



Legislation Details (With Board Report)

File #: 14-492 **Name:** Approve the Relocation Plan for the Camphora Farm Labor Camp

Type: General Agenda Item **Status:** Passed

File created: 5/8/2014 **In control:** Board of Supervisors

On agenda: 6/3/2014 **Final action:** 6/3/2014

Title: Approve the Relocation Plan for the Camphora Farm Labor Camp.

Sponsors: Economic Development

Indexes:

Code sections:

Attachments: 1. Relocation Plan, 2. Completed Board Order

Date	Ver.	Action By	Action	Result
6/3/2014	1	Board of Supervisors	approved	

Approve the Relocation Plan for the Camphora Farm Labor Camp.

RECOMMENDATION:

It is recommended that the Board of Supervisors:

Approve the Relocation Plan for the Camphora Farm Labor Camp

SUMMARY:

South County Housing (SCH) has acquired all funding necessary to reconstruct the Camphora Farmworker Labor Camp (Camphora) near Soledad. SCH plans on closing escrow on construction financing in August of 2014 and demolishing the existing units in September. Forty two households will be displaced. The State of California’s Department of Housing and Community Development is providing two loans through their HOME and Multifamily Housing Program (MHP). The programs trigger both state and federal requirements for relocation benefits for the displaced households.

DISCUSSION:

The Relocation Plan prepared for SCH by AutoTemp, Inc. is in accordance with the provisions of:

- The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (the ‘Uniform Act’)
- The California Relocation Assistance Law, California Government Code Section 7260 et seq (the “CRAL”)
- The California Relocation Assistance and Real Property Acquisition Guidelines, Title 25, California Code of Regulations, Chapter 6, Section 6000 et seq. (the "Guidelines") for residential displacements
- Section 104(d) of the Housing and Community Redevelopment Act of 1974

The California Code of Regulations, Title 25, Section 6038(a) specifies that the Relocation Plan be submitted to the local legislative body for approval.

Of the 44 units at the Camphora Labor Camp, 42 are occupied. Ten households are ineligible for benefits

because they moved into Camphora after the property was acquired by SCH and were properly noticed about the planned demolition before signing their leases. Of the remaining 32 households, 29 are eligible for temporary relocation benefits based upon the proposed displacement of less than a year. SCH will work with them prior to demolition to identify comparable decent, safe and sanitary housing for occupancy during the construction period. SCH's development sources include funding for the difference between the tenants' current rents and the rents for their temporary housing as well as moving costs. Funding has also been included in the development budget for ongoing rental assistance per relocation requirements that cap the households' future rental costs at the greater of their rent prior to relocation or 30% of their Annual Median Income (AMI). The remaining three families have household incomes that exceed 60% of the AMI. Due to their incomes being above the maximum allowed by the project funding sources, these families will be ineligible to return to Camphora after reconstruction. Therefore, they will be eligible for and paid permanent relocation benefits.

OTHER AGENCY INVOLVEMENT:

An Over-the-Counter grant from the Housing and Redevelopment Office of \$25,000 was given to SCH in 2009 to assist with the feasibility of the project. A short term RDA loan of \$300,000 was approved by the Board of Supervisors on June 8, 2010. On March 11, 2014, the County approved Housing Successor Agency funding in the amount of \$300,000 for Camphora.

FINANCING:

There is no impact on the General Fund in regard to the approval of the Relocation Plan. Funding for the loan is included in the Boronda Housing Set-Aside (Fund 176, Organizational Unit 8202, Appropriations Unit DEO 013).

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Approved by:

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ATTACHMENTS:

Relocation Plan