



PASEO NUEVO

California Government Code
Section 7260 et. seq.

City of Oxnard
Community Development
Department
214 South C Street
Oxnard, CA 93030

RELOCATION PLAN

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Project Location:

5655, 5667, 5701, 5703, 5705, 5709, 5711, 5713,
5715 and 5727 Cypress Road, Oxnard, California

Assessor Parcel Nos.:

222-0-070-110, 222-0-070-190,
222-0-070-155 and 222-0-070-185

Adopted By:

City Council,
Community Development Commission
and Housing Authority

Date Adopted:

[to be inserted]

RELOCATION PLAN LAS VILLAS DE PASEO NUEVO PROJECT OXNARD, CALIFORNIA

(March 2011)

INTRODUCTION AND PROJECT SCOPE

The proposed Las Villas de Paseo Nuevo project will create 72 affordable two and three bedroom apartments for low-income residents in Oxnard, California. The result of a public/private partnership—Oxnard Housing Authority, McCarthy Companies, and Las Cortes, Inc.—the effort will redevelop an existing blighted community in South Oxnard and increase the City's decent, safe, and sanitary affordable housing stock. Existing households who currently reside on the site will be offered priority to return to the new and affordable apartments, subject to certain residency and income eligibility restrictions. Residents of Las Villas de Paseo Nuevo will share use of a community building, tot lot, and recreational and barbeque areas.

In order to clear the site for the commencement of construction of these new units, existing tenants who currently occupy twenty one units on the current site will need to vacate the site. Relocation assistance will be offered to eligible vacating tenants to help them find and afford comparable, decent, safe, and sanitary replacement housing. This Relocation Plan is prepared to outline and guide the planned tenant relocation process.

The Project must first receive required approvals from the City of Oxnard before moving forward with implementing the Relocation Plan. Existing households have been notified in writing via a General Information Notice describing the proposed Project and their possible displacement. This Plan outlines the relocation needs and preferences of the existing households, the resources available in the community for replacement housing, and the assistance that will be provided to the vacating tenants to help them find and secure affordable comparable replacement housing and relocate their families and personal belongings.

I. LOCALE DESCRIPTION AND PROJECT LOCATION

A. Regional Project Location

The City of Oxnard is located in the mid-section of Ventura County, approximately 62 miles northwest of Los Angeles, and 35 miles south of Santa Barbara. Much of the City's population and development is concentrated along Highway 101 (Ventura Freeway). The Santa Monica Mountains are to the south and the Pacific Ocean is to the west.

B. Locale Description

The property address is 5701-5727, 5655 & 5667, 5637-5693 Cypress Road in Oxnard, California 93036. The lot size is 4.93 acres, with a buildable area of 75,184 square feet. The planned development will conform with existing neighborhood uses with the anticipated zoning change for the southern portion of the lot from R-1 to R-2.

The project site is located on the west side of Cypress Road just north of Hueneme Road in the southern section of the City of Oxnard.

Service amenities in close proximity to the project include grocery stores, pharmacies, libraries, parks, a regional medical center, community health clinics and shopping centers. Julien Hathaway Elementary School, Charles Blackstock Junior High School, EO Green Junior High School and Hueneme High School are all within 1.2 miles of the project. Oxnard College and the University of LaVerne are within 1.5 miles from the project, with three additional institutions of higher learning within 6 miles.

II. ASSESSMENT OF RELOCATION NEEDS

A. Methodology – Outreach and Information Gathering

Residents were invited to discuss the project and hear the owner's vision to provide affordable quality housing and maximize the return of existing households. Residents were able to view floor/unit plans, and elevations of the proposed project. The evening meeting was held at a local church in close proximity to the project site. All but one resident household was able to attend.

Personal interviews were then conducted with all households. Inquiries made of the occupants included household size and composition, ages of occupants, rental and income information, length of occupancy, primary language spoken in the home, special needs, and preferences related to replacement housing and location.

B. Survey Results

The resident population consisted of 182 total individuals at the time of the tenant interviews-- 94 adults and 88 children. The population is somewhat variable due to several factors such as seasonal employment, unemployment, and ties to Mexico that prompt many residents to go back and forth from Mexico for family visits and work.

This resident count includes all reported residents at the time of interview, including those reported as being temporarily in Mexico at the time of interview but reported to be scheduled to return. Also included are visiting family members who reported that they would be finding and moving to another location, but who had reportedly been living in the project site units for over 30 days.

The 21 units surveyed for this Relocation Plan include 16 two-bedroom, 3 three-bedroom single-family homes, and 2 one-bedrooms. There was an average of 8.6 occupants per unit at the time of tenant interviews. Due to family size, most bedrooms housed multiple individuals and in addition to bedrooms, the living rooms and other non-traditional sleeping areas (e.g. service porches and garage conversions) were utilized to accommodate the largest households.

Families have learned to cohabitate in order to afford housing costs. There were actually 41 families living in the 21 units surveyed. There was an average of 2 families per household. This includes visiting relatives.

For relocation planning purposes, the needs and preferences of each family unit have been evaluated in addition to evaluating each household as a whole, in order to determine appropriate, decent, safe, and sanitary replacement housing needs. In some cases, all household members may be able to be re-housed together in a replacement residence, but where extended family sizes are larger than what can be housed in a standard 4 bedroom under decent, safe, and sanitary guidelines, there may be cases where the occupants of individual households may qualify for two or more replacement units rather than re-housing all household members in a single replacement residence.

Table 1, below, shows the individual family sizes of the families that were residing in the Project area at the time of the relocation Interviews.

Table 1: Distribution of Families by Family Size

# in Family	One	Two	Three	Four	Five	Six	Seven	Nine
# of Families	1	4	9	8	7	7	4	1

1. Household Income

The income data reported were estimates, not verified by a third party, and subject to change (e.g. many wage earners rely on seasonal income). According to income standards for Ventura County adjusted for family size as published by the United States Department of Housing and Urban Development (HUD), 26 families qualify as extremely low income (30% or less of AMI), 14 qualify as very low income (31%-50% of AMI), and 1 qualifies as low income (51%-80% of AMI).

Table 2: Income Levels of Families

Extremely Low	Very Low	Low
26	14	1

2. Profile of Potentially Displaced Residents

Due to the 14-month proposed construction period, all residents will be deemed permanently displaced but a majority of families appear income eligible to voluntarily return as residents in the new Project if they should chose to do so. Funding source

requirements limit occupancy in the Project to those households that earn less than 50% of area median income adjusted for family size. Based upon current available income data, there may be one household that may exceed this income limit.

All qualified displaced residents will be given priority placement opportunities in the new Project units. Most residents have expressed an interest in remaining in the same local area, especially those with children in local schools; however, due to unit size and occupancy restrictions, not all occupants will qualify for the new units. Because almost all of the existing families are living in over-crowded conditions with an average of two families per unit, more than one replacement unit may be required to replace each lost Project area unit. Based upon the number and family composition of the families interviewed at the time of this Plan, 33 to 41 replacement units may be needed to re-house the displaced residents. Based upon the top of this range, it is projected that the following numbers of 1, 2, 3, and 4 bedroom units may be required to re-house displaced tenants:

Table 3: Projected Required Replacement Units

1 Bedrooms	2 Bedrooms	3 Bedrooms	4 Bedrooms
2	18	17	4

III. REPLACEMENT HOUSING RESOURCES

A. Resource Survey Results

A resource survey was conducted in February 2011 to identify comparable, decent, safe and sanitary rental housing units available in close proximity to the Project area. It is projected that 33 to 41 comparable residential replacement units will be required to adequately relocate the affected Project site households that will be displaced by the Project. The required size of these units is predominantly 2 and 3 bedrooms, although there may also be a need for several 4-bedroom units and one or two 1-bedroom units. The survey focused on confirming the general availability of comparable, decent, safe, and sanitary units, which contain the required minimum number of bedrooms, are of adequate size for each identified current household, and are comparable with respect to the number of rooms and habitable living space. In the Addendum of this Plan there is a Table (Attachment 1) showing the resource survey results, including information on a number of units identified as available for rent in the area which would be sample resources for consideration as replacement units for the Project site residents, with details on rent levels, specific locations, and other pertinent information.

Table 4 below summarizes the results of the resource survey and confirms that there are resources available within the community to meet the replacement housing needs of those residents who would be displaced by this Project, as long as assistance is provided to aid in assuring that such replacement housing options are affordable to the displaced families. Virtually all eligible tenants will require rental assistance in order to secure an affordable comparable unit. The current rent rates of the Project units are below market rates, due in large part to the condition of the Project area properties. Therefore, tenants will require rental assistance as well as assistance to help find comparable replacement housing. In addition, there will likely be "Last Resort Housing"

assistance needed. Such assistance is described in detail in Section IV of this Plan.

Table 4: Rental Unit Availability and Cost by Bedroom Size				
	1 bedroom	2 bedroom	3 bedroom	4-5 bedroom
# Reviewed	17	26	17	11
Rent Range	\$725-1279	\$1175-1900	\$1200-2000	\$1800-2650
Market Median Rent	\$932	\$1385	\$1585	\$2278

B. Concurrent Residential Displacement

The Oxnard Housing Authority is planning to demolish and replace 260 units of its Public Housing stock over the next three years. During that time, it is estimated that 44 families will be displaced from public housing units and provided Section 8 Replacement Housing vouchers to aid them in moving into private housing in the City. Due to this large scale project, the Housing Authority will have some limits on the number of Housing Vouchers that can be made available to tenants displaced from the proposed Las Villas de Paseo Nuevo Project site. The anticipated replacement housing supply is expected, however, to be adequate because the demand of these two projects will be staggered and tenants from both projects are not anticipated to be concurrently seeking replacement housing in the community.

C. Temporary Housing

There is no anticipated need for temporary housing for this Project. Affected tenants will need to move from the Project site in advance of the commencement of Project construction. All qualified displaced tenants will be offered an opportunity to return to the new project units once they are constructed, but this will be an optional move for qualified tenants. Because the construction period for the Project is expected to exceed twelve months, all displacements are deemed permanent rather than temporary for purposes of this Relocation Plan, however it is presumed that approximately one-third of the households will seek to return and be deemed qualified to return to the new units.

IV. RELOCATION PLAN

The relocation program and assistance offered to tenants displaced by this Project will conform to the provisions of the California Relocation Law, Government Code Section 7260 et seq., and the California Relocation Guidelines, California Code of Regulations Title 25, Chapter 5, as amended.

A. Program Assurances and Standards

The Project management team will retain relocation consultants to work with all tenants and provide relocation assistance. The relocation consultants will:

1. Fully inform eligible project occupants of the nature of, and procedures for, obtaining relocation assistance and benefits.
2. Determine the needs of each residential displacee household eligible for assistance.
3. Provide an adequate number of referrals with addresses to comparable, decent, safe and sanitary housing units within a reasonable time prior to displacement and supply information concerning the terms and conditions under which the tenant may lease and occupy said housing.
4. Assure that no residential occupant is required to move without a minimum of 90 days written advance notice to vacate.
5. Provide assistance that does not result in different or separate treatment due to race, color, religion, national origin, sex, sexual orientation, marital status, or other arbitrary circumstances.
6. Supply information concerning publicly-assisted housing programs and other governmental programs providing assistance to displaced persons, as needed.
7. Assist each eligible person in completing claim forms for relocation assistance benefits in accordance with State guidelines.

The Project developer indicates that there are adequate funds to provide relocation assistance to all affected households.

"Comparable" housing must be decent, safe, and sanitary, comparable as to the number of bedrooms, living space, and type and quality of construction of the acquired unit but not lesser in rooms or living space than necessary to accommodate the displaced household, in an area that does not have unreasonable environmental conditions, not generally less desirable than the acquired unit with respect to location to schools, employment, health and medical facilities, and other public and commercial facilities and services; is functionally equivalent to the displacement dwelling; and within the financial means of the displaced household as defined in California law. Generally, a replacement dwelling is "within the financial means" of a displaced person who is a renter if, after receiving rental assistance as provided for in this Plan, the person's monthly rent and established monthly utility costs for the replacement dwelling do not exceed the person's base monthly rental for the displacement dwelling.

Displaced residents who qualify for re-occupancy in the new Las Villas de Paseo Nuevo will have a first option to apply for residency in the new units once construction has been completed.

B. Relocation Assistance Program

Information on the comprehensive relocation assistance program available to residents in conjunction with this Project, which includes both technical and advisory assistance, will be provided to the households being displaced. Close contact will be maintained

with each household.

Specific relocation assistance activities will include:

1. Distribution of relocation informational brochures.
2. Personal interviews to gather information about each household's needs and preferences with regard to replacement housing options, including information about family size, income, immigration status, age and health considerations, work and school proximity needs.
3. Referrals to the Oxnard Housing Authority to determine possible eligibility for assistance under the Housing Choice Voucher program (also known as the Section 8 program).
4. Timely referrals to comparable replacement units.
5. Assistance with completion and filing of relocation claims, rental applications, and appeals forms, if necessary.

C. Citizen Participation/Plan Review

This Plan will be provided to each household and will be made available to the public for a thirty (30) day review period. A copy of the approved Plan will be forwarded to the California Department of Housing and Community Development (HCD).

