

A U T O



T E M P

RELOCATION PLAN

FOR

DISPOSITION OF PUBLIC HOUSING THE COURTS (PHA31-1)

PREPARED FOR

THE

Oxnard Housing Authority

AND

URBAN HOUSING COMMUNITIES

BY

AUTOTEMP

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INTRODUCTION

The Oxnard Housing Authority's ("OHA" or "Authority") mission is to promote the general welfare of the City by remedying unsafe and substandard housing, and by relieving the shortage of affordable housing for City residents.

The Authority submitted to the U.S. Department of Housing and Urban Development ("HUD"), a Disposition Application for the transfer of its "The Courts" public housing properties (the "Project") within its jurisdiction to private housing corporations; an affiliate of OHA and Urban Housing Communities ("UHC") (jointly the "Developers"). With approval of the Disposition Application by HUD in 2007, the Authority submitted a separate application to HUD for Tenant Protection Vouchers ("Vouchers") so that any displaced eligible household would be able to secure long term affordable housing. The disposition will provide the Authority with the opportunity to replace existing and inadequate public housing subsidies with project-based Section 8 subsidies for the residents at the sites, replace obsolete and substandard housing, increasing the affordable housing availability along with maintaining housing occupancy standards.

Autotemp, an experienced acquisition and relocation consulting firm, along with Paragon Partners, Ltd. have been selected to prepare this requisite Draft Relocation Plan (the "Plan") and will, as necessary, provide any subsequently required relocation assistance. In compliance with statutory requirements, the Plan has been prepared to evaluate the present circumstances and any replacement housing requirements of the current Project occupants.

This Plan provides for the results of a needs assessment survey, its subsequent incorporation into the Developers' planning process, and details of the Developers' possible relocation activities.

Pursuant to Federal regulations governing the disposition of public housing projects (24 CFR 970), the Uniform Relocation Act does not apply to the disposition of the Project. However, in accordance with Section 18 of the United States Housing Act (42 USC 1437p), and its implementing regulations (24 CFR 970.21), OHA must offer each family displaced "comparable housing". Such comparable housing may include, if available, tenant-based assistance such as a Voucher, project-based assistance or occupancy in a unit operated or assisted by a public housing authority

at a rental rate paid by the household that is comparable to the rental rate applicable to the unit which the household presently occupies. Those residents who are required to move are also entitled to payment of actual and reasonable relocation expenses and are eligible to receive advisory services.

In the event any of the Developers' actions resulting from the implementation of the Disposition result in residential displacement, the Developers must also comply with the Uniform Relocation Act (46 U.S.C. ' 4600 et seq.), its implementing regulations (49 C.F.R.) Part 24), the California Relocation Assistance Law, California Government Code Section 7260 et. seq., (the "CRAL") and the California Relocation Assistance and Real Property Acquisition Guidelines, Title 25, California Code of Regulations, Chapter 6, Section 6000 et seq. (the "Guidelines") for residential displacements.

It should be noted that, with certain narrow exceptions, Federal funds cannot be used for any "displaced person" who is an alien not lawfully present in the United States. No mandatory displacement activities will take place prior to the required reviews and approval of this Plan.

PROJECT CIRCUMSTANCES

OHA has determined that the disposition of The Courts public housing units and subsequent redevelopment is in the best interest of the residents and the Authority; is consistent with the goals of the Authority and the Authority's Annual Plan; and is consistent with the United States Housing Act of 1937. The Authority has come to this conclusion based on the current condition of The Courts and its potential for redevelopment.

The Disposition and the provision of Tenant Protection Vouchers, will permit the Authority to replace public housing subsidies with project-based Section 8 and utilize additional funding sources, including Low Income Housing Tax Credits, HUD 221 D4 loan, and bond financing. Such a change will significantly improve OHA's ability to increase and preserve the existing affordable housing stock and opportunities for low-income families in the City of Oxnard, and provide for the future repair, maintenance and management of these properties.

The Cumulative Impact of Inadequate Public Housing and Capital Funds

Following nearly 15 years of declining funding of the Public Housing Program, the Authority, short on capital grant funds, and severely under-funded with operating subsidies now expected at approximately 90% of the formula amount, is unable to address physical and management conditions adequately at The Courts. The nearly 30 acre site currently has 260 public housing units constructed in the 1950's with Gunitite walls and are to the point that demolition and redevelopment of the units are necessary. The costs associated with managing and maintaining such units are high.

The shortfall in funding means the Authority's staffing is not adequate. Routine repairs are often delayed due to a shortage of staff to provide maintenance and upkeep. Major repairs and upgrades have been deferred due to inadequate capital and operating funds. The Authority receives a formula capital grant annually, which is less than the amount OHA estimates to be necessary to keep up with actual needs and inflation, thus placing the Authority in an untenable position regarding The Courts.

Overview of Disposition Strategy

Las Cortes is the redevelopment of The Courts, into a new and vibrant affordable family housing community in the city of Oxnard. Because of the condition of The Courts and the available space on the site, the project will be redeveloped with 383 affordable units of which OHA is in the process of developing 64 units on a vacant portion of land. The 64 units, in phase one, will be placed within four two-story structures, with 32 two-bedroom units and 32 three-bedroom units, with a community center, tot lots and green space.

UHC will be responsible for the redevelopment of 260 replacement units. UHC will be developing the project in two phases that will total 19.3 acres. UHC's first phase will specifically cover 10.5 acres and 144 units.

Phase two, UHC's first phase of replacement units, will consist of various building types, a three story building with flats, 6- 12- and 14-plex townhomes, as well as a community center and laundry facilities. Of the 144 newly created units, there will be 48 one-bedroom units, 42 two-bedroom units, 39 three-bedroom units and 15 four bedroom units.

In order to create a unique but cohesive community, Las Cortes will be divided into four neighborhoods, two per phase. Each will have elements of historic Spanish architecture, the villages will be designed to reflect four styles of architecture: Territorial Pueblo style in the Pueblo village, Spanish Colonial Revival in the Santa Barbara village, Hacienda village and Monterey village. The villages created by the architecture will be connected by walkways and paths that travel through a landscape of enhanced trees, community gardens, a tot lot, and play areas.

