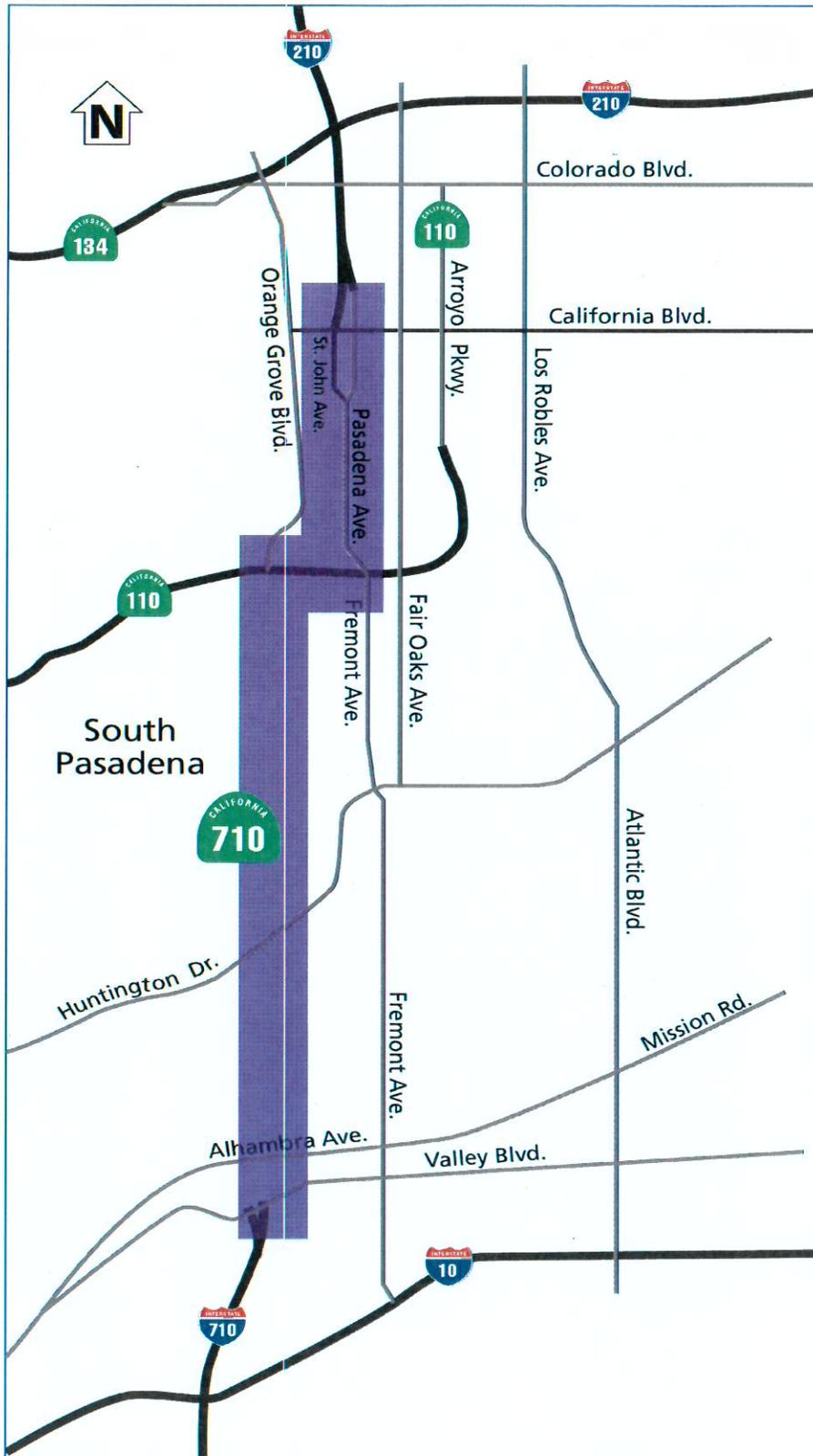
- A. This project will not significantly impact the local housing stock for the community as there are no plans for demolition (or conversion to nonresidential use) of the existing housing stock associated with this excess land sales project.
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FINAL CONCLUSION: It is estimated that this project will displace a total of 148 occupant households from the neighborhood of El Sereno and the cities of Pasadena and South Pasadena. There is sufficient housing stock within the greater replacement area for displacees with similar amenities, access to transportation, utilities, schools, and public services to the displacement areas. Finding affordable replacement housing will present a challenge, requiring a high degree of advisory assistance and cooperation/consultation with agencies such as Housing and Urban Development, when necessary. Occupants who become homebuyers will not be displaced. To increase the potential for occupants to obtain financing to purchase, assistance from other agencies (such as California Housing Finance Agency) will be sought to make more financing products available to prospective buyers than are readily available in the general lending market.