D. Relocation Benefit Categories (Financial Assistance)

Relocation benefits will be provided in accordance with the California Relocation Assistance Law, the Guidelines, and all other applicable regulations and requirements, including any adopted City of Oxnard residential relocation assistance guidelines and ordinances. Benefits will be paid upon submission of required claim forms and documentation in accordance with approved procedures. Appropriate benefits for each displaced household will be provided as required by the above laws and requirements.

1. Residential Moving Expense Payments

Displaced eligible tenants will be eligible to receive a payment for actual, reasonable, and necessary moving expenses. Payments will be made based on one or a combination of the following methods:

- a) **Actual Reasonable Moving Expense Payments (Professional Move)** - The displaced households may elect to have a licensed, professional mover perform their move. Covered costs may include charges for packing, unpacking, transporting up to a distance of 50 miles, and insurance charges, subject to pre-approval and determination of charges being deemed reasonable and necessary. Payment will be made directly to the mover or as reimbursement to the displaced household. In addition to the actual move, costs associated with utility re-connections (i.e., water, gas, electric, telephone, and cable, if any) are eligible for reimbursement.

- OR -

- b) **Fixed Payment ("Self-Move")** – The displaced households may elect a fixed payment for moving expenses based on the number of rooms containing furniture or other personal property to be moved. The fixed moving payment will be based upon the most recent Federal Highway Administration schedules maintained by the California Department of Transportation. The fixed payment option is total moving allowance intended to cover all moving expenses and utility re-connections.

At a minimum, the fixed schedule payment for single occupancy efficiency units, furnished with the tenant's own personal property, is \$625. The current schedule for fixed moving payments is set forth in the Table below.

Table 5: Schedule of Fixed Moving Payments (effective August 22, 2008)	
Unfurnished Dwelling	
One room	\$625
Two rooms	\$800
Three rooms	\$1000
Four rooms	\$1175
Five rooms	\$1425
Six rooms	\$1650
Seven rooms	\$1900
Eight rooms	\$2150
Each additional room	\$225
Furnished Dwelling	
First room	\$400
Each additional room	\$65

2. Rental Assistance/Down Payment Assistance

Tenants who reside at the Project site at the time that this Plan is adopted, and who established verifiable residency within the Project site a minimum of 90 days prior to November 9, 2010, which is the date that a Pre-development Agreement was entered into between the Housing Authority of the City of Oxnard and the Project developers, will be eligible for Rental Assistance. Tenants who occupied the property for less than 90 days prior to November 9, 2010, but who were in occupancy as of that date and continue to be in occupancy on the date that this Plan is adopted, and who have not occupied the property for the sole purpose of obtaining benefits, may be entitled to benefits under Last Resort Housing provisions, discussed in the following sections. To be eligible to receive Rental Assistance benefits, the displaced tenants must rent or purchase and occupy a decent, safe, and sanitary replacement housing dwelling within one year from the date they vacate their Project area dwelling.

Rental Assistance payments shall be 42 times the amount obtained by subtracting the base monthly rental for the displacement dwelling from the lesser of:

- i) The monthly rent and estimated average monthly cost of utilities for a comparable replacement dwelling; or

- ii) The monthly rent and estimated average monthly cost of utilities for the decent, safe and sanitary replacement dwelling actually occupied by the displaced person.

The base monthly rent for the displacement dwelling is the lesser of:

- (i) the average monthly cost for rent and utilities at the displacement dwelling for a reasonable period prior to displacement;
- (ii) thirty percent (30%) of the displaced person's average, monthly gross household income. If a displacee refuses to provide appropriate evidence of income or is a dependent, the base monthly rent shall be determined to be the average monthly cost for rent and utilities at the displacement dwelling; or
- (iii) the total of the amount designated for shelter and utilities if receiving a welfare assistance payment from a program that designated the amounts for shelter and utilities.

Except in the case of Last Resort situations (discussed below), Rental Assistance Payments under this Section, will be limited to a maximum of \$5,250. Households that qualify for this payment may opt to apply the amount to which they are entitled toward the purchase of a replacement unit.

The displaced household may opt to apply the entire benefit amount they are eligible for toward a purchase of a replacement unit. Permanently displaced households, who choose to utilize up to the full amount of their rental assistance eligibility (including any Last Resort benefits) to purchase a home, will have the funds deposited in an open escrow account, provided that the entire amount is used for the down payment and eligible incidental costs associated with the purchase of a decent, safe, and sanitary replacement home. Provisions shall be made in the escrow arrangements for the prompt return of all deposited funds in the event escrow should fail to close within a reasonable period of time.

3. Last Resort Housing – Rental Assistance

If "comparable replacement housing" is not available within the financial means of the displaced households, additional benefits may be available to the eligible displacees under the provisions of "Last Resort Housing."

"Last Resort Housing" payments are authorized by statute if affordable "comparable replacement housing" cannot be found for the eligible displaced tenant household. In this case, payments may be made beyond the \$5,250 statutory cap up to 42 months worth of rental assistance. The supplemental increment beyond \$5,250 may be paid in installments or in a lump sum at the discretion of the Project developer.

A comparable replacement dwelling is within the financial means of a displaced person if the monthly rental cost of the dwelling, including estimated average monthly utility costs, minus any replacement housing payment available to the person, does not exceed 30% of the person's average monthly income.

Based on the data derived from the surveys and analyses of the occupants in the Project area and costs of replacement housing resources, it is anticipated that in most cases, affordable "comparable replacement housing" will not be available as required, unless Last Resort Housing options are provided. Specifically, when the computed replacement housing assistance eligibility exceeds \$5,250 or replacement dwelling monthly rental costs (including utilities and other reasonable recurring expenses) exceed 30% of the person's average monthly income, Last Resort Housing provisions may be triggered.

Therefore, if the Project proceeds, additional options will be authorized for the Project to provide housing of last resort. These options will include assisting all qualifying displaced tenants with obtaining Section 8 housing assistance or alternative affordable public housing options, making funds available to be used to make payments in excess of the \$5,250 monetary limit specified in the statute, and offering first right to return to the new Las Villas de Paseo Nuevo units when construction of the new units has been completed, at an affordable rent rate. Additionally, other affordable housing providers in the area will be contacted to request assistance for displacees. It is not known at the time of this Plan writing how much assistance these other affordable housing providers will be able to provide, but the Oxnard Housing Authority has committed to assisting at least 23 families with a combination of housing vouchers and affordable public housing units. Any of these options may be used to satisfy the requirement that "comparable replacement housing" be made available. Not all tenants will qualify for all of these options, but all of these options will be utilized to assure that affordable comparable replacement housing is provided to each eligible household displaced by this Project.

The Project Developer will have the option to pay Last Resort rental assistance payments on a periodic basis or in a lump sum. Recipients of Last Resort assistance who intend to purchase rather than re-rent replacement housing have the right to request a lump sum payment of all benefits for the purpose of making a down payment and paying standard, non-recurring closing costs. Displaced households receiving periodic payments may elect, at any time, to request a lump sum payment of all remaining benefits to assist with the purchase of a decent, safe and sanitary dwelling.

E. Immigration Status

Federal legislation (PL105-117) prohibits the payment of relocation assistance benefits to any alien not lawfully present in the United States unless such ineligibility would result in an exceptional and extremely unusual hardship to the alien's spouse, parent or child any of whom is a citizen or an alien admitted for permanent residence. Exceptional and extremely unusual hardship is defined as significant and demonstrable adverse impact on the health or safety, continued existence of the family unit, and any other impact determined to negatively affect the alien's spouse, parent or child. However, the Project Developer may elect to authorize the payment of relocation assistance benefits to any otherwise eligible displacee from non-federally authorized reimbursable funds.

F. Payment of Relocation Benefits

Relocation benefit payments will be made expeditiously. Claims and supporting documentation for relocation benefits must be filed within eighteen (18) months from the date the claimant moves from the Project site. Sample claim forms for filing relocation assistance claims are included in the Addendum attached hereto – see **Attachment 2**.

G. Relocation Tax Consequences

In general, relocation payments are not considered income for the purpose of the Internal Revenue Code of 1968, or the Personal Income Tax Law, Part 10 of the Revenue and Taxation Code. Displaced persons are encouraged, however, to consult with personal tax advisors concerning the tax consequences or social service providers to obtain information concerning the consequences associated with relocation payments.

H. Eviction Policy

Eviction is permissible only as a last resort and relocation records must be documented to reflect the specific circumstances surrounding any eviction. Eviction will only take place in cases of nonpayment of rent, serious violation of the rental agreement, a dangerous or illegal act in the unit, if the household refuses all reasonable offers of replacement housing, or if vacation is required under State or local law or emergency circumstances that cannot be prevented by reasonable efforts on the part of the landlord. Eviction will not affect the eligibility of a person legally entitled to relocation benefits, although the amount of back rent owed, if any, may be deducted from the benefits for which a tenant would otherwise be eligible to receive, if such deduction is authorized under applicable laws.

I. Appeals Policy

Project area tenants have a right to ask for review when there is a complaint regarding rights to relocation and relocation assistance, such as a determination as to eligibility, the amount of payment, or the failure to provide a comparable replacement housing referral. Tenants should contact their relocation representative if such proves necessary.

J. Projected Dates Of Displacement

Households will receive 90-day advance notices to vacate before they are required to move. These notices are expected to be issued to affected tenants no sooner than on or about June 1, 2011.

K. Citizen Participation

The Relocation Plan will be implemented in accordance with all obligations under the State Relocation Guidelines with respect to the following activities:

1. Full and timely access to documents relevant to the relocation program;
2. Provision of technical assistance necessary to interpret elements of the Relocation Plan and other pertinent materials;
3. Distribution of a general notice concerning the availability of this Plan for public review, as required, 30 days prior to its proposed adoption. Notice recipients will include affected Project residents and all other interested parties;
4. The opportunity to submit written or oral comments concerning the Plan and to have these comments attached to the Plan when it is forwarded to the City of Oxnard for adoption;
5. Final review of Plan to ensure its feasibility, compliance with applicable environmental standards and relocation guidelines.

L. Estimated Relocation Costs

The Project will be funded with a combination of City Redevelopment Agency funding, private funding, federal tax credits, and the support of the Oxnard Housing Authority. The estimate of relocation benefits is based on tenant data and current market rental rates. This cost estimate assumes that a majority of the displacees in this Project will be able to qualify for and obtain affordable housing offered by the Oxnard Housing Authority either in the form of public affordable housing units or dwellings secured with Section 8 housing vouchers. For those eligible displacees who do not qualify for these benefits, other affordable housing options will be sought, or cash supplements will be provided under the rental assistance provisions outlined in this Plan. The monetary figure shown below is an estimate of these cash costs for rental assistance and moving allowances.

Estimated relocation assistance costs for this Project: \$550,000

The higher the number of households who are found eligible and awarded affordable housing units or Section 8 housing vouchers, the lower the costs will be. This estimate assumes that at least 23 housing vouchers or affordable comparable decent safe and sanitary housing units will be made available by the Oxnard Housing Authority to project site displacees, and that said displacees will qualify for and accept such assistance.

This estimated relocation budget does not include consideration of relocation administrative services or any related consulting services which may be necessary for the implementation of the Plan and Project.

V. PLAN ADMINISTRATION

A. Assignment of Responsibilities

The Developer of the Las Villas de Paseo Nuevo Project is delegated all rights, duties and responsibilities prescribed under this Relocation Plan, and shall pay all costs associated therewith. All claims for benefits and assistance shall be documented on forms in conformance with the requirements stipulated in California Relocation Law, Government Code Section 7260 et. seq., and the California Code of Regulations, Title 25, Chapter 5, as amended.

B. Approval of Relocation Agents

The provision of advisory services, relocation assistance and compensatory payments under this Relocation Plan shall be performed by qualified individuals with expertise and experience in providing such services. The names and credentials of those persons to be retained by the Developer for this purpose shall be submitted to the City for review and approval prior to commencement of relocation activities, which approval shall not be unreasonably withheld.

C. Relocation Appeals Board

The City Council of the City of Oxnard shall act as the Appeals Board for any person who feels aggrieved by Developer's failure to refer them to comparable permanent or adequate temporary replacement housing. The Appeals Board shall, after a public hearing, transmit its findings to the Developer and the aggrieved party. Determinations by the City Council as to the eligibility for, and the amount of a relocation payment, and for processing appeals hereunder shall be final and conclusive, and the Developer shall abide by all such rulings.

