



# **BROOKLYN/KIMBROUGH AREA ELEMENTARY SCHOOL**

## **FINAL RELOCATION PLAN ADDENDUM**

### **San Diego Unified School District**

**Facilities Management  
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## INTRODUCTION

On September 11, 2001, the San Diego Unified School District's Board of Education (Board) approved a site for acquisition and development of the proposed Brooklyn/Kimbrough Area Elementary School utilizing Proposition MM funds. As a result, the San Diego Unified School District (District) retained Overland Resources, Inc. to prepare a Relocation Plan (Plan), which was completed and approved by the Board on February 12, 2002 (see attached Plan).

On June 11, 2002, the Board approved the realignment of the site, which excluded approximately 2 acres of canyon space and added approximately 1 acre of residential properties.

The District retained Overland Resources, Inc. to prepare a Relocation Plan Addendum (Addendum) for the **additional residential properties** required to support the District's needs. The purpose is to provide the District with information regarding the potential impact of the proposed project on the affected residential occupants. The Addendum provides:

- The results of a needs assessment survey of these occupants
- A study of available replacement housing resources
- Estimated relocation costs

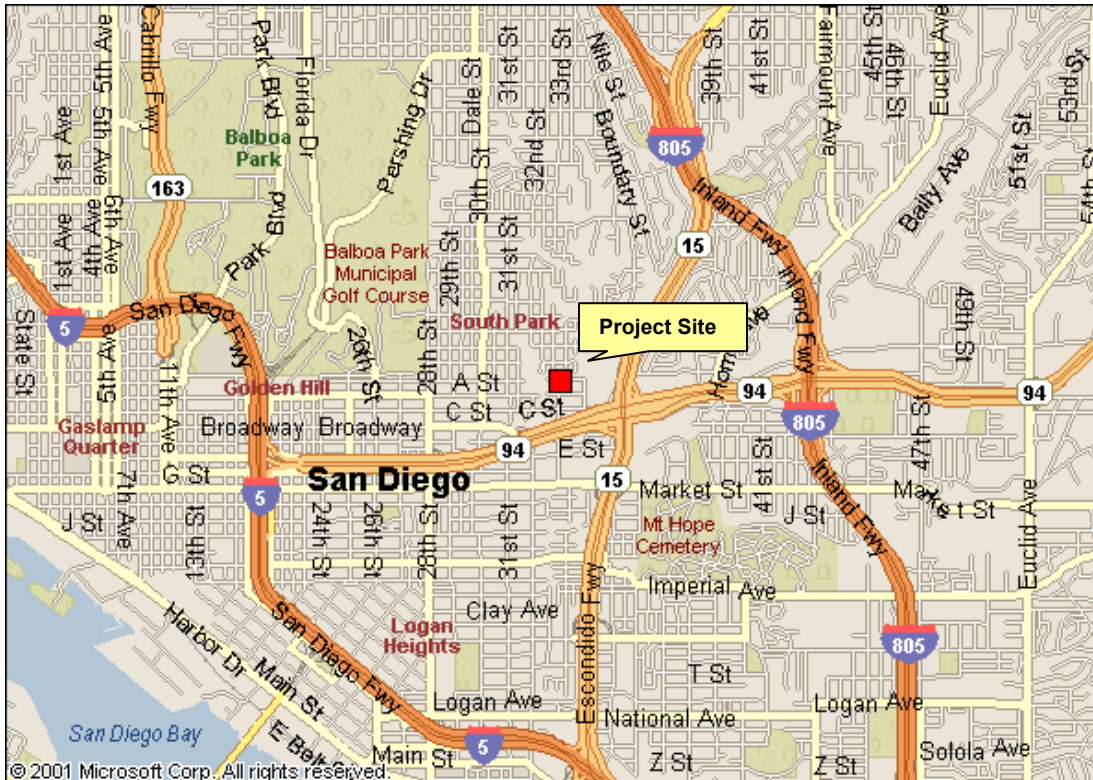
The Addendum is organized into two main sections. The first provides an overview of the proposed project and the project area as well as project site photos. The second section describes the potential relocation impact on, and needs of, the current occupants of the proposed site and examines the replacement relocation resources available to meet their needs. This section also projects additional relocation costs for the expanded area of the project.