This project is anticipated to take a full five years from declaration of the first occupied residential parcel as surplus, to transfer of the last property. To administer the relocation program as proposed, district staff workload is anticipated to increase by 4 PYs (Person Years) for the duration of the project.

**Sources: Area descriptions, housing, and community data from 710 North Study Community Impact Assessment, May 16, 2014
Assumptions and property data from Standardized Regulatory Impact Assessment Report Proposed Affordable Sales Program Regulations, March 2015
Caltrans property types/descriptions/rates from Right of Way Property Management System, Jan. 27, 2015, March 24, 2015
General real estate market listing and rental rate information from Zillow and Trulia, March 2, 2015, March 25, 2015*

Attachment A- Displacement/Project Map



Attachment B- Replacement Area Map



Attachment C- Comparative Data

	Displacement	Alhambra	Altadena (CDP)	Arcadia	Zip Code 90032, incl. El Sereno	Glendale	Pasadena
Total Housing Units	148	30,915	15,947	20,686	13,521	76,269	29,551
% Owner Occupied	-	40.8%	71.6%	63.1%	49%	38.1%	45%
% Renter Occupied	-	59.2%	28.4%	36.9%	51%	61.9%	55%
Total Housing Units Vacant	-	1,698	735	1,094	756	4,000	4,281
Vacancy Rate	-	5.5%	4.6%	5.3%	5.6%	5.2%	7.2%
Housing Units For Sale	-	162	99	138	91	358	580
Housing Units For Rent	-	972	224	519	329	2,585	2,158
Persons per Household	2.42-3.58 ⁱ	2.82	2.78	2.83	3.58	2.7	2.42
Median Housing Value	\$381,800- \$864,300 ⁱⁱ	\$551,500	\$661,400	\$1,107,400	\$381,800	\$675,900	\$672,000
Median Monthly Rent	Average approx \$1,085	\$2,321	\$2,605	\$3,031	\$1,985	\$2,733	\$2,578

Attachment C- Comparative Data (cont.)

	Monrovia	Monterey Park	Northeast Los Angeles	San Gabriel	San Marino	South Pasadena
Total Housing Units	14,473	20,850	158,820 ⁱⁱⁱ	13,237	4,477	11,118
% Owner Occupied	49.5%	55.4%	46% ^{iv}	49.2%	91.4%	45.7%
% Renter Occupied	50.5%	44.6%	54% ^v	50.8%	8.6%	54.3%
Total Housing Units Vacant	711	887	9,370 ^{vi}	695	147	651
Vacancy Rate	4.9%	4.3%	est 5.9% ^{vii}	5.3%	3.3%	5.9%
Housing Units For Sale	88	58	2,529 ^{viii}	64	21	52
Housing Units For Rent	358	382	Not available	387	26	368
Persons per Household	2.65	3.01	3.1	3.13	3.02	2.43
Median Housing Value	\$567,100	\$549,800	\$400,000 ^{ix}	\$654,900	\$2,209,100	\$864,300
Median Monthly Rent	\$2,380	\$2,353	Not available	\$2,468	\$4,723	\$2,895

- Median Housing Values and rental rates from Zillow (accessed 3/2/15 and 3/22/15) unless otherwise specified
- Persons per household from 2010 Census unless otherwise specified

Attachment C- Comparative Data (cont.)

- Total housing units, vacancy rates/data, units for sale, units for rent, occupancy rates by type from 2010 census unless otherwise specified
- Limited information available for the region of Northeast Los Angeles, thus countywide statistics are applied to regional data in some cases (as specified)

ⁱ Range for El Sereno, Pasadena, South Pasadena

ⁱⁱ Range for El Sereno, Pasadena, and South Pasadena

ⁱⁱⁱ city-data.com/neighborhood/northeast-los-angeles-los-angeles-ca, accessed 3/2/15

^{iv} city-data.com/neighborhood/northeast-los-angeles-los-angeles-ca, accessed 3/2/15

^v city-data.com/neighborhood/northeast-los-angeles-los-angeles-ca, accessed 3/2/15

^{vi} derived by applying general LA County vacancy rate to Total Housing Units

^{vii} Rate for Los Angeles County, per 2010 Census

^{viii} Current listings for Northeast Los Angeles region, per ietrealstate.com/northeast-la.php, accessed 3/2/15

^{ix} Dataquick for home sales in January 2015 for Los Angeles Selected Area of North East LA