ADDENDUM

Attachment 1: Housing Resource Survey

Attachment 2: Sample Relocation Notices and Claim Forms

Attachment 3: Hamner, Jewell & Associates Firm Qualifications

ATTACHMENT 1 – HOUSING RESOURCE SURVEY DATA

Bed/Baths/sf/type NP = no pets NS = no smoking	Location	Rent	Sectn 8 OK	Rent Includes	Amenities	Contact
1BR	1200 North H St	\$950	X			Hector 469-6997
1BR	152 South E St	\$1070	X			Paul Beardshear 248-8990
1BR	2042 N Ventura	\$800	X			Crossroads 485-4040
1BR	300 North G St	\$850	X			Oaks Property 648-1852
1BR	3901 S Saviers Rd.	\$725	X			Oaks Property 648-1852
1BR	415 Country Club	\$1121	X			Sur Rental 527-7838
1BR	510 Linden St	\$975	X			Jesus 483-5111
1BR	5200 South J St	\$999	X			Marcelo 488-3946
1BR/1BA	2005 N Ventura Rd	\$850				GMM Property Mgmt 486-1836
1BR/1BA	2005 Ventura Rd #8	\$850	X			Gabe 901-1861
1BR/1BA	2050 N Ventura Road #2	\$850	X			Crossroads Invest 485-4040
1BR/1BA	220 South E – Unit 2 & 3	\$850	X			Crossroad Invest 485-4040
1BR/1BA	3323 Nyeland Ave	\$1100	X			Pat 485-2721
1BR/apt	1910 Camino Del Sol (Maria Sr. Apts)	\$919	X			278-7744
1BR/apt	330 South F St (Sycamore Sr. Apts)	\$750	X			263-6464
1BR/apt	700 Forest Park Blvd	\$1279			New, fitness center, pool, spa	The Serenade 866-637-2022
1BR/apt	820 South E St (Heritage Park)	\$903	X			483-7922
2BR	1100 Isleton #4	\$1175	X			Patricia Starr 966-1019
2BR	1100 Juliet Place	\$1900	X			Cecilia Morales 444-6621
2BR	131 North H St	\$1200	X			Jerry Lopez 797-7715
2BR	1724 Alexander St	\$1295	X			Keith Hanson 981-1552
2BR	2076 N Ventura	\$1200	X			Linda McDonald 647-6255
2BR	2430 El Dorado	\$1200	X			Rodolfo & Ana Gamez 754-4258
2BR	2950-A Isle Way	\$1395	X			Gilbert Padraza 216-1371
2BR	3505 South A St	\$1200	X			Patricia 482-3209
2BR	411 Campbell Way	\$1200	X			Lynn 258-2242
2BR	512 N Garfield	\$1300	X			Manual Gonzales 278-1433
2BR	865 South B St	\$1500	X			Petros 990-0224
2BR	910 Novato Drive	\$765	X			
2BR/1.5BA/1050sf/apt Pets negotiable	4840 S. Rose (Westerly Shores)	\$1375			1 pkg space, w/d hookups, pool, on-site laundry	488-8632

2BR/1.5BA/900sf/apt	Ocean Villas (So. Oxnard)	\$1356			Covered pkg, fitness ctr, clubhouse, on-site laundry	866-594-0707
2BR/1.5BA/apt	1018 Kelp Lane	\$1615			Private yard	Monterey Villas 866-270-3645
2BR/1BA	1301 Glenwood Dr	\$1475	X			Sandy 263-0063
2BR/1BA	423 Corsicana Dr	\$1500	X			Sabrena 512-6220
2BR/1BA/1100sf/attached home	Near Breva Street	\$1525			Garage, w/d hookups/yard	Esquire Property Management 482-3209 esquirepm.com
2BR/1BA/800sf/apt Pets negotiable	5009 Nautilus	\$1250		Water, sewer, trash	1 pkg space, gated, fridge, on-site laundry	320-0113
2BR/1BA/855sf	2444 Alvarado	\$1225			Pool, on-site laundry, covered pkg, playground	Rancho Solano 485-1208
2BR/2BA/1274sf/house Pets negotiable	324 Deodar	\$1650			2 car garage, large yard	482-3209
2BR/2BA/882sf/apt	Mariner's Place	\$1385			Garage parking, gated, pool, spa, BBQ, fridge, stove, dishwasher	866-416-0371; 805-483-1038
2BR/2BA/967sf/condo	219 W. Channel Island (Port Hueneme)	\$1195			Upstairs, 2 pkg spaces, pool, tile, dishwasher	Esquire Property Management 482-3209
2BR/2BA/apt	1340 Edgewood Way	\$1200		Water, trash, sewer, gas	Upstairs, pkg space, gated community	201-6351
2BR/2BA/apt	4401 Dallas Drive	\$1290			Covered pkg, pool, Jacuzzi, w/d hookups, appliances, air	Ocean Villas 866-594-0707
2BR/2BR	Woodcrest (N. Oxnard)	\$1225			Fridge, air, covered parking	485-0130
2BR/apt	700 Forest Park Blvd	\$1425			New, fitness center, pool, spa	The Serenade 877-253-6825
3BR	130 Yosemite	\$1200	X			Lupe Keagan 256-5406
3BR	1316 Azalea	\$1375	X			Patty 216-0836
3BR	2444 Alvarado	\$1700	X			Yvonne 458-1208
3BR	5200 South J St	\$1449	X			Marcelo 488-3946
3BR	5200-C Charles	\$1200	X			Bedford Pinkard 485-9566
3BR	811 Palm Drive	\$1725	X			Aldo 889-9197
3BR	831 Raft Lane	\$1900	X			Norma Navarro 415-2876
3BR/1BA/duplex	140 Hueneme Ave	\$1500			2 car garage (2 nd unit also available \$2450 for both 2350sf total)	
3BR/2.5BA/NS	Riverpark	\$2000			Garage	680-4366
3BR/2BA	403 E. Pleasant Valley Road	\$1650			Detached garage, w/d hookups, yard	483-3305
3BR/2BA/apt	2001 Mariposa Street (No Oxnard)	\$1300	X	Water, trash	Fireplace	Crossroad Investments 485-4040
3BR/2BA/condo/1431sf Pets negotiable	623 Holly	\$1800			2 car garage, w/d hookups/pool	641-9905
3BR/2BA/mobile home	5 th at Harbor, Oxnard	\$1650			Fridge, stove, w/d, pool, Jacuzzi,	263-6625

	Shores			clubhouse	
3BR/3BA	225 Sharon Lane #D, Port Hueneme	\$1650	X		Gerald 818-865-8310
3BR/3BA	Mandalay, Oxnard Shores	\$1200		3 car garage	
3BR/3BA/1636sf	1721 Valencia (West Oxnard)	\$1950			Esquire Property Management esquirepm.com
3BR/apt	Mandalay Bay	\$1700	X		AMS Realty 642-0995
4BR/2.5BA/2200sf	5506 Breakers Way	\$2600		2 car garage	641-9905
4BR/2BA	2311 Mint Way	\$2500	X		Antonio 889-9777
4BR/2BA	682 Devonshire	\$2462	X		Debbie 388-1238
4BR/2BA	751 Helsam	\$2000	X		Violet 432-1909
4BR/2BA/house	1814 Guava Court	\$1800		2 car garage, w/d hookups/yard	483-3305
4-5BR	1520 Rialto St	\$2250	X		Liz 754-6927
4-5BR	2311 Mint Way	\$2300	X		Tony Campuzano 889-9777
4-5BR	4640 Frost Drive	\$2400	X		Archie Newton 392-9836; 753-7368
4-5BR	718 Transon Way	\$2200	X		Pedro 722-5414
4-5BR	935 South L St	\$1900	X		Lee 263-6174
5BR/3BA	623 Dunkirk Dr	\$2650	X		Susan 312-2510

ATTACHMENT 2

Sample Relocation Notices and Claim Forms

ATTACHMENT 3

Hamner, Jewell & Associates Firm Qualifications

ATTACHMENT 1 - HOUSING RESOURCE SURVEY DATA

Bed/Baths/sf/type NP = no pets NS = no smoking	Location	Rent	Sectn 8 OK	Rent Includes	Amenities	Contact
1BR	1200 North H St	\$950	X			Hector 469-6997
1BR	152 South E St	\$1070	X			Paul Beardshear 248-8990
1BR	2042 N Ventura	\$800	X			Crossroads 485-4040
1BR	300 North G St	\$850	X			Oaks Property 648-1852
1BR	3901 S Saviers Rd.	\$725	X			Oaks Property 648-1852
1BR	415 Country Club	\$1121	X			Sur Rental 527-7838
1BR	510 Linden St	\$975	X			Jesus 483-5111
1BR	5200 South J St	\$999	X			Marcelo 488-3946
1BR/1BA	2005 N Ventura Rd	\$850				GMM Property Mgmt 486-1836
1BR/1BA	2005 Ventura Rd #8	\$850	X			Gabe 901-1861
1BR/1BA	2050 N Ventura Road #2	\$850	X			Crossroads Invest 485-4040
1BR/1BA	220 South E - Unit 2 & 3	\$850	X			Crossroad Invest 485-4040
1BR/1BA	3323 Nyeland Ave	\$1100	X			Pat 485-2721
1BR/apt	1910 Camino Del Sol (Maria Sr. Apts)	\$919	X			278-7744
1BR/apt	330 South F St (Sycamore Sr. Apts)	\$750	X			263-6464
1BR/apt	700 Forest Park Blvd	\$1279			New, fitness center, pool, spa	The Serenade 866-637-2022
1BR/apt	820 South E St (Heritage Park)	\$903	X			483-7922
2BR	1100 Isleton #4	\$1175	X			Patricia Starr 966-1019
2BR	1100 Juliet Place	\$1900	X			Cecilia Morales 444-6621
2BR	131 North H St	\$1200	X			Jerry Lopez 797-7715
2BR	1724 Alexander St	\$1295	X			Keith Hanson 981-1552
2BR	2076 N Ventura	\$1200	X			Linda McDonald 647-6255
2BR	2430 El Dorado	\$1200	X			Rodolfo & Ana Gamez 754-4258
2BR	2950-A Isle Way	\$1395	X			Gilbert Padraza 216-1371
2BR	3505 South A St	\$1200	X			Patricia 482-3209
2BR	411 Campbell Way	\$1200	X			Lynn 258-2242
2BR	512 N Garfield	\$1300	X			Manual Gonzales 278-1433
2BR	865 South B St	\$1500	X			Petros 990-0224
2BR	910 Novato Drive	\$765	X			
2BR/1.5BA/1050sf/apt Pets negotiable	4840 S. Rose (Westerly Shores)	\$1375	X		1 pkg space, w/d hookups, pool, on-site laundry	488-8632

2BR/1.5BA/900sf/apt	Ocean Villas (So. Oxnard)	\$1356				Covered pkg, fitness ctr, clubhouse, on-site laundry	866-594-0707
2BR/1.5BA/apt	1018 Kelp Lane	\$1615				Private yard	Monterey Villas 866-270-3645
2BR/1BA	1301 Glenwood Dr	\$1475	X				Sandy 263-0063
2BR/1BA	423 Corsicana Dr	\$1500	X				Sabrena 512-6220
2BR/1BA/1100sf/attached home	Near Breva Street	\$1525				Garage, w/d hookups/yard	Esquire Property Management 482-3209 esquirepm.com
2BR/1BA/800sf/apt Pets negotiable	5009 Nautilus	\$1250			Water, sewer, trash	1 pkg space, gated, fridge, on-site laundry	320-0113
2BR/1BA/855sf	2444 Alvarado	\$1225				Pool, on-site laundry, covered pkg, playground	Rancho Solano 485-1208
2BR/2BA/1274sf/house Pets negotiable	324 Deodar	\$1650				2 car garage, large yard	482-3209
2BR/2BA/882sf/apt	Mariner's Place	\$1385				Garage parking, gated, pool, spa, BBQ, fridge, stove, dishwasher	866-416-0371; 805-483-1038
2BR/2BA/967sf/condo	219 W. Channel Island (Port Hueneme)	\$1195				Upstairs, 2 pkg spaces, pool, tile, dishwasher	Esquire Property Management 482-3209
2BR/2BA/apt	1340 Edgewood Way	\$1200			Water, trash, sewer, gas	Upstairs, pkg space, gated community	201-6351
2BR/2BA/apt	4401 Dallas Drive	\$1290				Covered pkg, pool, Jacuzzi, w/d hookups, appliances, air	Ocean Villas 866-594-0707
2BR/2BR	Woodcrest (N. Oxnard)	\$1225				Fridge, air, covered parking	485-0130
2BR/apt	700 Forest Park Blvd	\$1425				New, fitness center, pool, spa	The Serenade 877-253-6825
3BR	130 Yosemite	\$1200	X				Lupe Keagan 256-5406
3BR	1316 Azalea	\$1375	X				Patty 216-0836
3BR	2444 Alvarado	\$1700	X				Yvonne 458-1208
3BR	5200 South J St	\$1449	X				Marcelo 488-3946
3BR	5200-C Charles	\$1200	X				Bedford Pinkard 485-9566
3BR	811 Palm Drive	\$1725	X				Aldo 889-9197
3BR	831 Raft Lane	\$1900	X				Norma Navarro 415-2876
3BR/1BA/duplex	140 Hueneme Ave	\$1500				2 car garage (2 nd unit also available \$2450 for both 2350sf total)	
3BR/2.5BA/NS	Riverpark	\$2000				Garage	680-4366
3BR/2BA	403 E. Pleasant Valley Road	\$1650				Detached garage, w/d hookups, yard	483-3305
3BR/2BA/apt	2001 Mariposa Street (No Oxnard)	\$1300	X		Water, trash	Fireplace	Crossroad Investments 485-4040
3BR/2BA/condo/1431sf Pets negotiable	623 Holly	\$1800				2 car garage, w/d hookups/pool	641-9905
3BR/2BA/mobile home	5 th at Harbor, Oxnard	\$1650				Fridge, stove, w/d, pool, Jacuzzi,	263-6625

ATTACHMENT 2

Sample Relocation Notices and Claim Forms

GENERAL INFORMATION NOTICE
**DO NOT MOVE: THIS NOTICE DOES NOT REQUIRE YOU TO MOVE AT
THIS TIME. IF YOU MOVE PRIOR TO RECEIVING A NOTICE OF
ELIGIBILITY YOU WILL NOT BE ELIGIBLE FOR RELOCATION BENEFITS**

December 3, 2010

Family
5637 Cypress Road
Oxnard, CA 93030

Dear Tenant:

Ramona Property Partners, LLC, a California limited liability company, and Martin J. Marietta, Trustee of the Martin J. Marietta Living Trust dated November 30, 1996 are interested in redeveloping the property you currently occupy at 5701-5727, 5655 & 5667, 5637-5693 Cypress Road in Oxnard, CA 93030 for a proposed project of 72 affordable two and three bedroom apartments for low income families.