## PROJECT SITE LOCATION AND DESCRIPTION

### ***Project Area Location***

The proposed project is located in the Golden Hill community in the City of San Diego within San Diego County, California, approximately a quarter mile west of Interstate 15 (I15) and less than a quarter mile north of the Martin Luther King Jr. Freeway (94). Figure 1 below is an area map showing the regional location of the project.

Figure 1: Project Area Regional Map

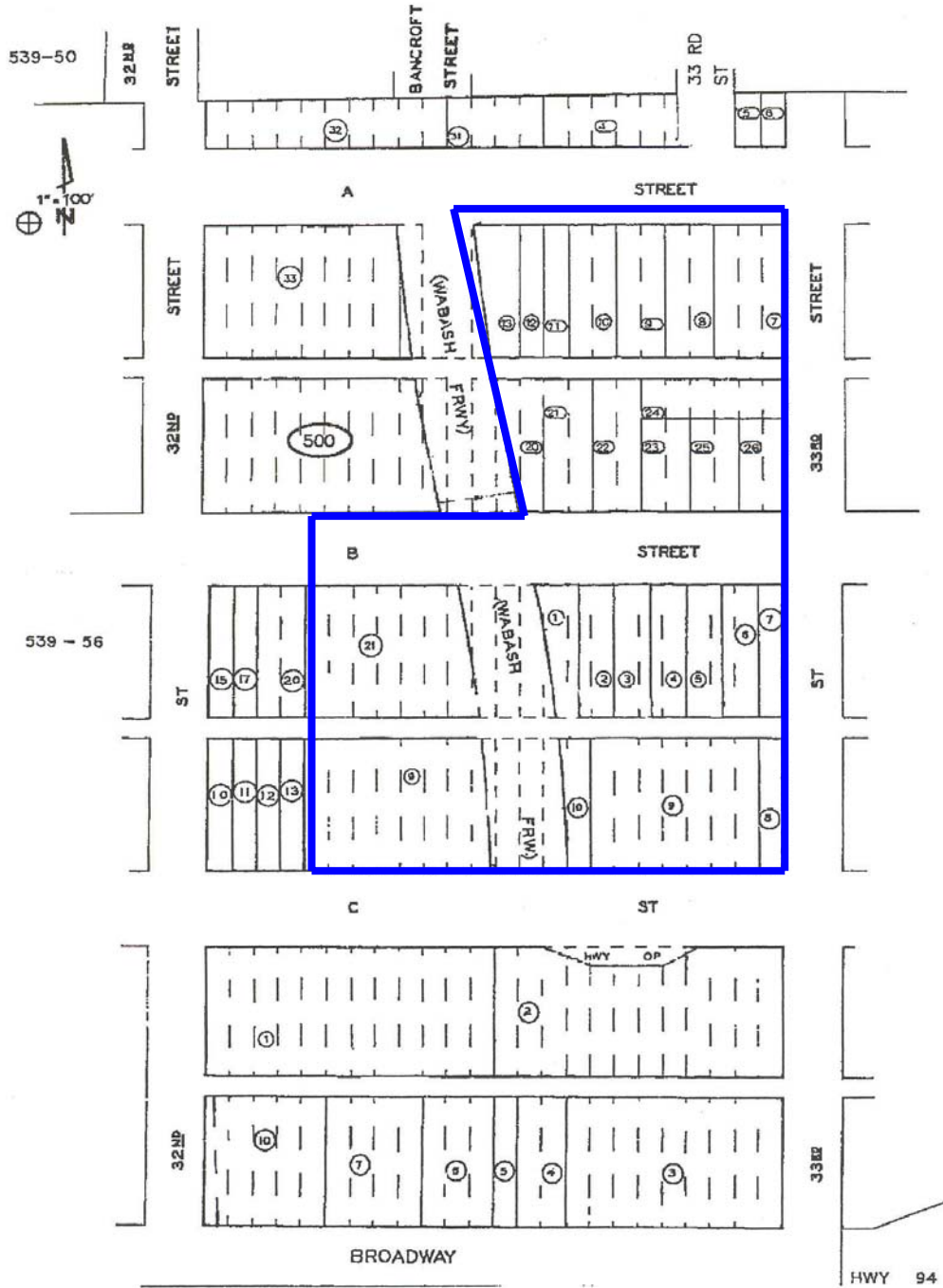


### ***Project Description***

The District has proposed a change in the property acquisition necessary to complete the construction of the Brooklyn/Kimbrough Area Elementary School. The realigned site boundaries exclude approximately two acres of canyon space identified in the original design and include the addition of approximately one acre of residential properties. The proposed project will now encompass approximately 6.55 acres. The proposed project will also involve the demolition and/or removal of existing residences, relocation of the existing residents, closure of a portion of "A" Street and an alley between 32<sup>nd</sup> Street and 33<sup>rd</sup> Street, and the construction and operation of a public elementary school.

The project site is generally bordered by A Street to the north, 33<sup>rd</sup> Street to the east, C Street to the south and 32<sup>nd</sup> Street to the west, as shown in Figure 2.

Figure 2: Tax Assessor's Plat Maps Depicting the Proposed Project Site Expansion



**Project Site Photographs**



**“A” Street Looking West**



**Typical Dwelling  
Single-Family Residence**

## RESIDENTIAL RELOCATION IMPACT AND REPLACEMENT RESOURCES

### **Assessment of Needs**

A needs assessment survey was conducted for the purpose of understanding the characteristics and relocation needs of the residential occupants affected by the proposed project site. This information was obtained