Both relocation and redevelopment will proceed in phases. Phase one with the creation of 64 new units by OHA. Phase two will create 144 new units. Phase one and two will occur almost concurrently, and will result in the displacement of up to 109 households. Phase three will occur following the completion of phases 1 and 2, with the remaining households located on phase three of the site moving into newly constructed units in phase one and two. Those residents who moved off-site during phase one or two will have the opportunity to return to Las Cortes, if they so choose, to any remaining vacant units in the newly created units of the first two phases, or the 121 units built in phase 3.

As phasing requires, in addition to advisory assistance, households will be provided Vouchers to rent in the private market. On a one-time basis, households will be provided a fixed moving payment *or* actual and reasonable relocation expenses (within 50 miles). Over-income households that are not eligible for a Voucher will be provided both rental and moving assistance, or if available, the option to move to other public housing sites. Tenants must be in “good standing”, i.e., current on their rent and in compliance with their lease.

Being “current on rent” means the household has paid the prior month’s rent and does not owe any back rent to OHA or, if there is back rent owed, the household has entered into a repayment agreement with OHA and is following the terms of that agreement. Being “in compliance with the lease” means the household has not been served with an eviction notice, written notice of violation or been evicted. If a household or one of its members has been issued a Notice to Vacate or has otherwise been informed in writing that they are not in compliance with their lease, and the case has not been resolved at the time relocation is necessary, OHA will not issue the family a voucher at that time. If the case is resolved, or if a court rules in favor of the resident, OHA will provide a voucher at that time.

DEMOGRAPHIC AND HOUSING CHARACTERISTICS

THE COMMUNITY

Geography

The Public Housing units which are the subject of this Relocation Plan are located in Oxnard, California (Ventura County), in the “Central Coast” and is the most populace city in the county, and the 19th in the state. Oxnard is bordered by the city of Ventura to the north and by the city of Camarillo to the south.

Population

The 2010 United States Census reported that Oxnard had a population of 197,899. The population density was 5,047.4 people per square mile (1,948.8/km²). The racial makeup of Oxnard included 95,346 (48.2%) White; 5,771 (2.9%) African American; 2,953 (1.5%) Native American; 14,550 (7.4%) Asian; 658 (0.3%) Pacific Islander; 69,527 (35.1%) from other races; and 9,094 (4.6%) from two or more races. In addition, 145,551 people (73.5%) were Hispanic or Latino, of any race. Non-Hispanic Whites were 14.9% of the population in 2010, compared to 42.6% in 1980.

The Census reported that 196,465 people (99.3% of the population) lived in households, 932 (0.5%) lived in non-institutionalized group quarters, and 502 (0.3%) were institutionalized.

The population was spread out with 59,018 people (29.8%) under the age of 18, 23,913 people (12.1%) aged 18 to 24, 57,966 people (29.3%) aged 25 to 44, 40,584 people (20.5%) aged 45 to 64, and 16,418 people (8.3%) who were 65 years of age or older. The median age was 29.9 years.

Race and Ethnicity

The U.S. Census Bureau’s 2000 estimates provide that the racial and ethnic group break-out of the 94587 zip code population is 20.2% ‘White’; 6.5% ‘African American’; 23.7% ‘Hispanic or Latino of Any Race’; 43.4% ‘Asian American’; 14.60% ‘Some Other Race’; 0.3% ‘Two or More Races’ 4.8% ‘Native-American’; and 0.9% ‘Pacific Islander’.

Housing

There were 52,772 housing units at an average density of 1,346.0 per square mile of which 27,760 (55.7%) were owner-occupied, and 22,037 (44.3%) were occupied by renters. The homeowner vacancy rate was 1.8%; the rental vacancy rate was 3.7%. 107,482 people (54.3% of the population) lived in owner-occupied housing units and 88,983 people (45.0%) lived in rental housing units.

There were 49,797 households, out of which 25,794 (51.8%) had children under the age of 18 living in them, 28,319 (56.9%) were opposite-sex married couples living together, 7,634 (15.3%) had a female householder with no husband present, 4,043 (8.1%) had a male householder with no wife present. There were 3,316 (6.7%) unmarried opposite-sex partnerships, and 395 (0.8%) same-sex married couples or partnerships. 7,090 households (14.2%) were made up of individuals and 2,665 (5.4%) had someone living alone who was 65 years of age or older. The average household size was 3.95. There were 39,996 families (80.3% of all households); the average family size was 4.20.

Income

Pursuant to the 2010 Decennial Census, the median household income in Oxnard was \$60,191 per annum. Incomes were distributed as follows:

INCOME AND BENEFITS	income	percentage
Total households	51,362	51,362
Less than \$10,000	1,803	3.5%
\$10,000 to \$14,999	2,983	5.8%
\$15,000 to \$24,999	4,505	8.8%
\$25,000 to \$34,999	5,065	9.9%
\$35,000 to \$49,999	7,136	13.9%
\$50,000 to \$74,999	9,883	19.2%
\$75,000 to \$99,999	7,364	14.3%
\$100,000 to \$149,999	8,142	15.9%
\$150,000 to \$199,999	2,820	5.5%
\$200,000 or more	1,661	3.2%

THE PROJECT SITE

The general location of the site is represented in **ATTACHMENT 1**. The breakdown of the units by bedroom-count is shown in **TABLE 1** below.

**TABLE 1: Oxnard Housing Authority
The Courts Public Housing Units by Bedroom Count**

Phase	One (1)- Bedroom Units	Two (2)- Bedroom Units	Three (3)- Bedroom Units	Four (4)- Bedroom Units	Total Units All Bedrooms
Phase one and two	36	36	24	18	114
Phase three	24	60	50	12	146
Total:	60	96	74	30	260

THE HOUSEHOLDS

To obtain resident information necessary for the preparation of this Plan, Authority sent a letter, dated July 30, 2013, to every phase one and two household at The Courts inviting them to attend a series of resident meetings and indicating that individual, on-site interviews of the prospective displacee households were to be conducted that week to establish need. On-site interviews with households were conducted during the week of August 05, 2013.