If the project is awarded required approvals from the City of Oxnard, you will be required to move so that the demolition and new construction can be completed. Suitable housing will be made available to you and you will be reimbursed for all reasonable out of pocket expenses, including moving costs and any increase in housing costs. You will need to continue to pay your rent and comply with all other lease terms and conditions until further notice.

Upon completion of the project, you will be able to lease and occupy your present apartment or another suitable, decent, safe and sanitary apartment in the same building/complex under reasonable terms and conditions.

In the State of California, as residential tenants you may be eligible for relocation assistance payments for a comparable unit. You must occupy a decent, safe, and sanitary dwelling within one year after vacating your current (displacement) residence to receive a relocation assistance payment. **No person who is lawfully occupying real property required for the project will be asked to move without first being given at least ninety (90) days advance notice, in writing.** No occupants of any type dwellings, eligible for relocation payments, will be required to move unless adequate, decent, safe, and sanitary replacement housing, which is open to all persons regardless of race, color, religion, sex, or national origin, has been made available to them. You will also have the right to appeal any determination of eligibility for relocation assistance, if you feel that your application for assistance was not properly considered.

If federal financial assistance is provided for the proposed project, you will be protected by a federal law known as the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (URA).

Legal Residency- ALL households to be relocated will be asked to certify that they are, in fact, legally present in the U.S. Given that this certification will be required of ALL households, such request will be made without bias or discriminatory practice. Residents not lawfully present in the United States are ineligible for relocation payments and assistance. Ineligible residents with qualifying household members may be eligible for benefits.

We urge you not to move at this time. If you choose to move before a notice of eligibility is issued, you will not be provided relocation assistance.

Please remember:

- This is not a notice to vacate the premises.
- This is not a notice of relocation eligibility.

You will be contacted soon so that we can provide you with more information about the proposed project. If the project is approved, we will make every effort to accommodate your needs. In the meantime, if you have any questions about our plans, please contact: Denise Paul-Elliott at (805) 483-5899, extension #103, office located at 335 North A Street, Oxnard, CA 93030.

Sincerely,

Denise Paul-Elliott
Owner Designee/Property Manager

Enclosure: "Relocation Assistance to Tenants Displaced from Their Homes" in English and Spanish.

I have received the enclosed brochure "Relocation Assistance to Tenants Displaced from Their Homes," I have read the above information, and I understand the conditions outlined above (with the assistance of a translator when needed).

Tenant Name (Print)

Tenant Signature

Date

Tenant Name (Print)

Tenant Signature

Date

Tenant Name (Print)

Tenant Signature

Date

Proof of Service Print Name,
and Title

Signature

Date

Translator (Yes/No?)

Translator Name (Print)

Translator Signature

Date

Additional Spaces If Needed:

Tenant Name (Print)

Tenant Signature

Date

Tenant Name (Print)

Tenant Signature

Date

Tenant Name (Print)

Tenant Signature

Date

ANUNCIO DE INFORMACIÓN GENERAL

NO RETIRE: ESTE AVISO NO LE SOLICITA QUE USTED SE MUDE EN ESTE MOMENTO. SI USTED SE MUDA ANTES DE RECIBIR UN AVISO DE ELEGIBILIDAD, USTED NO PODRÁ RECIBIR LOS BENEFICIOS DE REUBICACIÓN

3 de diciembre, 2010

Familia
5637 Cypress Road
Oxnard, CA 93030

Estimados inquilinos:

Ramona Property Partners, LLC, una compañía de California de responsabilidad limitada (LLC, por sus siglas en inglés), y Martin J. Marietta, administrador del Fideicomiso Martin Marietta J., fechado el 30 de noviembre de 1996, están interesados en volver a desarrollar las propiedades que ocupan en la actualidad ubicadas en 5701 a 5721, 5655 y 5667, 5637-5693 Cypress Road en Oxnard, CA 93030 para un proyecto de 72 apartamentos asequibles de dos y tres dormitorios para familias de bajos ingresos.

Si el proyecto recibe las aprobaciones requeridas por la ciudad de Oxnard, usted tendrá que mudarse para que la demolición y nueva construcción se pueda llevar a cabo. Una vivienda adecuada se pondrá a su disposición además de ser reembolsado por todos los gastos (siempre y cuando estos sean razonables), incluyendo gastos de traslado y cualquier aumento en los costos de vivienda. Usted tendrá que seguir pagando el alquiler y cumplir con todos los otros términos del contrato y las condiciones hasta nuevo aviso.

Una vez finalizado el proyecto, usted podrá alquilar y ocupar de nuevo el mismo apartamento u otro apartamento que sea adecuado, decente, seguro e higiénico en el mismo edificio / recinto bajo términos y condiciones razonables.

Como inquilino de vivienda en el Estado de California, usted puede ser elegible para recibir pagos de asistencia para ser reubicado a una unidad comparable. Para calificar, Después de haber desocupado su actual residencia, usted debe alquilar por un año una vivienda en buenas condiciones, segura y sanitaria para recibir un pago de asistencia de reubicación. Ninguna persona que esté legalmente alquilando una de las unidades que podrían ser remodeladas tendrá que mudarse sin antes haber recibido notificación por escrito de por lo menos noventa (90) días de anticipación. A ningún inquilino de cualquier tipo de viviendas, y que sea elegible para los pagos de reubicación, se le requerirá que se mude a otra vivienda a menos de que ésta esté en buenas condiciones, que sea segura y sanitaria. Dicha opción está abierta a todas las personas independientemente de su raza, color, religión, sexo u origen nacional. Si usted siente que su solicitud de ayuda no se consideró adecuadamente, tiene el derecho de apelar cualquier determinación.

Si el gobierno federal proporciona asistencia financiera para el proyecto propuesto, usted estará protegido por una ley federal conocida en inglés como "*Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (URA)*".

Residencia legal: A TODOS los hogares que serán reubicados se les pedirá que certifiquen su residencia legal en los Estados Unidos. Dicha certificación es requisito para todos los hogares, tal petición se hará sin prejuicios o prácticas discriminatorias. Los residentes que no estén legalmente en los Estados Unidos no podrán calificar para los pagos de reubicación y asistencia. Las personas que sean legales, pero que vivan con miembros de la familia que no lo son, pueden calificar para recibir los beneficios.

Le instamos a que no se mude en este momento. Si opta por mudarse antes de recibir una notificación de elegibilidad, no recibirá asistencia para su reubicación.

Por favor, recuerde:

- **Esto no es un aviso de desalojo.**
- **Esto no es un aviso de elegibilidad de reubicación.**

Nos pondremos en contacto pronto para que podamos ofrecerle más información sobre el proyecto propuesto. Si el proyecto es aprobado, haremos todo lo posible para satisfacer sus necesidades. Mientras tanto, si usted tiene alguna pregunta acerca de nuestros planes, por favor comuníquese con:

Denise Paul-Elliott en (805) 483-5899, extension #103 oficina ubicada en 335 North A Street, Oxnard CA 93030.

Atentamente,

Denise Paul-Elliott
Propietario Designado / Encargado de Propiedad

Documentos adjuntos: "Asistencia para la reubicación de los inquilinos desplazados de sus hogares" en Inglés y Español.

He recibido el folleto adjunto "Asistencia para la Reubicación de los inquilinos desplazados de sus hogares," He leído la información anterior, y entiendo las condiciones descritas anteriormente (con la ayuda de un intérprete cuando sea necesario).

_____ Nombre del inquilino (letra de molde)	_____ Firma del inquilino	_____ Fecha
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_____ Nombre del inquilino (letra de molde)	_____ Firma del inquilino	_____ Fecha
--	------------------------------	----------------

_____ Prueba de servicio escriba el Nombre, título y fecha	_____ Firma	_____ Fecha
--	----------------	----------------

Traductor (Sí/No?)

_____ Nombre del traductor (letra de molde)	_____ Firma del traductor	_____ Fecha
--	------------------------------	----------------

Espacio adicional, si es necesario:

_____ Nombre del inquilino (letra de molde)	_____ Firma del inquilino	_____ Fecha
--	------------------------------	----------------

_____ Nombre del inquilino (letra de molde)	_____ Firma del inquilino	_____ Fecha
--	------------------------------	----------------

_____ Nombre del inquilino (letra de molde)	_____ Firma del inquilino	_____ Fecha
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**RELOCATION ASSISTANCE
TO TENANTS DISPLACED
FROM THEIR HOMES**

**U.S. Department of Housing
and Urban Development
Office of Community Planning
and Development**

www.hud.gov/relocation

Introduction

This booklet describes the relocation payments and other relocation assistance provided under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (URA) to tenants displaced from their homes. This includes any family or individual that must move as a direct result of rehabilitation, demolition or acquisition for a project in which Federal funds are used.

If you are notified that you will be displaced, it is important that you **do not move** before you learn what you must do to receive the relocation payments and other assistance to which you are entitled.

Pursuant to Public Law 105-117, aliens not lawfully present in the United States are not eligible for relocation assistance, unless such ineligibility would result in exceptional hardship to a qualifying spouse, parent, or child. All persons seeking relocation assistance will be required to certify that they are a United States citizen or national, or an alien lawfully present in the United States.

This booklet may not answer all of your questions. If you have more questions about your relocation, contact the Agency responsible for the project. (Check the back of this booklet for the name of the person to contact at the Agency.) Ask your questions before you move. Afterwards, it may be too late.

Summary of Relocation Assistance

As an eligible tenant displaced from your home, you will be offered the following advisory and financial assistance:

- **Advisory Services.** This includes referrals to comparable and suitable replacement homes, the inspection of replacement housing to ensure that it meets established standards, help in preparing claim forms for relocation payments and other assistance to minimize the impact of the move.
- **Payment for Moving Expenses.** You may choose either a:
 - * **Payment for Your Actual Reasonable Moving and Related Expenses, or**
 - * **Fixed Moving Expense and Dislocation Allowance, or**
 - * **A combination of both, based on circumstances.**
- **Replacement Housing Assistance.** To enable you to rent, or if you prefer, buy a comparable or suitable replacement home, you may choose either:
 - * **Rental Assistance, or**

*** Purchase Assistance.**

If you disagree with the Agency's decision as to the relocation assistance for which you are eligible, you may appeal that decision.

General Questions

How Will I Know I Am Eligible For Relocation Assistance?

You should receive a written notice explaining your eligibility for relocation assistance. You should not move before receiving that notice. If you do, you may not receive relocation assistance.

How Will The Agency Know How Much Help I Need?

You will be contacted at an early date and personally interviewed by a representative of the Agency to determine your relocation needs and preferences for replacement housing and advisory services. The interviewer will ask certain questions about you and other members of your household, including questions about your income. It is to your advantage to provide the information so that the Agency can assist you in moving with a minimum of hardship. The information you give will be kept in confidence.

How Soon Will I Have To Move?

If possible, a mutually agreeable date for the move will be worked out. You will be given enough time to make plans for moving. Unless there is a health or safety emergency, you will not be required to move without at least 90 days advance written notice of (1) at least one "comparable replacement home" that is available to you and (2) the earliest date by which you must move.

What Is A Comparable Replacement Home?

A comparable replacement home is:

- Decent, safe, and sanitary.
- Functionally equivalent to (and equal or better than) your present home.
- Actually available for you to rent.
- Affordable.
- Reasonably accessible to your place of employment.
- Generally as well located with respect to public and commercial facilities, such as schools and shopping, as your present home.
- Not subject to unreasonable adverse environmental conditions.
- Available to all persons regardless of race, color, religion, sex, or national origin.

What is Decent, Safe, and Sanitary Housing?

Decent, safe, and sanitary housing is housing that:

- Meets applicable housing and occupancy requirements.
- Is structurally sound, weathertight, and in good repair.
- Contains a safe, adequate electrical wiring system.
- Has adequate living space for the occupants.
- Has a kitchen with a sink, hot and cold running water, and connections for a stove and refrigerator (if you were displaced from a housekeeping unit).
- Has a separate, complete bathroom with hot and cold running water.
- Has heating as required by climatic conditions.
- Has an unobstructed exit to safe, open space at ground level.
- Meets standards protecting occupants from lead-based paint hazards.
- If you are person with a physical disability, is free of any barriers which would preclude your reasonable use of the unit.

Will The Agency Help Me Find A Replacement Home?

