



EAST SAN FERNANDO VALLEY LIGHT RAIL PROJECT RELOCATION PLAN AND ACQUISITION AND RELOCATION PILOT PROGRAM



**BOARD MEETING
NOVEMBER 30, 2023**

Recommendation

Consider:

- Approving a Pilot Program to reduce hardships for property owners by incorporating streamlined acquisition and relocation procedures for right-of-way delivery for the East San Fernando Valley Light Rail Project
- Approving the East San Fernando Valley Light Rail Project Relocation Plan

ESFV Relocation Plan

Relocations:

- ✓ Up to 80 displacements, including 3 residential displacements and 18 off-site landlords
- ✓ Displaced businesses include: Automotive Repair and Sales, Restaurants/Nightclubs, Retail Stores, Check Cashing, Marble and Granite Sales, Law Office, Veterinarian, and Recycling Center

Relocation Plan:

- ✓ Describes LACMTA's procedures for carrying out relocation activities.
- ✓ Outlines how to qualify for relocation benefits.
- ✓ Provides information on the time allowed to vacate impacted parcels.
- ✓ Guarantees that LACMTA will follow both State and Federal regulations.
- ✓ Includes pilot program for Acquisitions and Relocations.
- ✓ Relocation posted for public comment from October 14, 2023, to November 14, 2023.
- ✓ Requires 2/3 Board approval per California State regulations

Outreach

- ✓ Plan available for comment from October 14th – November 14th
- ✓ Posted on the Metro site, e-mail blasted to 1,979 ESFV stakeholders, newspaper ads, and direct notice in English and Spanish to 83 impacted owners and tenants in both English and Spanish
- ✓ Posted at three project area libraries for review
- ✓ Posted on the social media site “NextDoor”
- ✓ Announced on October 25 and November 2nd community meetings
- ✓ Two comments received and responded to in the addendum to the relocation plan

Acquisition Incentive Pilot Program

Acquisition Incentive:

- ✓ Compensation provided to the property owner above the appraised value if the owner signs the acquisition documents within a certain timeframe.

Recommendation:

- ✓ Institute an ESFV pilot program to pay **20% of the approved Just Compensation with a minimum of \$3,500 and a maximum of \$500,000.**
- ✓ Apply the program retroactively to any parcels currently under negotiation when the incentive program is approved.

Benefits:

- ✓ Increased number of voluntary settlements and delivery of right of way
- ✓ Development of good rapport with the property owners
- ✓ Schedule savings by expedited release of property for construction
- ✓ Reduced condemnation costs

Relocation Benefits Pilot Program

Recommendations:

- ✓ Searching costs (time and transportation while searching for a replacement location) - **raise the cap from \$2,500 to \$5k.**
- ✓ Re-establishment (repairs, modifications or improvements to replacement property) - **raise cap from \$25k to \$40k.**
- ✓ In-lieu fixed moving (based on tax returns rather than receipts) - **raised cap from \$40K to \$50k**
- ✓ Actual reasonable moving and related expenses –no Federal/State cap and no change recommended

Benefits:

- ✓ Faster relocations and fewer hardships to displacees, especially small businesses.
- ✓ Accelerated parcel vacancies and schedule savings.
- ✓ Potential lower loss of goodwill claims.

Next Steps

- ✓ Initiate relocation activities in accordance with Relocation Plan
- ✓ Commence implementation of Pilot Program
- ✓ Coordinate with Business Interruption Fund, Eat/Shop/Play, and Community Leadership Council
- ✓ Track metrics for determining effectiveness of pilot program



Thank you