However, for a variety of reasons – including absence during and after working hours; no response to cards left requesting that tenants contact the consultant’s office for appointments; and, several who declined to be interviewed – consultant staff were only successful in contacting, directly, 91 tenant households which provided information sufficient to establish the housing need amongst the resident households and establish the most accurate estimate of relocation costs. In those cases in which households declined to provide information, consultant staff used existing rent and information provided by OHA as an indicator and developed

estimated income figures by extrapolation. As the project moves forward, accurate information and documentation will be necessary to determine individual relocation budgets for displaced households.

In the first two phases, Of the 114 public housing units, 109 units are occupied and five are vacant. Interviews were completed with 91 of the occupied units. The 109 units are occupied by 305 persons of all ages, of which 86 are children in the respondent units. The average household size is 3.35 persons.

Of the 91 households, 45 heads of household are elderly persons age 62 or over and 44 households have one or more members with a disability. Many of these disabilities currently require special accommodations for the relocation beyond locational preferences.

In **TABLE 2** below are the State of California income limits for Ventura County, effective February 25, 2013, reflecting the Extremely Low-, Very Low-, Lower-, and Moderate-Income upper limits for households of from one to eight persons. The Median Income for all households, by size, is also shown. When State income limits are to be used for a program, the limits in the Table are applied in determining the household's income eligibility category.

The 'Extremely Low' income category represents thirty percent (30%) of median income, by household size; the 'Very Low' income category represents fifty percent (50%) of median income, by household size; and, the 'Lower' income category represents eighty percent (80%) of median income, by household size.

TABLE 2: HUD ANNUAL INCOME LIMITS BY CATEGORY – VENTURA COUNTY (2013)					
AREA FOUR PERSON MEDIAN: \$89,300					
Family Size	Extremely Low Annual Income	Very Low Annual Income	Lower Annual Income	Median Annual Income	Moderate Annual Income
One Person	\$18,800	\$31,300	\$49,850	\$62,500	\$75,000
Two Person	\$21,450	\$35,750	\$57,000	\$71,450	\$85,700
Three Person	\$24,150	\$40,200	\$64,100	\$80,350	\$96,450
Four Person	\$26,800	\$44,650	\$71,200.	\$89,300	\$107,150
Five Person	\$28,950	\$48,250	\$76,900.	\$96,450	\$115,700
Six Person	\$31,100	\$51,800	\$82,600	\$103,600	\$124,300
Seven Person	\$33,250	\$55,400	\$88,300.	\$110,750	\$132,850
Eight Person	\$35,400	\$58,950	\$94,000.	\$117,900	\$141,450

Source: State of California
 Department of Housing and Community Development
 February 25, 2013

By comparison with the County Median incomes above, **TABLE 3** below shows the income distribution of the households, determined by their household income and respective household size, provided by OHA.

TABLE 3: THE COURTS, PHASE ONE AND TWO -Households by Income Group for Ventura County						
	Extremely Low	Very Low	Low	Median	Moderate	Total
All Households	78	25	6	-	-	109

ASSESSMENT OF NEEDS

As indicated above, personal interviews were conducted with 91 households. Inquiries made of the occupants included household size and composition, ages of occupants, rental and income information, length and type of occupancy, ethnicity, primary language in the home, disabilities and health problems, and preferences related to replacement housing and location. As the project moves forward, additional information and documentation will be necessary to determine individual relocation budgets for displaced households.

Relocation activities will consider individual household needs to be close to public transportation, employment, schools, public/social services and agencies, recreational services, parks, community centers and shopping.

Of the 91 respondent households interviewed, all but 16 indicated a desire to remain in the immediate area. Many of the households expressed a desire to remain close to schools, work, doctors or medical facilities. Some of the households have pets and will need to be referred to “pet-friendly” replacement dwellings.

Relocation information and assistance will be provided in the primary language of the displaced occupants if requested, in order to assure that all displaced occupants obtain a complete understanding of the relocation plan and eligible benefits. Primary languages in the homes include English and Spanish.

UNITS - CURRENT

As noted above, of the 114 total units there are only five vacancies, while the remaining 109 units are occupied by 335 persons averaging 3.35 persons per household and ranging in occupancy density from one to eleven persons per household. Of the occupied 109 units, 36 households were in units having one-bedroom; 36 households were in units having two-bedrooms; 22 households were in three-bedroom units and 15 households had four-bedroom units. Two of the vacant units are three-bedroom units and three are four-bedroom units. Household size is known for all potential displacee households and the comparison between units occupied, by bedroom count, and the estimated need, is shown in **TABLE 4** below.

UNIT NEED

Based upon the occupancy standards of OHA, there are some potential “over- and under-housed” issues. Essentially, a single-person household or ‘head’ of household is eligible to occupy one bedroom. The introduction of a spouse or domestic partner would not alter that one-bedroom count.

If, however, a single-person household requires the services of an aide, that aide, as approved by OHA, would be entitled to their own, separate bedroom. Under all other circumstances, every two persons are assigned a separate bedroom; any “odd-numbered” person would also be entitled to a separate bedroom. Except for single-persons and those requiring aides, each bedroom shall be occupied by two persons before the family becomes otherwise eligible for an additional bedroom.

Further, there may be several households that are “over-income” and do not qualify for a Voucher. These households may be entitled to Rental Assistance Payments (RAP) to offset any shortfall between its ability-to-pay or current rent and open-market rents, over a period of forty-two (42) months, and moving assistance to relocate, or transfer to another public housing site.

