



# Board Report

One Manchester Boulevard  
Inglewood CA 90301

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**File #:** 2023-0010

**File Type:** Staff Report

**Agenda Number:** 5C

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**REGULAR BOARD MEETING  
February 14, 2023**

**SUBJECT:** Relocation Plan for the Inglewood Transit Connector Project

**ACTION:** Receive and File

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## RECOMMENDATION

Receive and file a staff report regarding the Relocation Plan for the Inglewood Transit Connector (ITC) Project.

## OVERVIEW

To construct the ITC Project, the City of Inglewood (City) will need to acquire real and personal property, obtain temporary and permanent easements, and relocate existing businesses that are currently located on the impacted properties.

The Uniform Act, Section 24.205 and the California Code of Regulations, Title 25, Section 6038 require the acquiring entity prepare and adopt a Relocation Plan prior to any relocations occurring. The Relocation Plan covers business displacements at properties that are anticipated to be needed along the ITC Project's alignment in compliance with federal and State laws, policies, and regulations.

On January 31, 2023, the Inglewood City Council set a Public Hearing for March 14, 2023 at 2:00 p.m. to consider the action of adopting the Relocation Plan for the ITC Project. The Relocation Plan was made available by the City for public review and comment on February 1, 2023. A copy of the Relocation Plan may be found on [www.EnvisionInglewood.org](http://www.EnvisionInglewood.org).

## BACKGROUND

The ITC Project is an approximately 1.6-mile long, three-station, fully elevated, electrically powered automated transit system that will connect passengers directly from the Metro K Line's Downtown Inglewood Station to new housing and employment centers, and regionally serving sports and entertainment venues in the City including the Kia Forum, the Los Angeles Sports and Entertainment District at Hollywood Park/SoFi Stadium and the Inglewood Basketball and Entertainment Center.

To construct the ITC Project, the City will need to acquire real and personal property, obtain temporary and permanent easements, and relocate existing businesses that are 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 were previously adopted by the City Council 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 initiation of construction activities, which are planned to begin in 2024. The activities 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 prepare and adopt a Relocation Plan prior to any relocations. The Relocation 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 Relocation Plan in compliance with federal and State laws, policies, and regulations, and the FTA reviewed and approved the Plan in December 2022.

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 as a result of the acquisition of real property required for the ITC Project will be provided advisory assistance in relocating to a replacement business location. When certain eligibility requirements are met, displaced businesses will also be entitled to financial assistance in relocating their personal property, and for reestablishing a business. These services and benefits are in addition to compensation received by the property owner for the real property.

The City Council has set a public hearing for March 14, 2023 to consider adoption of the Relocation Plan.