Yes. You will be provided with referrals to housing that has been inspected to ensure that it meets established standards. If possible, you will be referred to at least three comparable replacement homes. The maximum financial assistance for which you may qualify will be based on the cost of the most representative comparable replacement home that is available to you. Promptly after you become eligible for relocation assistance, the Agency will inform you of such unit and the maximum payment available.

Once the Agency representative has a clear understanding of your needs and preferences, he or she will work with you to assure that you are given the best possible choice of housing. The Agency will offer you appropriate transportation to inspect these units.

If you would like to move to government-owned housing or obtain a Housing Choice Voucher (HCV) let the Agency representative know of your interest. Generally, an eligible displaced person receives preference for such long term housing assistance. You will be given assistance in completing any required application forms.

What If I Find My Own Replacement Housing?

You have every right to find your own replacement housing. However, before you rent or buy, ask the Agency to inspect the unit to make sure that it is decent, safe, and sanitary. If the housing unit is not decent, safe, and sanitary, you will not receive a replacement housing payment.

What If I Encounter A Problem In Obtaining Housing Of My Choice?

If you encounter a problem in buying or renting housing of your choice, notify the Agency immediately. The Agency will look into the matter and try to resolve it. You will receive this help whether you were referred to the housing unit or found it yourself.

If you are unable to buy or rent a housing unit because of discriminatory practices on the part of a real estate broker, rental agent, lender, or a property owner, the Agency will help you file a formal housing discrimination complaint with the U.S. Department of Housing and Urban Development or the appropriate State or local fair housing agency.

What Other Services Will I Receive?

In addition to help in obtaining a comparable replacement home, other assistance, as necessary, will be provided in order to minimize the impact of your move. This assistance may include referral to appropriate public and private agencies that provide services concerning housing financing, employment, health, welfare, or legal assistance. The range of services depends on the needs of the person being displaced. You should ask the Agency representative to tell you about the specific services that will be available to help you and your family.

What Is a Payment For Actual Reasonable Moving and Related Expenses?

You may choose to receive a relocation payment to cover the reasonable cost of your move. If you choose a Payment For Actual Reasonable Moving And Related Expenses, you may include in your claim the reasonable and necessary costs for:

- Transportation for you and your family.
- Packing, moving and unpacking your household goods.
- Disconnecting and reconnecting household appliances and other personal property (e.g., telephone and cable TV).
- Storage of household goods, as may be necessary.
- Insurance for the replacement value of your property during the move and necessary storage.
- The replacement value of property lost, stolen or damaged in the move (but not through your neglect) if insurance is not reasonably available.

The Agency will explain all eligible moving costs, as well as those which are not eligible. You must be able to account for any costs that you incur, so keep all your receipts. Select your mover with care. The Agency can help you select a reliable and reputable mover.

You may elect to pay your moving costs yourself and be repaid by the Agency or, if you prefer, you may have the Agency pay the mover. In either case, let the Agency know before you move.

What Is A Fixed Moving Expense And Dislocation Allowance?

If you choose a Fixed Moving Expense and Dislocation Allowance, you will receive an allowance which is based on the number of rooms in your home or the number of rooms of furniture you will be moving, as shown on a schedule. The Agency has a copy of the schedule and will help you decide whether choosing this allowance is in your best interest.

If you do not have a large amount of personal property to move, this payment should be

more advantageous. No special documentation is required to support your claim. You need only move your personal property and complete the appropriate claim form in order to receive your payment.

How Much Rental Assistance Will I Receive?

You may be eligible to receive Rental Assistance for a 42-month period. The assistance is computed in the following manner:

The assistance needed for one month is determined by subtracting the "base monthly rent" for your present home from the cost of rent and utilities for your new home (or a comparable replacement home, if that cost is lower). That monthly need, if any, is multiplied by 42, to determine the total amount that you will receive. This amount will be paid directly to you. The Agency must provide the assistance in monthly installments or other periodic payments. Generally, the base monthly rent for your present home is the lesser of: (1) the monthly rent and average monthly cost for utilities, or (2) thirty (30) percent of your average monthly gross household income, if you are low-income based on HUD income limits.

Examples: Let's say that the monthly rent and average cost for utilities for your present home are \$250; the monthly rent and estimated average utility costs for a comparable replacement home are \$350; and your monthly gross income is \$700. In this case your "base monthly rent" would be \$210 because you are low-income and that amount (30 percent of your income) is less than the monthly cost of rent and utilities at your present home (\$250).

- If you rent a replacement home for \$360 per month, including estimated average monthly utility charges, you will receive \$5,880. That amount is 42 times \$140 (the difference between the "base monthly rent" for your present home (\$210) and the cost for a comparable replacement home (\$350)).
- If you rent a replacement home for \$310, including estimated average monthly utility charges, you will receive \$4,200. That amount is 42 times \$100 (the difference between the "base monthly rent" for your present home (\$210) and the actual cost of your new home (\$310)).

To qualify for rental assistance, you must rent and occupy a decent, safe, and sanitary home within one year after the date you move. However, the Agency will extend this period for good cause.

If I Decide to Buy, Rather Than Rent, How Much Assistance Will I Receive?

If you buy a replacement home, you may be eligible for assistance to make a down payment equal to the amount you would receive if you rented a comparable replacement home (i.e., 42 times the amount obtained by subtracting the "base monthly rent" for your present home from the monthly rent and estimated average monthly utility costs for a comparable replacement home). A down payment assistance payment will be paid in a lump sum.

Example: Assuming the information in the prior examples, the downpayment assistance payment would be \$5,880. That amount is 42 times \$140 (the difference between the "base monthly rent" for your present home (\$210) and the monthly rent and estimated average monthly utilities cost for a comparable replacement home (\$350). The full amount of the payment must be applied to the purchase of the replacement dwelling.

Must I File A Claim To Obtain A Relocation Payment?

Yes. You must file a claim for each relocation payment. The Agency will, however, provide you with the required claim form, help you to complete it, and explain the type of documentation, if any, that you must submit in order to receive the payment.

If you must pay any relocation expenses before you move (e.g., a security deposit when you sign a lease for your new home), discuss your financial needs with the Agency. While refundable deposits are not covered by URA payments, you may be able to obtain an advance payment to meet these costs. An advance payment may be placed in "escrow" or paid directly to a contractor to ensure that the move will be completed on a timely basis.

You must file your claim within 18 months after the date you move. However, it is to your advantage to file as soon as possible after you move. The sooner you submit your claim, the sooner it can be processed and paid. If you are unable to file your claim within 18 months, ask the Agency to extend this period.

Be careful not to confuse this 18-month period with the 12-month period within which you must rent (or buy) and occupy a replacement dwelling in order to be eligible for a replacement housing payment.

You will be paid promptly after you file an acceptable claim. If there is any question regarding your right to a relocation payment or the amount of the payment, you will be notified, in writing, of the problem and the action you may take to resolve the matter.

Will I Have To Pay Rent To The Agency Before I Move?

If the Agency acquires the property in which you live, you may be required to pay a fair rent to the Agency for the period between the acquisition of the property and the date that you move. Such rent will not exceed the market rent for comparable properties in the area.

Do I Have To Pay Federal Income Taxes On My Relocation Payments?

No. Section 216 of the URA states that you need not report relocation payments as part of your gross income for Federal tax purposes. For information on State or local income taxes, you should check with the State or local income tax office in your area or with your personal tax advisor.

What If I Don't Receive The Required Assistance. Can I Appeal?

If you disagree with the Agency's decision as to your right to relocation assistance or the amount of a payment, or the adequacy of the housing to which you have been referred, you may appeal the decision to the Agency.

The Agency will inform you of its appeal procedures. At a minimum, you will have 60 days to file your appeal with the Agency after you receive written notification of the Agency's determination on your claim. Your appeal must be in writing. However, if you need help, the Agency will assist you in preparing your appeal.

If you are a low- or moderate-income person and are dissatisfied with the Agency's determination on your appeal, you may have an additional right to request administrative review of that decision (e.g., by HUD or the State).

You can expect a fair decision on any appeal. However, if you are not satisfied with the final administrative decision on your appeal, you may seek review of the matter by the courts.

I Have More Questions. Who Will Answer Them?

If you have further questions after reading this booklet, contact the Agency and discuss your concerns with an Agency representative.

Owners:	Ramona Property Partners, LLC and Martin J. Marietta, Trustee of the Martin J. Marietta Living Trust dated November 30, 1996
Designee:	Denise Paul-Elliott, Property Manager
Address:	335 North A Street, Oxnard, CA 93030
Office Hours:	8:30am to 5pm, Monday-Friday
Telephone No.:	(805) 483-5899, extension #103
Person to Contact:	Denise Paul-Elliott

ASISTENCIA PARA LA REUBICACIÓN A INQUILINOS DESPLAZADOS DE SUS HOGARES

Introducción

Este folleto describe los pagos de reubicación y otra asistencia de reubicación suministrada según la Ley de Política Uniforme de Asistencia para la Reubicación y Adquisición de Propiedades Inmuebles de 1970, y sus reformas (URA, siglas en inglés) a los inquilinos desplazados de sus hogares. Esto incluye a cualquier familia o individuo que debe mudarse como resultado directo de la restauración, demolición o adquisición para un proyecto en el cual se utilizan fondos federales.

Si a usted se le notifica que será reubicado, es importante que **no se mude** antes de que entienda lo que debe hacer para recibir los pagos de reubicación y otra asistencia a la que tiene derecho.

*A tenor de la Ley Pública 105-117, los extranjeros que no están presentes lícitamente en los Estados Unidos **no** son elegibles para la asistencia para la reubicación, a menos que tal falta de elegibilidad resultaría en dificultades excepcionales a un cónyuge, padre o hijo que reúne los requisitos. Se le exige a **toda** persona que solicite asistencia para la reubicación que certifique que es ciudadano o nacional de los Estados Unidos o extranjero presente lícitamente en los Estados Unidos.*

Es posible que este folleto no conteste todas las preguntas que usted pueda tener. Si tiene más preguntas acerca de su reubicación, póngase en contacto con la Agencia responsable del proyecto. (Consulte el nombre de la persona con quien debe ponerse en contacto en la Agencia, en la contraportada de este folleto.) Haga sus preguntas antes de mudarse. Después de eso, podrá ser demasiado tarde.

Resumen de la Asistencia para la Reubicación

Como inquilino elegible desplazado de su hogar, a usted se le ofrecerá la siguiente asistencia asesora y económica:

- **Servicios de asesoría.** Esto incluye recomendaciones de viviendas comparables y aptas de reemplazo, la inspección de la vivienda de reemplazo para asegurar que cumpla con las normas establecidas, ayuda preparando formularios de reclamación para los pagos de reubicación y otra asistencia para minimizar el impacto de la mudanza.
- **Pago real y razonable relacionados a sus de mudanza.** Usted puede escoger uno de los siguientes:
 - Pago real y razonable relacionado a sus Gastos de Mudanza y, o

- Subsidio Fijo para los Gastos de Mudanza y la Reubicación, o
- Una combinación de los dos, dependiendo de las circunstancias.

Asistencia para la vivienda de reemplazo. Para permitir que usted alquile o si prefiere, compre una vivienda de reemplazo que sea comparable o apta, usted puede escoger, bien sea:

- Asistencia para alquilar, o
- Asistencia para comprar.

Si usted no está de acuerdo con la decisión que toma la Agencia en cuanto a la asistencia para la reubicación para la cual usted es elegible, usted puede apelar esa decisión.

Preguntas Generales

¿Cómo sé que soy elegible para la asistencia para la reubicación?

Usted debe recibir un aviso por escrito explicando su elegibilidad para la asistencia para la reubicación. No debe mudarse antes de recibir ese aviso. Si lo hace, es posible que no reciba asistencia para la reubicación.

¿Cómo sabrá la Agencia cuánta ayuda necesito?

Se le contactará en una fecha temprana y un representante de la Agencia lo entrevistará para determinar sus necesidades de reubicación y preferencias en cuanto a una vivienda de reemplazo y servicios de asesoramiento. La persona que lo entrevista le hará ciertas preguntas acerca de usted y otros miembros de su familia, incluidas preguntas acerca de sus ingresos. Le conviene suministrar la información para que la Agencia pueda ayudarlo a mudarse con lo mínimo en dificultades. La información que usted suministre se mantendrá confidencial.

¿Cuándo tendré que mudarme?

De ser posible, se acordará una fecha mutuamente satisfactoria para la mudanza. Se le dará suficiente tiempo para que planifique la mudanza. A menos que haya una emergencia de salud o seguridad, no se le exigirá que se mude sin un aviso por escrito con por lo menos 90 días de anticipación, informándole de (1) por lo menos una "vivienda comparable de reemplazo" que esté disponible para usted y (2) la fecha más temprana para la cual usted debe mudarse.

¿Qué es una vivienda comparable de reemplazo?

Una vivienda comparable de reemplazo es:

- Decente, segura y sanitaria.

- Funcionalmente equivalente (e igual o mejor) a su vivienda actual.
- Efectivamente disponible para que usted la alquile.
- Al alcance de sus medios financieros.
- Razonablemente accesible a su lugar de empleo.
- Generalmente tan bien ubicada con respecto a las instalaciones públicas y comerciales, tales como las escuelas y las compras, como su vivienda actual.
- No sujeta a condiciones ambientales irrazonablemente adversas.
- Disponible para todas las personas sin importar la raza, el color, la religión, el sexo o el origen nacional.