TABLE 4

Residential Relocation Resources (For Rent) – Estimated Units Required vs. Current Units for Those Households that May be Displaced		
Units by Bedroom Count	Current Units	Estimated Required Units
One-Bedroom Apartments	36	48
Two-Bedroom Apartments	36	33
Three-Bedroom Apartments	22	30
Four-Bedroom Apartments	15	5
Five-Bedroom Apartment	-	3
All Units	109	109

RELOCATION HOUSING NEEDS AND RESOURCES

Since phase one and two households will be required to move as a result of the Authority's disposition strategy, the interview process will be used to determine housing preferences or reported need to be close to public transportation, employment, schools, public/social services and agencies, recreational services, parks, community centers and shopping. In addition, health needs, which will require special consideration for accessibility and perhaps proximity to medical facilities, will be identified. The interviews were performed by Paragon staff and confidentiality will be maintained. OHA has retained the services of the Paragon Partner team to prepare this Relocation Plan and, as may be required, to provide advisory and relocation assistance to those households which may need to relocate to:

- Other, privately-owned units which accept Section 8 Vouchers;
- Other OHA Public Housing units;
- Other Project Based Section 8 units;
- Choose to "port-out" to the jurisdiction of another Housing Authority using the portability feature of Section 8 Vouchers;
- To privately-owned housing, for the potentially over-income households.

Residents will have four months from the point at which their Vouchers and/or Notice of Eligibility are issued to them to move from their unit. At that time, the resident will be offered advisory assistance to assist them in the move.

From the point a Voucher is issued, the Developers will pay one-time, fixed or actual and reasonable moving expenses for any household that moves within 120 days from the receipt of their Voucher and/or Notice of Eligibility. OHA will consider an extension of the 120-day period on a case-by-case basis for extenuating circumstances. Should the request for an extension of time be denied, families will have the right to grieve this determination pursuant to the grievance procedure outlined in this Plan.

Generally, the Voucher Program is limited to families earning 50% of Area Median Income (AMI), adjusted by household size, as compared to an income-limit of 80% of AMI for the Public Housing Program. However, because families in are considered “continuing participants” under HUD regulations, all eligible families in good standing will be offered a Voucher.

Any family in good standing that does not want a voucher will be afforded the opportunity to transfer to comparable replacement housing, utilizing occupancy standards, in another public housing unit owned by OHA, if available, and payment of actual and reasonable moving expenses.

In addition to meeting Section 8 Housing Quality Standards (HQS), “comparable replacement housing” means:

- Comparable as to the number of bedrooms, living space, and type and quality of construction, but neither lesser nor greater in rooms or living space than necessary to accommodate the household pursuant to the Housing Authority’s occupancy standards;
- In an area that does not have unreasonable environmental conditions;
- Is not generally less desirable than the unit with respect to proximity to schools, employment, health and medical facilities and other public and commercial facilities and services; and
- Is within the financial means of the household as defined in Section 6008, subdivision (c) (5) of the Guidelines.

Any relocation assistance to be provided by the Developers shall conform to the standards and provisions set forth in the California Relocation Assistance Law (the “CRAL”), Government Code 7260 et seq., the Guidelines and all other applicable regulations and requirements.

Replacement housing for the households will be through the issuance of Vouchers or rental assistance, which methods should provide households with greater flexibility in regard to relocating virtually anywhere within the Authority’s jurisdiction or outside the area entirely if the households should choose, while retaining their

rent-gear-to-income position. Referrals will be made both to income-restricted dwellings and open market housing. The over-income households will be referred to open market housing.

A Section 8 Program resource study was conducted in early Mid-August 2013 to identify available comparable, decent, safe, and sanitary units within Oxnard and the adjoining communities.

The survey identified numerous replacement housing resources, including landlords willing to accept Vouchers, within Oxnard and the general area (i.e., Ventura, Camarillo, Port Hueneme). See **ATTACHMENT 2 – Residential Relocation Resources**.

Comparable replacement housing will be identified for each household before mandatory displacement can occur for that household.

As may be sought by residents, the Authority will also provide consultation and services relative to application for other programs offered by OHA including, but not necessarily limited to, the following:

Family Self-Sufficiency The Family Self-Sufficiency Program (FSS) is a work-incentive program that helps Section 8 Program participants become more economically independent.

Tenants who choose to participate meet with an FSS Coordinator to create a 5-year plan to earn more money through work. Each FSS client receives free, one-on-one career planning assistance and ongoing job-training and employment referrals.

As the FSS client begins earning more income from work, a portion of their rent increase is matched in an escrow savings account. The savings account is then given to the client, tax-free, when (s)he graduates from the program.

For more information regarding the FSS program, please contact:

**Jaime Arellano
(805) 385-7918
1470 Colonia Road
Oxnard, CA 93030
jarellano@oxnardhousing.org**

Relocation implementation is expected to begin immediately following the approval of this Plan, with emphasis on the phase one needs followed by phase two. Implementation will occur over a five to six month period. Based on this timeline, there are no projects now, or planned in the immediate future, which will impact negatively upon the efforts and ability of the Developers in relocating any households.

PROGRAM ASSURANCES AND STANDARDS

The Developers will budget adequate funds to relocate any and all households during the specified period of time.

Any assistance and re-housing services will be provided to ensure that moving does not result in different or separate treatment of households based on race, nationality, color, religion, national origin, sex, marital status, familial status, disability or any other basis protected by the federal Fair Housing Amendments Act; the Americans with Disabilities Act; Title VI of the Civil Rights Act of 1964; Title VII of the Civil Rights Act of 1964; Title VIII of the Civil Rights Act of 1968; the California Fair Employment & Housing Act and the Unruh Act, as well as any otherwise arbitrary or unlawful discrimination.

Services shall further conform to the standards and provisions set forth in Section 18 of the United States Housing Act (42 USC 1437p) and its implementing regulations (24 CFR 970.21); the Uniform Relocation Act (46 U.S.C. ' 4600 et seq.), its implementing regulations (49 C.F.R.) Part 24), and the California Relocation Assistance Law, California Government Code Section 7260 et. seq. (the "CRAL"), and the California Relocation Assistance and Real Property Acquisition Guidelines, Title 25, California Code of Regulations, Chapter 6, Section 6000 et. seq. (the "Guidelines") for residential displacements, and all otherwise applicable regulations and requirements as may be necessary.

