DATE: January 31, 2023

TO: Mayor and Council Members

FROM: Public Works Department

SUBJECT: Set Public Hearing to Consider Adoption of the Relocation Plan for the Inglewood Transit Connector Project

RECOMMENDATION:
It is recommended that the Mayor and Council Members set a Public Hearing for March 14, 2023, at 2:00 p.m., to consider adoption of the Relocation Plan for the Inglewood Transit Connector Project.

BACKGROUND:
The Inglewood Transit Connector (ITC) Project is an approximately 1.6-mile long, three-station, fully elevated, electrically powered automated transit system connecting passengers directly from the Metro K Line’s Downtown Inglewood station to new housing and employment centers. It will also serve sports and entertainment venues in the City of Inglewood (City), including the Kia Forum, the Los Angeles Sports and Entertainment District (LASED) at Hollywood Park/SoFi Stadium, and the proposed Inglewood Basketball and Entertainment Center (IBEC).

The ITC Project will support the City’s ongoing economic revitalization efforts and opportunities for transit-oriented development (TOD) within the Downtown TOD Plan area, including creating public parking and park-and-ride facilities. The ITC Project will be vital in connecting Los Angeles County’s residents and visitors to jobs, education, entertainment, shopping, and housing via Metro’s countywide transit system.

DISCUSSION:
To construct the ITC Project, the City will need to acquire real and personal property, obtain temporary and permanent easements, and relocate existing businesses currently located on the impacted properties.

It is anticipated that the ITC Project will receive funding from both State and federal sources. Thus, the property acquisition process must follow the requirements of the federal Uniform Relocation Assistance and Real Property Acquisition Act of 1970, as amended (Uniform Act); the California Relocation Assistance Act (California Act); and the Relocation Assistance and Real Property Acquisition Guidelines (Guidelines), which the City Council previously adopted to ensure fair compensation and assistance to property and business owners when property is acquired for public use. The Uniform Act and the California Act were adopted to (1) ensure that uniform, fair and equitable treatment is afforded to persons displaced from their homes and businesses, as a result of public projects; and (2) in the acquisition of real property by a public agency, to ensure
consistent and fair treatment to owners of real property, to encourage and expedite acquisition by agreement and to promote confidence in public land acquisition activities.

The acquisition of the fee simple interest in property, permanent and temporary easements, and the relocation of businesses will be necessary along the length of the ITC Project’s alignment. This process must be completed prior to the construction activities, which are planned to begin in 2024. The actions needed to complete the property transactions and relocate businesses in compliance with the California Act and the Uniform Act include property appraisal, appraisal review, environmental investigation, acquisition and negotiation, and relocation of impacted businesses.

The Uniform Act (section 24.205) and the California Code of Regulations (Title 25, section 6038) require the acquiring entity to prepare and adopt a Relocation Plan (Plan) prior to any relocations. The Plan covers business displacements anticipated to be needed along the ITC Project’s alignment. The ITC Project has not identified any residential displacements along the alignment for the ITC Project. Section 6038 requires that the acquiring agency make the Plan available for public review and comment for 30 days prior to a public hearing where the adoption of the Plan is considered. ITC staff prepared the ITC Project Relocation Plan in compliance with federal and State laws, policies, and regulations.

As set forth in the recently-adopted Relocation Policy for the ITC Project, the ITC Project’s Relocation Assistance Program consists of two elements: advisory assistance and financial assistance. Every business displaced, due to the acquisition of real property required for the ITC Project, will be provided advisory assistance in relocating to a replacement business location. When specific eligibility requirements are met, displaced businesses will also be entitled to financial assistance for relocating their personal property and re-establishing the business. These services and benefits are in addition to compensation received by the property owner for the real property.

The FTA reviewed and approved the Plan in December 2022. ITC staff requests that the City Council set a public hearing for March 7, 2023, to consider the adoption of the Plan. The Plan will be made available to the public for review and comment once the City Council has set the public hearing.

FINANCIAL/FUNDING ISSUES AND SOURCES:
Implementing this action is not anticipated to create an additional, unbudgeted cost to the City.

DESCRIPTION OF ATTACHMENTS:
None.

PREPARED BY:
Louis A. Atwell, Assistant City Manager/Public Works Director

COUNCIL PRESENTER:
Louis A. Atwell, Assistant City Manager/Public Works Director
APPROVAL VERIFICATION SHEET

DEPARTMENT HEAD/ASSISTANT CITY MANAGER APPROVAL: ____________________________
Louis A. Atwell, PW Director/Asst. City Mgr.

CITY MANAGER APPROVAL: ____________________________
Artie Fields, City Manager