¿Qué es una vivienda decente, segura y sanitaria?

Una vivienda decente, segura y sanitaria es una vivienda que:

- Cumple con los requisitos aplicables de vivienda y tenencia.
- Es estructuralmente sólida, está a prueba de la intemperie y ha sido bien mantenida.
- Contiene un sistema de alambrado eléctrico seguro y adecuado.
- Tiene un espacio para vivir adecuado para los ocupantes.
- Tiene una cocina con lavabo, agua corriente caliente y fría y conexiones para una estufa y un refrigerador (si se le desplaza de una unidad de vivienda completa, con todos los artefactos (housekeeping unit)).
- Tiene un baño separado y completo, con agua corriente caliente y fría.
- Tiene calefacción, según lo exijan las condiciones del clima.
- Tiene una salida sin obstrucción a un espacio abierto y seguro al nivel del suelo.
- Cumple con las normas que protegen a los ocupantes de peligros por pintura con base de plomo.
- Si eres una persona con alguna incapacidad física, será libre de cualquier barrera que impediría su uso razonable de la unidad.

¿Me ayudará la Agencia a encontrar una vivienda de reemplazo?

Sí. Se le suministrarán recomendaciones de viviendas que han sido inspeccionadas a fin de asegurar que cumplan con las normas establecidas. De ser posible, se le recomendarán por lo menos tres viviendas comparables de reemplazo. La asistencia económica máxima para la cual usted pueda reunir los requisitos se basará en el costo de la vivienda comparable de reemplazo más representativa que esté disponible para usted. Inmediatamente después de que usted sea elegible para la asistencia para la reubicación, la Agencia le informará de tal unidad y el pago máximo disponible.

Una vez que el representante de la Agencia entienda claramente sus necesidades y preferencias, él o ella trabajará con usted para asegurar que a usted se le dé la mejor opción de vivienda posible. La Agencia le ofrecerá transporte apropiado para que inspeccione esas unidades.

Si le gustaría mudarse a una vivienda que le pertenece al gobierno u obtener un "Vale de Housing Choice" (HCV), informe a la Agencia que está interesado. Por lo general, a una persona reubicada elegible se le da preferencia para tal asistencia para la vivienda a largo

plazo. Se le ayudará a completar cualquier formulario de solicitud que sea necesario.

¿Qué pasa si encuentro mi propia vivienda de reemplazo?

Usted tiene todo derecho a encontrar su propia vivienda de reemplazo. Sin embargo, antes de decidir si alquilar o comprar, pídale a la Agencia que inspeccione la unidad para asegurar que sea decente, segura y sanitaria. Si la unidad de vivienda no es decente, segura y sanitaria, usted no recibirá ningún pago por la vivienda de reemplazo.

¿Qué pasa si tengo un problema obteniendo una vivienda de mi preferencia?

Si tiene un problema comprando o alquilando una vivienda de su preferencia, notifiquele a la Agencia de inmediato. La Agencia investigará el asunto y tratará de resolverlo. Usted recibirá esa ayuda sin importar si se le recomendó la unidad de vivienda o si la encontró usted mismo.

Si no puede comprar o alquilar una unidad de vivienda debido a prácticas discriminatorias por parte de un corredor de bienes raíces, agente de alquiler, prestamista o propietario, la Agencia le ayudará a registrar una queja formal de discriminación en la vivienda con el Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos o la agencia de viviendas equitativas estatal o local apropiada.

¿Qué otros servicios recibiré?

Además de ayudarle a obtener una vivienda comparable de reemplazo, se suministrará otra asistencia, según sea necesario, a fin de minimizar el impacto de su mudanza. Esta asistencia podría incluir una recomendación a las agencias públicas y privadas apropiadas de financiamiento de viviendas, empleo, salud, bienestar o asistencia legal. La gama de servicios depende de las necesidades de la persona a la que se le está reubicando. Se le recomienda que le pida al representante de la Agencia que le explique acerca de los servicios específicos que estarán disponibles para ayudarle a usted y a su familia.

¿Qué es un pago real y razonable relacionado a los Gastos de Mudanza?

Usted puede optar por recibir un pago de reubicación para cubrir el costo razonable de su mudanza. Si usted escoge un Pago para Gastos de Mudanza y Relacionados Efectivos y Razonables, usted podrá incluir en su reclamación los costos razonables y necesarios para:

- Transporte para usted y su familia.
- Empacar, mudar y desempacar sus bienes del hogar.
- Desconectar y volver a conectar los electrodomésticos del hogar y otros bienes personales (por ej., el teléfono y la televisión por cable).
- Almacenamiento de los bienes del hogar, según pueda ser necesario.
- Seguro para el valor de reemplazo de sus bienes durante la mudanza y el almacenamiento necesario.
- El valor de reemplazo de bienes extraviados, robados o dañados en la mudanza (pero que no sea por negligencia suya) si no está razonablemente disponible el

seguro.

La Agencia explicará todos los costos de mudanza, tanto los elegibles como los no elegibles. Usted debe estar preparado para rendir cuentas por cualquier costo en que incurra, de manera que debe guardar todos sus recibos. Seleccione a su empresa de mudanza con cuidado. La Agencia puede ayudarle a seleccionar una empresa de mudanza confiable y de buena reputación.

Usted puede optar por pagar sus costos de mudanza usted mismo y que le reembolse la Agencia o, si prefiere, puede pedirle a la Agencia que le pague a la empresa de mudanza. De cualquier forma, infórmele a la Agencia antes de que se mude.

¿Qué es un Subsidio Fijo para los Gastos de Mudanza y la Reubicación?

Si escoge un Subsidio Fijo para los Gastos de Mudanza y la Reubicación, recibirá un subsidio que se basa en el número de habitaciones en su casa o el número de habitaciones de muebles que usted mudará, según se muestra en una tabla. La Agencia tiene una copia de la tabla y le ayudará a decidir si optar por este subsidio es lo que más le conviene.

Si no tiene una cantidad grande de bienes personales que mudar, este pago debería ser más ventajoso. No se requiere ninguna documentación especial para justificar su reclamación. Lo único que tiene que hacer es mudar sus bienes personales y completar el formulario de reclamación apropiado a fin de recibir su pago.

¿Cuánta Asistencia de Alquiler recibirá?

Es posible que pueda ser elegible para recibir Asistencia de Alquiler por un período de 42 meses. La asistencia se calcula de la siguiente manera:

La asistencia necesaria para un mes se determina restando el "alquiler mensual base" de su vivienda actual al costo del alquiler y los servicios públicos para su vivienda nueva (o una vivienda comparable de reemplazo, en caso de que ese costo sea más bajo). Esa necesidad mensual, si la hubiere, es multiplicada por 42, para determinar la cantidad total que usted recibirá. Esta cantidad se le pagará directamente a usted. La Agencia debe proporcionar la asistencia en pagos mensuales u otros pagos periódicos. Por lo general, el alquiler mensual base para su vivienda actual es la cantidad que resulte menor entre: (1) el alquiler mensual y el costo mensual promedio de los servicios públicos o (2) el treinta (30) por ciento de sus ingresos familiares brutos mensuales promedio, si usted es una persona de bajos recursos basado en los límites de ingresos de HUD).

Ejemplos: Digamos que el alquiler mensual y el costo promedio de los servicios para su vivienda actual son de \$250; el alquiler mensual y los costos de los servicios públicos promedio estimados para una vivienda comparable de reemplazo son de \$350; y sus ingresos brutos mensuales son de \$700. En este caso, su "alquiler mensual base" sería de \$210 por que eres una persona de bajos recursos y esa cantidad (el 30 por ciento de sus ingresos) es inferior al costo mensual del alquiler y los servicios públicos en su vivienda actual (\$250).

- Si usted alquila una vivienda de reemplazo por \$360 al mes, incluidos los cargos por servicios públicos mensuales promedio estimados, usted recibirá \$5,880. Esa cantidad es 42 multiplicado por \$140 (la diferencia entre el "alquiler mensual base" de su vivienda actual (\$210) y el costo de una vivienda comparable de reemplazo (\$350)).
- Si usted alquila una vivienda de reemplazo por \$310, incluidos los cargos por servicios públicos mensuales promedio estimados, usted recibirá \$4,200. Esa cantidad es 42 multiplicado por \$100 (la diferencia entre el "alquiler mensual base" de su vivienda actual (\$210) y el costo efectivo de su vivienda nueva (\$310)).

Para reunir los requisitos para la asistencia de alquiler, usted debe alquilar y ocupar una vivienda decente, segura y sanitaria dentro de un año después de la fecha en que se mude. Sin embargo, la Agencia extenderá este período por buena causa.

Si decido comprar, en vez de alquilar, ¿cuánta asistencia recibiré?

Si usted compra una vivienda de reemplazo, podrá ser elegible para asistencia para hacer un pago inicial equivalente a la cantidad que usted recibiría si alquilara una vivienda comparable de reemplazo (o sea, 42 multiplicado por la cantidad obtenida si se resta el "alquiler mensual base" para su vivienda al alquiler mensual y los costos de servicios públicos mensuales promedio estimados para una vivienda comparable de reemplazo). Un pago de asistencia para el pago inicial se hará en una suma global.

Ejemplo: Suponiendo la información en los ejemplos previos, la asistencia de pago para el pago inicial sería de \$5,880. Esa cantidad es 42 multiplicado por \$140 (la diferencia entre el "alquiler mensual base" de su vivienda actual (\$210) y el alquiler mensual y el costo de los servicios públicos mensuales promedio estimados para una vivienda comparable de reemplazo (\$350)). La cantidad completa del pago debe aplicarse a la compra de la vivienda de reemplazo.

¿Debo someter una reclamación para obtener un pago de reubicación?

Sí. Usted debe registrar una reclamación para cada pago de reubicación. Sin embargo, la Agencia le suministrará el formulario de reclamación necesario, le ayudará a completarlo y le explicará el tipo de documentación, si la hubiere, que usted debe remitir a fin de recibir el pago.

En caso de que sea necesario pagar cualquier gasto de reubicación antes de que se mude (por ej., un depósito de garantía cuando firma el contrato de arrendamiento para su vivienda nueva), hable con la Agencia acerca de sus necesidades económicas. Los depósitos refundables no están cubiertos por la URA, de todas formas es posible puede obtener un pago adelantado para cubrir estos costos. Un pago por adelantado puede colocarse en "plica" o pagársele directamente a un contratista para asegurar que la mudanza se complete oportunamente.

Usted debe someter su reclamación dentro de 18 meses después de la fecha en que se muda. Sin embargo, le conviene someterla tan pronto como sea posible después de que se muda. Cuanto más temprano remite su reclamación, más temprano podrá tramitarse y pagarse. Si no puede someter su reclamación dentro de 18 meses, pídale a la Agencia que prorrogue este plazo.

Tenga cuidado de no confundir este período de 18 meses con el período de 12 meses dentro del cual usted debe alquilar (o comprar) y ocupar una vivienda de reemplazo a fin de ser elegible para un pago por vivienda de reemplazo.

A usted se le pagará sin demora alguna después de que registre una reclamación aceptable. Si hay cualquier pregunta acerca de su derecho a un pago por reubicación o la cantidad del pago, se le notificará por escrito del problema y la acción que usted puede tomar para resolver el asunto.

¿Tendré que pagarle renta a la Agencia antes de que me mude?

Si la Agencia adquiere la propiedad en la cual usted vive, es posible que se le exija que pague una renta justa a la Agencia para el período entre la adquisición de la propiedad y la fecha en la que usted se muda. Tal renta no excederá la renta en el mercado para propiedades comparables en el área.

¿Tengo que pagar impuestos federales sobre los ingresos con respecto a mis pagos de reubicación?

No. La Sección 216 de la Ley de Reubicación Uniforme dice que no es necesario que usted declare los pagos por reubicación como parte de sus ingresos brutos para fines de los impuestos federales. Para información acerca de los impuestos sobre los ingresos estatales o locales, se recomienda que consulte con la oficina de impuestos sobre los ingresos estatal o local en su área o con su asesor personal en impuestos.

¿Qué pasa si no recibo la asistencia necesaria? ¿Puedo apelar?

Si no está de acuerdo con la decisión que toma la Agencia en cuanto a su derecho a la asistencia de reubicación o la cantidad de un pago o en cuanto a si la vivienda que se le ha recomendado es adecuada, usted puede apelar la decisión a la Agencia.

La Agencia le informará acerca de sus procedimientos de apelación. Como mínimo, usted tendrá 60 días para someter su apelación con la Agencia después de que usted reciba notificación por escrito de la determinación de la Agencia acerca de su reclamación. Su apelación debe hacerse por escrito. Sin embargo, si necesita ayuda, la Agencia le ayudará a preparar su apelación.

Si usted es una persona de bajos recursos o ingresos moderados y no queda satisfecho(a) con la determinación de la Agencia sobre su apelación, usted podrá tener un derecho adicional a solicitar una revisión administrativa de esa decisión (por ej., por HUD o por el Estado).