by conducting brief interviews with as many of the occupants as possible, and substantial efforts were made to contact each occupant. All occupants were sent a written notice requesting an interview. In addition, door to door and phone surveys were attempted with all occupants. Each occupant was encouraged to respond to ensure his or her needs would be considered in this Addendum. Interviews were conducted in both Spanish and English as needed.

At the time of the interviews (June and July, 2002), there were 11 residential dwelling units identified. Of these units, all appeared to be occupied. Personal interviews were conducted with 10 of the 11 occupied residential households.

### **Residential Project Occupants**

We were successfully able to interview more than 91 percent of the residential occupants. For the purposes of completing this Addendum, we assume the data for the project households interviewed adequately represents the entire potentially displaced population. Assuming an average of 3.1 people per household (the average density for the interviewed households), the potential total number of residential occupants that would be displaced from the project site is 34 people.

### *Occupancy*

We identified three owner occupied households and eight tenant households. Occupancy is important in relocation for two reasons: understanding the needs of the occupants and estimating the type of relocation benefits for which the occupants may be entitled.

Table 1: Term of Occupancy (residential households)

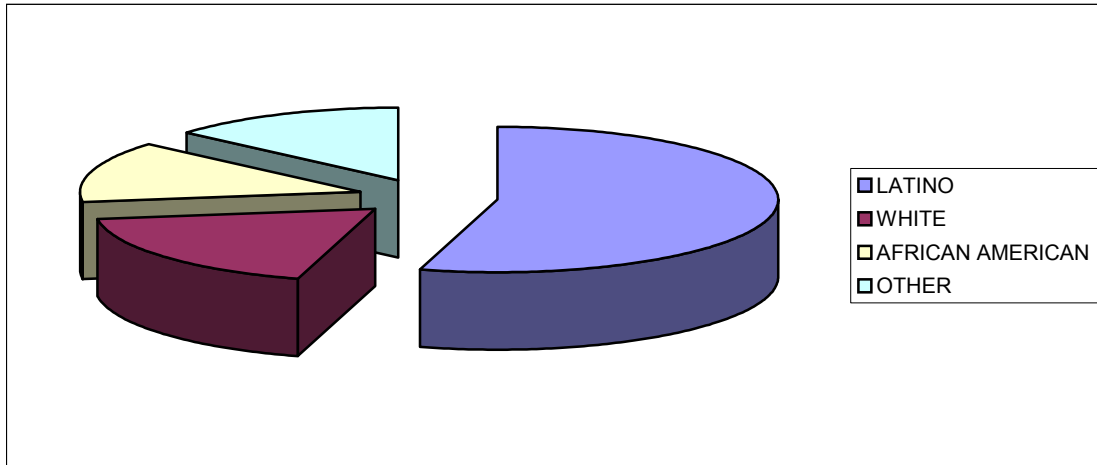
Time Period	# of households	% of households
less than 1 year	0	0.0%
1-5 years	4	36.5%
5-10 years	1	9.0%
10-15 years	0	0.0%
15-20 years	1	9.0%
20-30 years	4	36.5%
Over 30 years	1	9.0%

Approximately 62% of the residents have lived in this location for more than five years, and nearly half of these have lived on their property for over 20 years.

