

**MWD**

METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

October 18, 1993

To: Board of Directors (Land Committee--Information)
From: General Manager
Subject: Update on Relocation Assistance Program in Domenigoni Valley

Report

This report is an update on the status of the Relocation Assistance Program (R.A.P.). State law requires that all public agencies implement a relocation assistance program in order to relocate persons, businesses, and farms displaced by the acquisition of real property.

In compliance with applicable legal requirements, subsequent to the approval of the Environmental Impact Report for the Domenigoni Valley Reservoir Project, the Right of Way and Land Division implemented the requisite Relocation Assistance Program and hired consultants to perform the required services under Metropolitan's supervision.

The initial step in R.A.P. implementation was the preparation by the consultants of a Relocation Assistance Plan (Plan). The plan describes relocation needs and locates available replacement sites for both residential and business displacees. A major step in the Plan preparation is the interviewing of the displacees which enables the consultants to both obtain important information and acquaint themselves with the displacees.

The program requires, within 15 days after the first written offer is made to purchase a parcel, that occupants are furnished advisory assistance, and as soon as practicable thereafter such occupants are informed of their potential monetary benefits. Monetary benefits are subject to spend-to-get rules.

The current status of Metropolitan's Relocation Assistance Program as it relates to the Domenigoni Valley Reservoir Project is as follows:

Owner-Occupants (Residential)

Owner-occupants are entitled to reimbursement for moving expenses and escrow costs relative to replacement dwellings. They may also qualify for purchase differentials. Resolution of some relocation cases require creativity when cases of hardship are encountered. For example, some families were relocated by direct exchanges of dwellings to make replacement housing affordable, and several purchase differentials were made available to enable families to at least equal their existing housing situation. Several other owners, pending resolution of eminent domain actions, were entitled to be relocated to temporary housing. It is also noted that a number of owners have willingly waived all or part of their relocation benefits in accordance with the administrative settlements obtained through the acquisition process. To date, 24 eligible owner cases have been relocated. There are only a few remaining owners located within the Domenigoni Valley.

Tenants (Residential)

Tenants are eligible to receive reimbursement of moving expenses and often qualify for rent supplements. Rent supplements serve to compensate for higher rents of decent, safe and sanitary replacement dwellings. Affected tenants have received all possible assistance, advisory and monetary, to assist in their relocation. Several tenants were able to use benefits towards the purchase of replacement housing. Currently, monetary benefits have been paid to 38 residential tenants and most if not all have been relocated.

Businesses and Farms

Businesses and Farms may qualify for reimbursement for moving costs and certain re-establishment expenses. Major relocation accomplishments include the on-going relocation of the Embly Chicken Ranch operation to Eagle Grove, Iowa and the recently completed move by the Scheenstra Dairy to Visalia, California entailing approximately 2,000 dairy cows.

Other R.A.P. eligible entities in the business/farm category consist of three additional chicken ranches, agricultural farms, vegetable growers, nursery operations, machine shops, apiaries, and miscellaneous in-home businesses.

At the present time, 12 businesses and farms have received monetary benefits. It is noted that a number of owners of businesses have also qualified to receive monetary benefits based on residential occupancy.

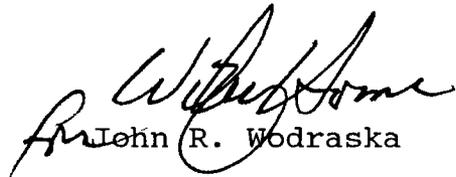
This informational letter does not fall under the scope of California Environmental Quality Act (CEQA).

Board Committee Assignments

This letter is referred for information to the Land Committee because of its jurisdiction over the purchase, sale and leasing of land and buildings, pursuant to Administrative Code Section 2451(b).

Recommendation

For information only.


John R. Wodraska