Usted puede esperar una decisión justa con respecto a cualquier apelación. Sin embargo, si no queda satisfecho(a) con la decisión administrativa definitiva con respecto a su apelación, puede procurar que las cortes conozcan la cuestión.

Tengo más preguntas. ¿Quién me las contestará?

Si tiene más preguntas después de haber leído este folleto, póngase en contacto con la Agencia y discuta sus preocupaciones con un representante de la Agencia.

Agencia:	Ramona Property Partners, LLC and Martin J. Marietta, Trustee of the Martin J. Marietta Living Trust date November 30, 1996
Propietario Designado:	Denise Paul-Elliott, Encargado de Propriedad
Dirección:	335 North A Street, Oxnard, CA 93030
Horario de oficina:	8:30 AM- 5PM, Lunes a Viernes
No. de teléfono:	(805) 483-5899, extension #103
Persona con quien se debe poner en contacto:	Denise Paul-Elliott

Residential Claim for Moving and Related Expenses

(49 CFR 24.301 and 24.302)

U.S. Department of Housing and Urban Development
Office of Community Planning and Development

OMB Approval No. 2506-0016
(exp. 10/31/2011)

See back of page for Public Reporting Burden and Privacy Act Statements before completing this form

For Agency Use Only	Name of Agency	Project Name or Number	Case Number
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Instructions: This claim form is for the use of families and individuals applying for payment of residential moving and related expenses under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA). You may be eligible to apply for either (1) a fixed payment (see 24.302), or (2) payment for actual reasonable moving costs and related expenses (see 24.301), or (3) in some cases, a payment based on a combination of moving options (contact Agency). All claims for actual expenses must be supported by receipts or other acceptable evidence. The Agency will explain the differences between the types of moving options and will help you complete this form. HUD provides information on these requirements and other guidance materials on its website at www.hud.gov/relocation. If the full amount of your claim is not approved, the Agency will provide you with a written explanation of the reason. If you are not satisfied with the Agency's determination, you may appeal that determination. The Agency will explain how to make an appeal. All claims for payments must be filed no later than 18 months from the date of displacement (see 24.207(d)).

1. Your Name(s) (You are the Claimant(s) and Present Mailing Address	1a. Telephone Number(s)
--	-------------------------

2. Have All Members of the Household Moved to the Same Dwelling? ☐ Yes ☐ No

(If "No," list the names of all members and the addresses to which they moved in the Remarks Section.)

Dwelling	Address (include Apartment No.)	Number of Rooms of Furniture? *	Date Occupied	Date Vacated
3. Unit That You Moved From				
4. Unit That You Moved To		* Excluding bathrooms, hallways and closets.		

5. Is This a Final Claim? ☐ Yes ☐ No

6. Certification of Legal Residency in the United States (Please read instructions below before completing this section.)

Instructions: To qualify for relocation advisory services or relocation payments authorized by the Uniform Relocation Assistance and Real Property Acquisition Policies Act, a "displaced person" must be a United States citizen or national, or an alien lawfully present in the United States. The certification below must be completed in order to receive any relocation benefits. (This certification may not have any standing with regard to applicable State laws providing relocation benefits.) Your signature on this claim form constitutes certification. See 49 CFR 24.208(g) & (h) for hardship exceptions.

Please address only the category (individual or family) that describes your occupancy status. For item (2), please fill in the correct number of persons.

RESIDENTIAL HOUSEHOLDS

(1) Individual.

I certify that I am: (check one)

_____ a citizen or national of the United States
_____ an alien lawfully present in the United States.

(2) Family.

I certify that there are _____ persons in my household and that

_____ are citizens or nationals of the United States and _____ are aliens lawfully present in the United States.

7. Computation of Payment (See 49 CFR 24.301 and 24.302)

Instructions: You may be eligible to apply for either (1) a fixed payment (see 24.302), or (2) payment for actual and reasonable moving costs and related expenses (see 24.301), or (3) in some cases, a payment based on a combination of moving options (see 24.301(b)). The computation table in this section provides you with the ability to compute your payment based on one or a combination of moving options depending on your eligibility and your needs and desires.

A fixed payment is used to compute a payment based on the numbers of rooms of furniture within the displacement dwelling. The Residential Fixed Moving Cost Schedule available at www.hud.gov/relocation, will provide the payment amount for the state in which the displacement occurred. (Note: for persons occupying a dormitory style room or where the move is performed by the Agency at no cost to the displaced person, the payment amount is limited to the amount specified for such moves on the Fixed Moving Cost Schedule.) If you choose to claim a fixed payment, fill in the applicable schedule amount in column 7c Line (3). In some cases, persons who plans to claim only a fixed payment may also be eligible for additional moving options to move personal property located outside the dwelling and not considered in the Fixed Moving Cost Schedule (jungle gym, hot tub, etc.) or for personal property requiring specialized moving assistance within the dwelling (piano, pool table, medical equipment, etc.). In these situations you may also be eligible for a payment based on actual costs for a commercial move and/or self move for these items. Contact the Agency for further assistance. If the Agency determines you are eligible for other moving options in addition to the fixed payment, fill in all applicable claim information requested for the type(s) of moving option specified in the table.

	7a. Commercial Move (Actual Costs) (Based on lower of 2 bids)		7b. Self Move (Actual Costs) (Not to exceed cost of commercial move)		7c. Self Move (Fixed Schedule) (See 49 CFR 24.302)	
	Claimant	Agency Use	Claimant	Agency Use	Claimant	Agency Use
(1) Moving Cost Expenses (49 CFR 24.301(g)(1-7); see page 2) (Do not include storage costs listed separately below). (For Mobile Home Owner Occupants also include 24.301(g)(8-10), if applicable.)						
(2) Storage Cost (Requires prior agency approval) (Not to exceed 12 months)						
(3) Fixed Moving Cost Schedule Amount (Based on number of rooms of furniture in Item 3). For amount see Moving Cost Schedule available at www.hud.gov/relocation .						
(4) Other (Explain in Remarks Section)						
(5) Total Amount of Claim.						
(6) Amount Previously Received, if any.						
(7) Amount Requested (Subtract line (6) from line (5))						
(8) Total Amount Requested - Combination Moves Only (add applicable columns 7(a)(7), 7(b)(7) and 7(c)(7))						

Previous versions obsolete.

8. **Certification By Claimant(s):** I certify that this claim and supporting information are true and complete and that I have not been paid for these expenses by any other source. I ask that the amount on line (7) of Item 7 or line (8) of Item 7 for combination moves be paid to ☐ me ☐ the contractor(s) (as specified in the Remarks Section).

Signature(s) of Claimant(s) & Date:

X

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

To Be Completed by the Agency

Payment Action	Amount of Payment	Signature	Name (Type or Print)	Date (mm/dd/yyyy)
9. Recommended	\$			
10. Approved	\$			

Remarks (Attach additional sheets, if necessary)

Additional sheets attached? ☐ Yes ☐ No

Eligible Actual Residential Moving Expenses (49 CFR 24.301(g)(1-10))

- (1) Transportation of the displaced person and personal property. Transportation costs for a distance beyond 50 miles are not eligible, unless the Agency determines that relocation beyond 50 miles is justified.
- (2) Packing, crating, unpacking, and uncrating of the personal property.
- (3) Disconnecting, dismantling, removing, reassembling, and reinstalling relocated household appliances and other personal property. For businesses, farms or nonprofit organizations this includes machinery, equipment, substitute personal property, and connections to utilities available within the building; it also includes modifications to the personal property, including those mandated by Federal, State or local law, code or ordinance, necessary to adapt it to the replacement structure, the replacement site, or the utilities at the replacement site, and modifications necessary to adapt the utilities at the replacement site to the personal property.
- (4) Storage of the personal property for a period not to exceed 12 months, unless the Agency determines that a longer period is necessary.
- (5) Insurance for the replacement value of the property in connection with the move and necessary storage.
- (6) The replacement value of property lost, stolen, or damaged in the process of moving (not through the fault or negligence of the displaced person, his or her agent, or employee) where insurance covering such loss, theft, or damage is not reasonably available.
- (7) Other moving-related expenses that are not listed as ineligible under § 24.301(h), as the Agency determines to be reasonable and necessary.
- (8) The reasonable cost of disassembling, moving, and reassembling any appurtenances attached to a mobile home, such as porches, decks, skirting, and awnings, which were not acquired, anchoring of the unit, and utility "hookup" charges.
- (9) The reasonable cost of repairs and/or modifications so that a mobile home can be moved and/or made decent, safe, and sanitary.
- (10) The cost of a nonrefundable mobile home park entrance fee, to the extent it does not exceed the fee at a comparable mobile home park, if the person is displaced from a mobile home park or the Agency determines that payment of the fee is necessary to effect relocation.

Public reporting burden for this collection of information is estimated to average 30 minutes per response. This includes the time for collecting, reviewing, and reporting the data. The information is being collected under the authority of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, and implementing regulations at 49 CFR Part 24 and will be used for determining whether you are eligible to receive a payment for moving and related expenses and the amount of any payment. Response to this request for information is required in order to receive the benefits to be derived. This agency may not collect this information, and you are not required to complete this form unless it displays a currently valid OMB control number.

Privacy Act Notice: This information is needed to determine whether you are eligible to receive a payment for moving and related expenses. You are not required by law to furnish this information, but if you do not provide it, you may not receive any payment for these expenses or it may take longer to pay you. This information is being collected under the authority of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970. The information may be made available to a Federal agency for review.

**Claim for Rental Assistance or
Down Payment Assistance
(49 CFR 24.402 and 24.401(f))**

See back of page for Public Reporting Burden and
Privacy Act Statements before completing this form

U.S. Department of Housing
and Urban Development
Office of Community Planning
and Development

OMB Approval No. 2506-0016
(exp. 10/31/2011)

For Agency Name of Agency
Use Only

Project Name or Number

Case Number

Instructions: This claim form is for the use of families and individuals applying for rental or down payment assistance under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA) and may also be used by a 180-day homeowner-occupant who chooses to rent rather than buy a replacement home. The Agency will help you complete the form. HUD also provides information on these requirements and other guidance materials on its website at www.hud.gov/relocation. If the full amount of your claim is not approved, the Agency will provide you with a written explanation of the reason. If you are not satisfied with the Agency's determination, you may appeal that determination. The Agency will explain how to make an appeal.

Displaced persons must rent/purchase and occupy a decent, safe and sanitary replacement dwelling within one year from the date of displacement for replacement housing payment eligibility (see 24.402(a)(2)). All claims for payments must be filed no later than 18 months from the date of displacement (see 24.207(d)).

1a. Your Name(s) (You are the Claimant(s)) and Present Mailing Address

1b. Telephone Number(s)

2a. Have all members of the household moved to the same dwelling?

☐ Yes ☐ No (If "No", list the names of all members and the addresses
to which they moved in the Remarks Section.)

2b. Do you (or will you) receive a Federal, State, or local housing program
subsidy at the dwelling you moved to? ☐ Yes ☐ No

Dwelling	Address	When Did You Rent/Buy This Unit?	When Did You Move To This Unit?	When Did You Move Out of This Unit?
3. Unit That You Moved From				
4. Unit That You Moved To				

5. Certification of Legal Residency in the United States (Please read instructions below before completing this section.)

Instructions: To qualify for relocation advisory services or relocation payments authorized by the Uniform Relocation Assistance and Real Property Acquisition Policies Act, a "displaced person" must be a United States citizen or national, or an alien lawfully present in the United States. The certification below must be completed in order to receive any relocation benefits. (This certification may not have any standing with regard to applicable State laws providing relocation benefits.) Your signature on this claim form constitutes certification. See 49 CFR 24.208(g) & (h) for hardship exceptions.

Please address only the category (Individual or family) that describes your occupancy status. For item (2), please fill in the correct number of persons.

RESIDENTIAL HOUSEHOLDS

(1) Individual.

I certify that I am: (check one)

_____ a citizen or national of the United States
_____ an alien lawfully present in the United States.

(2) Family.

I certify that there are _____ persons in my household and that

_____ are citizens or nationals of the United States and _____ are aliens lawfully
present in the United States.

5. Determination of Person's Financial Means (Not applicable to 180-day homeowner-occupants
who choose to rent. Enter NA in item 6(5).)

Household Income

Claimant
(a)

For Agency Use Only
(b)

(1) Total number of persons in the household (See item 5(1) or (2))

(2) Annual Gross House-
hold Income. (49 CFR
24.2(a)(14)). Enter
name of each house-
hold member with
income (include the
income of persons not
lawfully present in the
U.S.)

\$

\$

(3) Total Gross Annual Income (Sum of entries in item 6(2))

\$

\$

(4) URA low income limit for number of persons in item 6(1). If item 6(3) is greater than
item 6(4) - Family is not low-income. See 49 CFR 24.402 (b)(2)(ii)

\$

(5) Gross Monthly Income (Divide item 6(3) by 12)

\$

\$

(6) 30% of item 6(5) or "NA". (If gross annual income item 6(3) is greater than URA low income
limit in item 6(4), enter "NA".)