### *Ethnicity*

The ethnicity of the people living in the project area is an important consideration in relocation. Often, a high proportion of project occupants will express their desire to move to a similar community; understanding the ethnic composition of a replacement area is one important consideration when identifying a similar community. As depicted in Figure 3, a large portion of the households interviewed is Latino.

Figure 3: Ethnicity of Residential Households



**Language**

As depicted in Table 2 below, Spanish was the primary language for almost half of the families we interviewed. Overland has several staff members fluent in Spanish which facilitated the interviews. If this project proceeds, similar efforts will be needed to accommodate the language needs of the project occupants during the actual relocation process.

Table 2: Primary Language of Residential Households

Language	Percentage
Spanish	44%
English	56%

**Income**

The U.S. Department of Housing and Urban Development (HUD) establishes income limits to determine eligibility for HUD’s Section 8 housing program. These are also considered in determining a household’s eligibility for the Last Resort Housing Program.

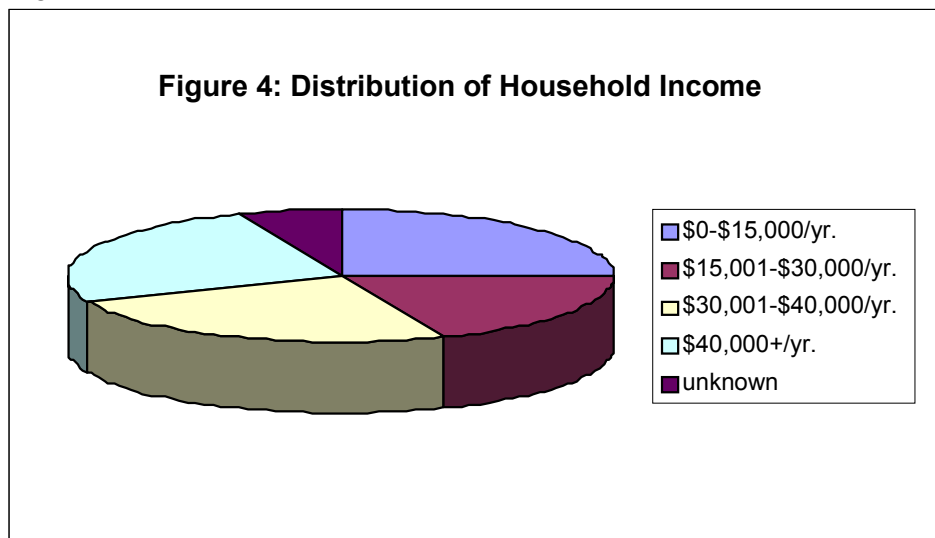
Table 3: Housing and Urban Development Income Limits, San Diego County, April, 2001

Standard	Number of People in Family							
	1	2	3	4	5	6	7	8
Very Low Income	\$19,900	\$22,750	\$25,600	\$28,450	\$30,750	\$33,000	\$35,300	\$37,550
Lower Income	\$31,850	\$36,400	\$40,950	\$45,500	\$49,150	\$52,800	\$56,450	\$60,100
Median Income	\$39,850	\$45,500	\$51,200	\$56,900	\$61,450	\$66,000	\$70,550	\$75,100
Moderate Income	\$47,800	\$54,650	\$61,450	\$68,300	\$73,750	\$79,250	\$84,700	\$90,150

Source: FY 2001 HUD Income Limits, April, 2001.

We were able to gather income information for over 91 percent of the occupied households. An overview of their average annual income is presented in Figure 4 below. After utilizing Table 3 above and adjusting the project households' income data based on family size, we determined that three project area households qualify as Very Low Income, four qualify as Lower Income, three households had incomes well above the Moderate Income category, and one household income is unknown.

Figure 4: Household Income



**Special Needs**

We have not identified any residential occupants of the proposed project site as having physical disabilities.