RELOCATION ASSISTANCE PROGRAM

A relocation representative will be available to assist households having questions in regard to the household's housing options and assistance in relocating.

Once the Plan is approved, a site office will be established with regular hours. Currently the relocation offices are located at:

**Paragon Partners Ltd.
5762 Bolsa Ave., Suite 201
Huntington Beach, CA 92649
888.899.7498**

A comprehensive relocation assistance program, with technical and advisory assistance, will be provided to those households who are required to relocate. Close contact will be maintained with each household. In addition to distribution of informational brochures (See: **ATTACHMENT 3**), specific activities 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 eligible for assistance;
3. Provide an adequate number of referrals – which, pursuant to the Guidelines, requires a minimum of three (3) – to comparable, decent, safe and sanitary housing units within a reasonable time prior to displacement, and assure that no residential occupant is required to move without a minimum of 90 days written notice to vacate;
4. Provide current and continually updated information concerning replacement housing opportunities;
5. Provide special assistance in the form of referrals to governmental and social service agencies, if needed. Referral agencies may include, but are not necessarily limited to, the Department of Public and Social Services (DPSS) for income maintenance or food stamps, Medi-Cal, Employment Development

Department, Ventura County Health and Human Services Department, and Child and Adult Protective Services;

6. 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;
7. Supply information concerning federal and state housing programs and other governmental programs providing assistance to displaced persons;
8. Assist each eligible person to complete applications for benefits;
9. Make relocation benefit payments in accordance with State of California Guidelines, including the provisions of the Last Resort Housing sections, where applicable;
10. Inform all persons subject to displacement of the Authority's policies with regard to eviction and property management; and
11. Establish and maintain a formal grievance procedure for use by displaced persons seeking administrative review of Authority decisions with respect to relocation assistance.

On-going meetings with residents, including one-on-one meetings between the residents and relocation staff, will be necessary to relocate residents with a minimum of disruption. The relocation staff will be available to offer advisory service and assistance, including providing transportation to view prospective replacement homes, as necessary.

CITIZEN PARTICIPATION/PLAN REVIEW

RESIDENT MEETINGS

To date, four meetings specifically related to relocation have been held with residents of The Courts, with two more scheduled to address this Plan; in addition to other public meetings at which the redevelopment of the site has been discussed.

The Developers used a service for interpreters for any non-English speaking resident who required assistance at the meetings.

The invitation to first four meetings, which included a General Information Notice, is included as **ATTACHMENT 4**. The draft Plan and a notice announcing availability of the Plan (**ATTACHMENT 5**) were sent to affected residents, beginning the 30-day review period for the Plan.

The Draft Relocation Plan is available for public review at:

**Oxnard Housing Authority
300 Marquita Street
Oxnard, CA 93030**

and on the Authority's website at <http://www.oxnardhousing.us/>

This Plan will be presented for the consideration of the Housing Authority Commission at its meeting to be held October 22, 2013.

The Developers will ensure the following:

1. Full and timely access to documents relevant to the relocation program;
2. Provision of technical assistance necessary to interpret elements of the relocation program and other pertinent materials;
3. A general notice of the availability of this Plan shall be provided to all residents of the proposed project. This Plan shall be made available for circulation for information and review by interested citizen groups, state and county agencies, and all persons affected by the project; and
4. The Plan will be reviewed to ensure that it is feasible.

RELOCATION BENEFIT CATEGORIES

As may be required, benefits will be provided in accordance with Section 18 of the United States Housing Act; the Uniform Relocation Act (46 U.S.C. ' 4600 et seq.), its implementing regulations (49 C.F.R.) Part 24), the California Relocation Assistance Law (the "CRAL"), California Government Code 7260 et seq.; and the

California Relocation Assistance and Real Property Acquisition Guidelines, Title 25, California Code of Regulations, Chapter 6, Section 6000 et seq. (the “Guidelines”) and any other applicable regulations and requirements.

Benefits will be paid to eligible displaced persons upon submission of required claim forms and documentation in accordance with Authority-approved procedures. Specific eligibility requirements and benefit plans will be detailed on an individual basis with all displacees. In the course of personal interviews and follow-up visits, each displacee will be counseled as to available options and the consequences of any choice with respect to financial assistance.

Chapter 6 of Title 25 of the California Code of Regulations contains the relocation regulations published by the California Department of Housing and Community Development (HCD) that apply to state and local agencies. Section 6008(g) defines a “dwelling” as: ‘. . . *the place of permanent or customary and usual abode of a person . . .*’ Additionally, ‘6008(g) states: “A second home shall be considered to be a dwelling only for the purposes of establishing eligibility for payment for moving and related expenses (as provided in ‘6090 Actual Reasonable Moving Expenses).

Pursuant to this definition of dwelling, both primary residents and any “part-time” residents are entitled to the moving expenses detailed in ‘6090 as long as they meet the eligibility requirements of ‘6034. Part-time residents are not entitled to rental assistance payments.

MOVING PAYMENTS

There are two types of moving payments. Tenants will have the option of selecting either one, or a combination of the following:

A. Fixed Moving Payment

A ‘Fixed Moving Payment’ is based upon the number of rooms the tenant occupies and whether or not the tenant owns their own furniture. The payment is based upon a Federal Highway Administration schedule approved for use in the State of California and approved by the OHA.

The following payments will apply:

- One-bedroom Apartments – 3 Rooms \$1,100
- Two-bedroom Apartments – 4 Rooms \$1,295
- Three-Bedroom Apartments – 5 Rooms \$1,570
- Four-bedroom Apartments – 6 Rooms \$1,815

If the tenant selects a fixed payment move, the tenant will be responsible for arranging their own move and the Developers will assume no liability for any loss or damage to the tenant’s personal property; **or**,

B. Actual Moving Expense (Professional Move)

If the tenant wishes to engage the services of a licensed, commercial mover and have the Developers pay the invoice, the tenant may claim the actual cost of moving their personal property up to 50 miles.