\$

\$

7. Determination of Rent and Average Monthly Utility Costs (See 49 CFR 24.402(b))

Instructions: To compute the payment, entries on line (8) must reflect all utility services. Therefore, identify on lines (2) through (5) each utility necessary to provide electricity, gas, other heating/cooking fuels, water and sewer. In those cases where the utility service is not covered by the monthly rent, indicate the estimated out-of-pocket monthly cost. In those cases where the utility service is covered by the monthly rent, enter "IMR" (In Monthly Rent). Determine the estimated average monthly cost of a utility service by dividing the reasonable estimated yearly cost by 12. If a monthly housing program subsidy (e.g., Housing Choice Voucher/Section 8, other) has been provided, enter the applicable amount on line (7).

Monthly Cost	Unit That You Moved From (For Homeowner-Occupant, rent will be determined by the agency.)		Unit That You Moved To (Do not complete if claim is for down payment assistance.)		Comparable Replacement Dwelling
	(a) Claimant	(b) For Agency Use Only	(c) Claimant	(d) For Agency Use Only	(e) To Be Provided By Agency
(1) Rent (The monthly rental amount due under the terms and conditions of occupancy. If utilities are not included in rent, list in item 7(2) to (5))	\$	\$	\$	\$	\$
(2)					
(3)					
(4)					
(5)					
(6) Gross Monthly Rent and Utility Costs (add item 7(1) through (5))	\$	\$	\$	\$	\$
(7) Monthly Housing Subsidy, if applicable (e.g., Housing Choice Voucher/Section 8, other)	\$	\$	\$	\$	\$
(8) Net Monthly Rent and Utility Costs (subtract item 7(7) from item 7(6)) (Enter these amounts on the appropriate lines in item 8.)	\$	\$	\$	\$	\$

8. Computation of Payment: If you are filing for down payment assistance, check this box <input type="checkbox"/> and skip item 8(1).		To Be Completed By Claimant (a)	For Agency Use Only (b)
(1) Monthly Rent and Average Monthly Utility Costs for Unit That You Moved To (From item 7(8), Column (c))		\$	\$
(2) Monthly Rent and Average Monthly Utility Costs for Comparable Replacement Dwelling (From item 7(8), Column (e)) (To be provided by the Agency)			
(3) Lesser of item 8(1) or (2) (If claim is for down payment assistance, enter amount from item 8(2))			
(4) Monthly Rent and Average Monthly Utility Costs for Unit That You Moved From (From item 7(8), Column (a)) (For Homeowner-Occupants who choose to rent, to be determined by the agency.)			
(5) 30% of Average Gross Monthly Household Income (From item 6(6), Column (a)). If item 6(6) is "NA", enter "NA" here.			
(6) Lesser of item 8(4) or 8(5)			
(7) Monthly Need (Subtract item 8(6) from item 8(3))			
(8) Amount of Payment Claim (Amount on item 8(7) multiplied by 42) (For a Homeowner-Occupant who elects to rent, this amount cannot exceed the difference between the acquisition cost of the displacement dwelling and the cost of a comparable replacement dwelling. See form HUD-40057, item 5(5).)		\$	\$
(9) Amount Previously Received (if any)			
(10) Amount Requested (Subtract item 8(9) from 8(8))		\$	\$

9. **Certification By Claimant(s):** I certify that the information on this claim form and supporting documentation is true and complete and that I have not been paid for these expenses by any other source.

Signature(s) of Claimant(s) & Date

X

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

To be Completed by the Agency	10. Effective date (mm/dd/yyyy) of eligibility for relocation assistance	11. Date (mm/dd/yyyy) replacement dwelling inspected and found decent, safe and sanitary	12. Date (mm/dd/yyyy) person occupied replacement dwelling
	13. Payment To Be Made In: <input type="checkbox"/> Lump Sum <input type="checkbox"/> Monthly Installments <input type="checkbox"/> Other Installments (only for down payment assistance) (specify in the Remarks Section)		
Payment Action	Amount of Payment	Signature	Name (Type or Print)
14. Recommended	\$		Date (mm/dd/yyyy)
15. Approved	\$		
Remarks			

Remarks continued on a separate page? ☐ Yes ☐ No

Public reporting burden for this collection of information is estimated to average 1.0 hour per response. This includes the time for collecting, reviewing, and reporting the data. The information is being collected under the authority of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, and implementing regulations at 49 CFR Part 24 and will be used for determining whether you are eligible to receive a payment to help you rent or buy a new home and the amount of any payment. Response to this request for information is required in order to receive the benefits to be derived. This agency may not collect this information, and you are not required to complete this form unless it displays a currently valid OMB control number.

Privacy Act Notice: This information is needed to determine whether you are eligible to receive a payment to help you rent or buy a new home. You are not required by law to furnish this information, but if you do not provide it, you may not receive this payment or it may take longer to pay you. This information is being collected under the authority of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA), and implementing regulations at 49 CFR Part 24. The information may be made available to a Federal agency for review.

ATTACHMENT 3

Hamner, Jewell & Associates Firm Qualifications

HAMNER, JEWELL & ASSOCIATES

FIRM QUALIFICATIONS

HAMNER, JEWELL & ASSOCIATES is a specialized real estate consulting firm that provides right of way and governmental real estate acquisition and relocation services. For over thirty years, Hamner, Jewell and Associates has provided these services to public agencies throughout Ventura, Santa Barbara, and San Luis Obispo Counties, and to select clients in Los Angeles and San Diego Counties. Now with two offices, one in Ventura and one in Pismo Beach, we are even better able to service agencies along the Central Coast and Central Valley corridors.

Clients Our extensive client list includes municipalities, counties, school districts, special districts, redevelopment agencies, nonprofit housing organizations, private developers, public utilities, and engineering firms.

Services Our primary specialization is acquiring real property rights, including easements and other partial interests, and providing mandated relocation assistance to property occupants on behalf of entities with the authority to acquire property by eminent domain. Our services are designed with the specific intent of successfully acquiring property by agreement, minimizing the instances in which eminent domain action would otherwise be required, but preserving the acquiring agency's right to initiate such action should it become a viable necessity.

We have acquired temporary and permanent easements or fee interests for roadways, sewer lines, waterlines, well sites, tank sites, utilities, greenbelts, and construction areas. We have also acquired access rights, air rights, slope easements, drainage easements, and properties for redevelopment projects and capital improvement projects such as parks, public parking lots, and sewer expansion projects.

We have relocated residences and businesses that have ranged from office, retail, and industrial, including restaurants and bars, to automotive businesses, and even a tattoo parlor.

Additionally, our services include acquisition and relocation planning, including drafting acquisition and relocation guidelines, relocation plans, and replacement housing plans. We also provide preliminary relocation surveys and cost estimates, market surveys, resource analysis, title analysis, representation in lease negotiations, interim property management, utility relocation coordination, construction noticing, dispute resolution, and other general real property consulting services.

Federal Funding: Uniform Act Compliance **HAMNER, JEWELL & ASSOCIATES** is experienced and knowledgeable with all federal funding requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act ("Uniform Act") and we have an excellent working relationship with our local federal oversight representatives from Caltrans and HUD. To facilitate federally funded public works projects, we work extensively with Caltrans District representatives and can facilitate projects in compliance with Caltrans and federal funding requirements. In addition to FHWA/Caltrans-funded projects, we have also handled property acquisition funded by other federal agencies, such as acquiring transportation center sites utilizing Federal Transit Administration (FTA) funding, and aviation easements utilizing Federal Aviation Administration (FAA) funding. We also have experience in federal stimulus-funded projects and are familiar with the extra tracking and reporting requirements associated with such projects.

Professional Accolades **HAMNER, JEWELL & ASSOCIATES** has been repeatedly recognized as "Employer of the Year" by California Central Coast Chapter 47 of the International Right of Way Association in recognition of outstanding professionalism, support, and active involvement in the right of way acquisition field, and Managing Senior Associate Lillian Jewell was named Chapter 47's Professional of the Year in 1993 and again in 2000. Additionally, HJA Associates David Jewell and Cathy Springfield have also been honored with Professional of the Year acknowledgements, David in 2003 and Cathy in 2010.

Offices in: Pismo Beach (805) 773-1459 and Ventura (805) 658-8844
www.hamner-jewell.com

HAMNER, JEWELL & ASSOCIATES

STAFF QUALIFICATIONS

Lillian D. Jewell **Managing Senior Associate**

Commencing in 1986, Lillian Jewell has been a Right of Way Consultant and Governmental Real Estate Specialist with initial emphasis in property acquisition. Ms. Jewell has functioned in a primary role in residential, commercial, and agricultural land negotiations and acquisitions for the Cities or Redevelopment Agencies of Ventura, Thousand Oaks, Port Hueneme, Oxnard, Fillmore, Santa Barbara, Lompoc, and San Luis Obispo, the Calleguas Municipal Water District, Goleta Water District, Central Coast Water Authority, the Conejo Recreation and Park District, and others. Assignments have included fee purchases of vacant and improved properties and easement acquisition for pipelines and street widening involving slope easements, work areas and complex coordination with existing commercial tenant uses. Ms. Jewell has also been instrumental in the drafting of relocation guidelines, plans, and cost estimates and has provided relocation assistance to numerous residential and commercial occupants. Ms. Jewell is familiar with Federal and State guidelines for governmental acquisition and relocation, as well as local real estate practices.

From 1984-1986, Ms. Jewell was a licensed real estate agent and member of the Ventura Board of Realtors, actively involved in all aspects of real estate transactions.

From 1983-1984, she served as an Account Representative for Fidelity National Title Insurance Company, Ventura County, responsible for all contact with real estate, lending and escrow agents. There she gained knowledge of the internal workings of the title insurance industry, along with increased familiarity with public information systems.

From 1979-1983, Ms. Jewell was a licensed real estate agent with extensive involvement in all aspects of residential real estate in the San Gabriel Valley. In addition to handling marketing, sales, escrows, qualifying, and financing, responsibilities included supervision of tradesmen on broker-owned rehabilitation projects.

Lillian Jewell graduated from the University of California, Santa Barbara with a Bachelor of Arts Degree in Psychology. Post graduate studies include courses in Real Estate Law, Business Law, Real Estate Appraisal, Income Taxation, Real Estate Practice, Real Estate Finance, Syndication Basics, Real Estate Economics, and numerous specialized professional courses, including International Right of Way Association Courses 101-Principles of Real Estate Acquisition, 403-Easement Valuation, 501-Relocation Assistance, 802-Legal Aspects of Easements, 901-Interpreting Engineering Drawings, and 214-Skills of Expert Testimony, among others. Additionally, she completed a Comprehensive Rehabilitation Services workshop entitled "All the Right Moves—Tenant Assistance and Relocation in HUD Programs." She completed The Negotiation and Dispute Resolution Course offered by the Ventura Center for Dispute Settlement, and has also attended a two day eminent domain conference presented by CLE International, a State Bar of California approved continuing education provider.

Ms. Jewell is a candidate for registration as a Senior Member of the International Right of Way Association (SR/WA), a licensed Real Estate Broker, Notary Public, and twice past President and International Director of Chapter 47 of the International Right of Way Association, who named her Professional of the Year in 1993 and again in 2000.

Tracey S. Taylor
ARM® (Accredited Residential Manager)
Contract Associate

Tracey Taylor has been a housing consultant for Transition House, providing technical support to complete a 9% tax credit application to the California Tax Credit Allocation Committee to rehab/increase affordable units from 8 to 16 and increase infant care facility service capacity from 12 to 25. She has been responsible for due diligence tasks related to tax credit equity and construction loan closing. Ms. Taylor has also served as a housing consultant for Santa Barbara Housing Assistance Corporation, providing technical support on various affordable housing projects in Santa Barbara and Ventura Counties. She is currently, participating in due diligence requirements in the construction financing of the Charles Street Family Apartments in Moorpark (successful 9% tax credit submittal 2010 Round A) and project management, marketing/lease-up and placed-in-service of Homebase on a studio complex for Santa Barbara County Alcohol Drug and Mental Health consumers in Lompoc.

From 1999-2009, Ms. Taylor served as Director of Operations and assisted the Executive Director of the Lompoc Housing and Community Development Corp. in variety of tasks including but not limited to administrative/personnel (supervised staff of 15) and served as Program and Housing Director.

In 1998, Ms. Taylor interned at the City of Santa Barbara, Planning Department where she researched mixed-use development in the Milpas Street Corridor and "Funk Zone" near the waterfront.

From 1996-1997, she served as Project Manager for West Valley Community Development Corporation in Canoga Park, where she was responsible for rent collection and response to various tenant issues, conducted focus groups within West Valley CDC's target area to identify outstanding community needs and was assigned to West Valley CDC as a participant in Local Initiatives Support Corporation (LISC) Americorps Program.

In 1995, Ms. Taylor interned for the South Central Organizing Committee in Los Angeles where she was responsible for researching impact of infrastructure improvements on South Central neighborhoods, and in 1994 she interned at the White House Health Care Reform Information Center in Washington, DC where she responded to health care correspondence and answered phone-bank calls.

Tracey Taylor graduated with a Masters of Public Policy from the Irving B. Harris Graduate School of Public Policy Studies, University of Chicago, and a Bachelor of Arts in Public Policy from Occidental College in Los Angeles. Post graduate studies include real estate courses as well as IREM and IRWA courses in site management, residential relocation assistance, and computing replacement housing payments. She is a member of IRWA Chapter 47.