**Residential Relocation Area Preferences and Needs**

The majority of families indicated a desire to stay in their immediate area of Golden Hill/South Park. Other areas where several families indicated they would consider moving include: National City, North Park, Moreno Valley and the South Bay area.

Table 4 below summarizes the replacement housing resources needed for the 11 occupied households within the proposed project area.

Table 4: Summary of Replacement Housing Resources Needed for Residential Households

Tenants	Number of bedrooms	Number Needed
Single Family Residence	2	6
	3	2
Owner Occupants	Number of Bedrooms	Number Needed
Single Family Residence	2	1
	3	2

Relocation regulations require that all households be relocated into dwellings of sufficient size to assure decent, safe and sanitary living conditions. Currently, none of the interviewed families reside in overcrowded conditions. If this should change at the time of actual relocation, an overcrowded household will receive assistance to obtain a replacement dwelling with more bedrooms than they currently occupy.

As previously stated, the proposed project will cause the displacement of three owner-occupied households and eight tenant households. This section of the Addendum identifies potential replacement sites for the project occupants. A resource survey was undertaken shortly after interviewing the occupants of the proposed project area to identify comparable dwellings available in close proximity to the proposed project site. The information on housing in the area is included as a general representation of available sites. As with any resource survey, results reflect conditions at a given point in time. The sites included herein may or may not be available at the time of displacement. Resource results are an indication and not a prediction of future market circumstances.

The search for residential replacement sites was limited to San Diego County and within a five-mile radius of the project site. The following survey of available residential sites was conducted from June 2002 through the beginning of July. The survey utilized classified advertisements in local newspapers, real estate agents/brokers, internet and multiple listing service searches, property management companies, apartment and housing guides, driving surveys and the Section 8 Available Housing List.

### **Residential Replacement Sites**

Table 5 below presents a summary of the potential replacement sites located.

Table 5: Summary of Residential Replacement Sites Found

Tenants	Number of bedrooms	Number Needed	Number Found	Price Range
Single Family Residences	2	6	8	\$950-\$1,300/mo.
	3	2	7	\$1,100-\$1,800/mo.
Owner Occupants	Number of bedrooms	Number Needed	Number Found	
Single Family Residences	2	1	4	\$269,000-\$399,500
	3	2	11	\$299,900-\$455,000

### **Special Considerations**

Two of the project occupants currently utilize Section 8 vouchers. At the time of our housing survey, there were nine available Section 8 homes for rent within a five-mile radius meeting the bedroom needs of the project occupants.

We have also identified at least one in-home business within the project area. The potential cost to relocate this business has been included in the cost estimate.

### **Temporary Housing Section**

There is no anticipated need for temporary housing. Should such a need arise, the District will respond appropriately and in conformance with Guideline requirements.

**Citizen Participation/Addendum Review**

This Addendum will be placed in various public locations to be made available to each household and the public for the mandatory thirty (30) day review period. Comments to this Addendum will be included in the Final Relocation Plan Addendum prior to submission for approval before the District's governing body. A copy of the approved Addendum will be forwarded to the California Department of Housing and Community Development (HCD).

**Projected Dates of Displacement**

Each household will receive a 90-day notice to vacate before they are required to move. These notices will not be issued before November 2002 for the residents of the expanded area of the project site.

**Estimated Relocation Costs**

The District anticipates using Proposition MM funds. Any and all required financial assistance will be provided.

This estimate should not be interpreted as firm, "not to exceed," or actual entitlement costs. The estimate is based on the data obtained through occupant interviews, current project scope, replacement site availability, estimated moving costs, and the judgment and experience of the Overland Resources, Inc. staff. The estimate does not include any provision for professional fees necessary to implement the Relocation Assistance Program.

**Total estimated relocation costs for this project:**

If comparable Section 8 housing is available at the time of actual displacement:

\$350,000  
\$35,000 (10% contingency)  
**\$385,000**

If comparable Section 8 housing is **not** available at the time of actual displacement:

\$456,000  
\$45,600 (10% contingency)  
**\$501,600**

**APPENDIX A**

**COMMENTS**

No public comments in response to this Addendum were received by either the San Diego Unified School District or Overland Resources, Inc. by the end of the 30-day public review period (July 12, 2002 – August 12, 2002).