The tenant’s relocation representative will inform the tenant of the number of competitive moving bids (if any) which may be required and assist the tenant in developing a scope of work for the Developer’s prior approval. Payments for professional, actual moves will be paid directly by the Developers.

TENANT PROTECTION VOUCHERS

As residents of public housing, on-going rental assistance will be provided pursuant to the provisions of the Section 8 program. The Section 8 program provides for a household to pay thirty percent (30%) of the household’s adjusted income – with some program-specific exceptions – for their monthly housing rental costs.

Section 8 program Payment Standards are set by OHA, based on the Fair Market Rents issued by HUD. They’re updated annually. A Payment Standard is the maximum allowable monthly assistance payment in OHA’s jurisdiction for an assisted family’s (1) contract rent and (2) those essential utilities for which the tenant is responsible, including a stove or refrigerator provided by the family.

Payment Standards are used to determine how much of the rent is paid by OHA and how much by the family. Payment Standards do NOT determine or limit the rent a landlord may charge.

If comparable rentals are not available within the OHA's Payment Standard for specific replacement housing needs, and there is a difference between the current rent and the new rent at the replacement dwelling, the household may be eligible to receive a gap differential, called a rental assistance payment, based upon a 42-month period.

A household may receive this rental assistance *only* if, *without* such assistance *and*, in the Developers' determination, they (the household) *cannot* lease a comparable home or apartment at a lesser cost. If the household does not *need* such the additional rental subsidy, they will not be eligible to receive such. If a household qualifies for such a rental assistance payment, the household's share of monthly rent, plus utilities, must not exceed forty percent (40%) of adjusted monthly income (per HUD standards), with the Developers paying the difference between 30% and 40% for a period of 42 months.

OHA Payment Standards

Effective Date	0-Br	1-Br	2-Br	3-Br	4-Br	5-Br	6-Br
10/01/12	\$934	\$1116	\$1349	\$1863	\$2156	\$2480	\$2804

Requests for necessary advance payments will be expeditiously processed to help avoid the loss of desirable and appropriate replacement housing. In addition, the Housing Authority will refund security deposits paid by tenants when they moved into public housing, less outstanding rent and miscellaneous outstanding charges such as late fees, cable and previous maintenance charges. This refund will be offset by any amount of security deposit or credit check fees advanced per below.

CREDIT CHECK AND SECURITY DEPOSITS

In order to alleviate hardships for the households receiving the Vouchers in paying "move-in costs" (such as credit report fees and security deposits), the Developer will provide up to seventy five dollars (\$75.00) for credit checks and a maximum of two months' security deposit based upon the maximum monthly rent Payment Standards as approved by the Housing Authority in the appropriate jurisdiction, payable directly to the landlord. To accommodate special needs, such as the cost of making a unit

accessible or increased fees or security deposits, the Developers will consider additional assistance; please contact your relocation consultant for information.

Right to Return

Subject to availability and eligibility, qualified households will have the option to return to newly constructed housing at Las Cortes, following the transfer of the phase three residents to newly constructed housing. No moving assistance will be provided at that time. The Developers will maintain a list of households who wish to return and it will be the resident's responsibility to notify the Developers of any changes to the contact information. Available units will be assigned on a "first come-first served" basis.

Over-income Households

Households that are "over-income" for the limits of the Section 8 program will be provided rental assistance payments based upon the monthly financial housing need, over a forty two (42) month period, consistent with Section 6104 of the Guidelines. Section 6120 of the Guidelines states that if comparable replacement housing is not available to a relocatee (whether because of actual availability, condition or affordability), the Developers must either terminate the project or provide comparable replacement housing (called 'Last Resort Housing') using the Developer's funds.

Last Resort Housing

Based on a housing resource survey which was conducted concurrent with the preparation of this Plan, it would appear that an adequate number of "comparable replacement housing" units would be available – *if* the time of displacement were imminent – to meet the needs of any displaced tenants *however*, a combination of factors – including the income level of the particular project occupant; the project rent; and, the prospectively higher cost of replacement units – may create the need for a 'Last Resort Housing Payment'.

"Last Resort Housing" payments are authorized by statute if affordable "comparable replacement housing" cannot be located for the displaced tenant household (i.e., housing renting for not more than 30% of the household's gross monthly income). In

such an instance, payments may be made beyond the \$5,250.00 statutory cap, up to forty-two (42) months' worth of rental assistance. Last Resort Housing payments are authorized by statute if affordable, comparable replacement housing cannot be found for the displaced tenant households; that is to say, housing at a cost not greater than thirty percent (30%) of the household's average monthly income. Any supplemental increment beyond \$5,250 may be paid in installments or in a lump sum at the discretion of the Developers. This type of situation is likely to develop among low-income families and/or in housing environments where project area rents are particularly low vs. rents elsewhere within the community. A combination of factors – which would include, in relation, the income levels of project site tenants; project site rents; and a potentially high cost of replacement rent – may create the need for Last Resort Housing payments.

During the implementation of this project, if it is revealed there is a lack of comparable replacement housing either in number or based upon affordability, there will be a need to provide Last Resort Housing Payments or alternative solutions pursuant to the Guidelines. In addition, the households may opt to apply up to the full amount of the rental assistance payment to which they are entitled toward the purchase of a replacement dwelling. Based upon the monthly housing need over a forty two (42) month period, the Table following shows how monthly need is determined.

Monthly Housing Need Calculation Example		
1. Old Rent	\$500	Old Rent plus Utility Allowance
Or		
2. Ability to Pay	\$445	30% of the Gross Household Income*
3. Lesser of lines 1 or 2	\$445	
Subtracted From:		
4. Actual New Rent	\$550	Actual New Rent including Utility Allowance
Or		
5. Comparable Rent	\$575	Determined by the Developers; <u>includes</u> Utility Allowance
6. Lesser of lines 4 or 5	\$550	
7. Yields Monthly Need:	\$105	Subtract line 3 from line 6
8. Rental Assistance	\$ 4,410	Multiply line 7 by 42 months

If a household chooses to purchase a replacement home rather than rent, the household will have the right to request a lump sum disbursement of the entire Rental Assistance Payment to which they are entitled. This lump sum disbursement will be deposited directly into the purchase escrow with the proviso that, in the event the escrow does not close, the full amount of the disbursement will be returned to the Authority for further, future disbursement to the household.

PAYMENT OF RELOCATION BENEFITS

Claims and supporting documentation for moving benefits must be filed with the Developers within 18 months from the date a tenant moves from a Public Housing unit. The procedure for the preparation and filing of claims and the processing and delivery of payments will be as follows:

1. Tenant(s) will provide all necessary documentation to substantiate eligibility for assistance.

2. Assistance amounts will be determined in accordance with the provisions of California Relocation Law and the Guidelines, as may be applicable.
3. Required claim forms will be prepared by relocation personnel in conjunction with tenant(s). Signed claims and supporting documentation will be submitted by relocation personnel to the Developers.
4. The Developers will review and approve claims for payment or request additional information.
5. The Developers will issue benefit checks for fixed moving payments which will be delivered unless circumstances dictate otherwise.
6. Final fixed or actual moving payments will be issued after confirmation that the scattered site premises has been completely vacated and actual residency at the replacement unit is verified.
7. Receipts of payment will be obtained and maintained in the relocation case file.

RELOCATION TAX CONSEQUENCES

In general, relocation payments are not considered income for the purpose of the Internal Revenue Code of 1986 or the Personal Income Tax Law, Part 10, of the Revenue and Taxation Code. The preceding statement on tax consequences is not intended to be provision of tax advice by the Housing Authority, its Agents, Consultants or Assigns.

Tenants in receipt of moving and/or rental assistance payments are encouraged to consult with independent tax advisors concerning the tax consequences of relocation payments.

APPEALS POLICY

The Authority's Grievance Policy will follow the standards described in Article 5,

Section 6150 et seq., Title 25, Chapter 6, State of California, Department of Housing and Community Development (HCD) Program guidelines.

Briefly stated, displacees will have the right to request administrative review when there is a perceived grievance regarding any of their rights to relocation and relocation assistance, as to:

1. Eligibility;
2. The amount of payment;
3. The failure to provide comparable replacement housing referrals; or
4. The Authority's property management practices.

Requests for review will be directed first to:

Oxnard Housing Authority
Housing Program Supervisor
300 Marquita Street
Oxnard, CA 93030

A copy of the Authority's Appeals/Grievance Procedures is included as **ATTACHMENT 6**, and shall govern any appeals pursuant to this Plan.

Pursuant to California Code of Regulations Section 6156(d), a complainant shall have 18 months from the time s/he moves from the property to file a request for an informal settlement of a grievance or a formal grievance hearing under OHA's Grievance Procedure.

EVICITION POLICY

Under the State of California Guidelines, eviction by the Developers, related to displacement, is permissible only as a last alternative. With the exception of persons considered to be in unlawful occupancy, a displaced person's eviction does not affect eligibility for relocation assistance and benefits after issuance of a Notice of Eligibility. Relocation records must be documented to reflect the specific circumstances surrounding an eviction.

Eviction by the Authority, related to this Relocation Plan, may be undertaken only for one or more of the following reasons:

1. Failure to pay rent, except in those cases where the failure to pay is due to the Authority's failure to keep the premises in habitable condition; is the result of harassment or retaliatory action; or is the result of discontinuation or substantial interruption of services beyond the control of Authority;
2. Performance of a dangerous and/or illegal act in the unit by tenant, tenant's guest(s) and/or invitee(s) or any combination thereof;
3. A material breach of the rental agreement and failure to correct breach within 30 days of notice;
4. Maintenance of a nuisance and failure to abate within a reasonable time following notice;
5. Refusal to accept one of a reasonable number of offers of replacement dwellings; or
6. A requirement under State or local law or emergency circumstances that cannot be prevented by reasonable efforts on the part of the Authority.

PROJECTED DATES OF DISPLACEMENT

Households will receive a Notice of Eligibility before they are required to move, followed later by the statutorily-required 90-Day Notice to Vacate. The approval of the Plan is anticipated to occur in October 2013. Phase two moves to non-public housing units will not occur until all funding is in place.

ESTIMATED RELOCATION COSTS

To fund the relocation, the Developers anticipate using available funds from project funds. The Developers will make the necessary relocation funds available, on a timely basis, to ensure the successful completion of the project. Any and all financial assistance will be provided.

SCHEDULE OF ATTACHMENTS

ATTACHMENT 1: Project Area – The Courts Site

ATTACHMENT 2: Residential Relocation Resources

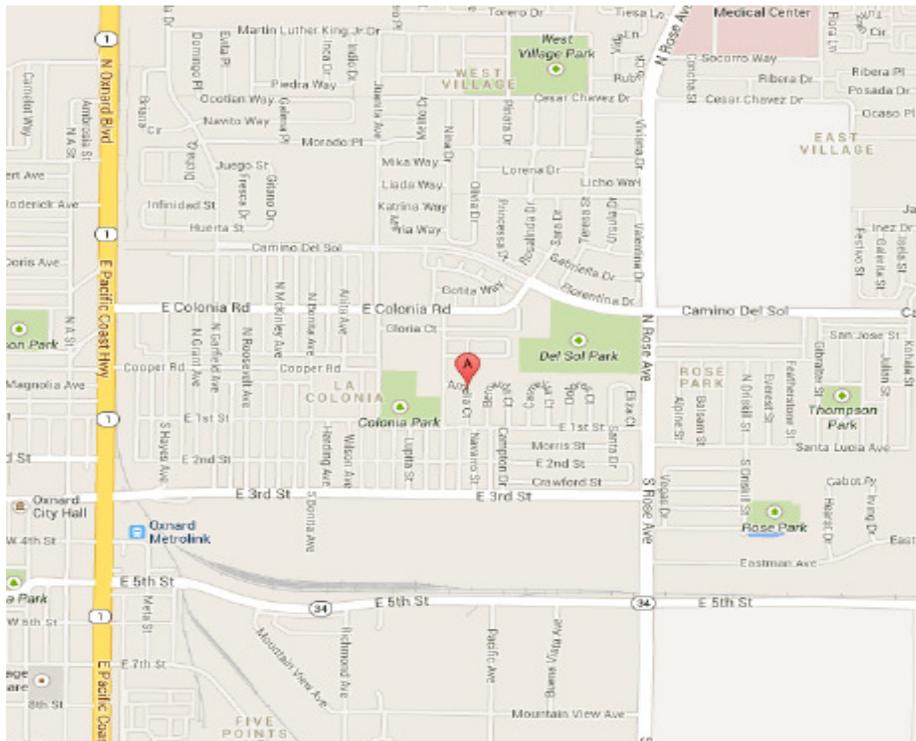
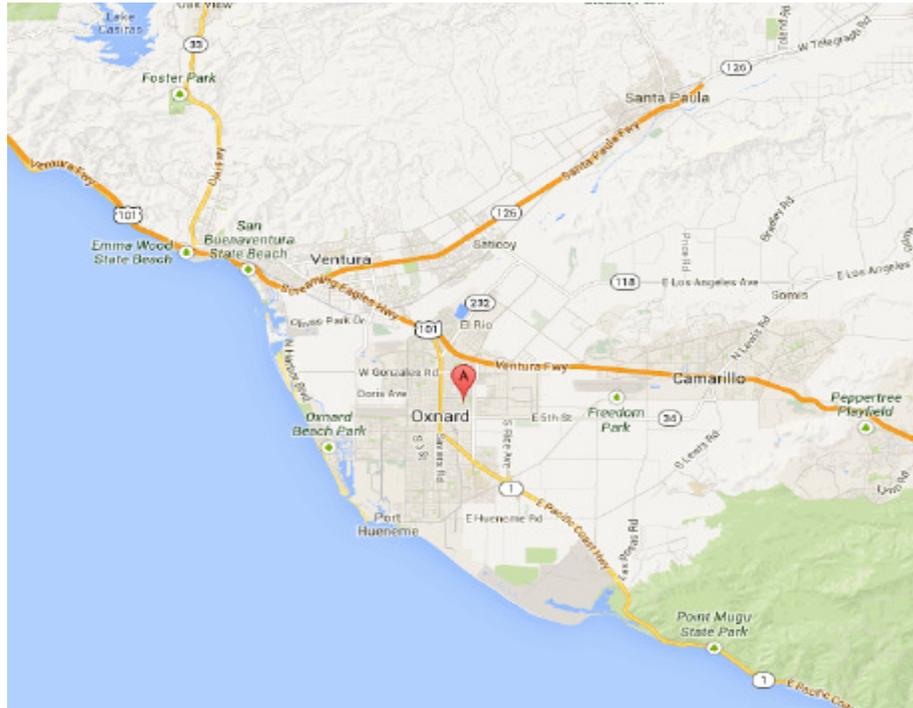
ATTACHMENT 3: Informational Brochures

ATTACHMENT 4: Notice of Public Meeting and General Information Notice

ATTACHMENT 5: Notice of Plan Availability

ATTACHMENT 6: Appeal/Grievance Procedures

ATTACHMENT 1 Oxnard Housing Authority THE COURTS



ATTACHMENT 2 RESIDENTIAL RELOCATION RESOURCES

#	Rent	Bed	Bath	Unit Type	Property Address	Security Deposit	Contact	Pets	Parking Spaces	Date Available
1	759	1	1	Apt	115 N. 4th Street Santa Paula, CA 93060		(805) 525-5801	will consider	1-space	Now!
2	825	1	1	Apt	1600 W 5th St Oxnard, CA 93030	500	Maria at (805) 984-2070 or (424) 543-4181	will consider	1-car	Now!
3	895	1	1	Apt	10930 Del Norte Ventura, CA 93003		Kelly (805)746-1543	will consider	1-carport	Now!
4	895	1	1	Apt	4845 Terrace Ave #C Oxnard, CA 93033	945	(805) 653-7711	no	1-carport	09/11/13
5	895	1	1	Apt	82 East Ramona Ventura, CA 93001	945	(805) 653-7711	no	street	Now!
6	895	1	1	Apt	2350 Peacock Ave Ventura, CA 93003	500	(805) 496-0577	will consider	1-carport	Now!
7	925	1	1	Apt	1600 W 5th St Oxnard, CA 93030	500	Maria at (805) 984-2070 or (424) 543-4181	will consider	1-car	Now!
8	925	1	1	Apt	1101 W Gonzales Rd Oxnard, CA 93036	500	(805) 485-1078	will consider	1-space	Now!
9	939	1	1	Apt	820 S E Street 160 Onxard, CA 93030	500	Elena Ghimbasanu (805) 483-7922	yes	covered prking	Now!
10	940	1	1	Apt	225 Cahuenga Dr. Oxnard, CA 93035	1,300	(818) 554-7534	will consider	1-space	Now!
11	945	1	1	Apt	1310 North H. St. Oxnard, CA 93030		(805) 981-3719	will consider	1-space	Now!
12	953	1	1	Apt	4700 Park Lane Moorpark, CA 93021	600	Madeleine Garcia (877) 540-7266 x69608	yes	assigned parking	Now!
13	966	1	1	Duplex	78 Barry Drive Ventura, CA 93001	300	Virginia Garcia (805) 643-0971	no	street	Now!
14	995	1	1	Apt	1441 Devonshire # D Oxnard, CA 93030		(805) 983-7788	will consider	1-space	Now!
15	998	1	1	Apt	420 South D Street #1 Oxnard, CA 93030	998	(805) 487-3838	no	street	Now!
16	1,015	1	1	Apt	1905 North H. St. Oxnard, CA 93030		(805) 981-4341	no	1-space	Now!
17	1,025	1	1	Apt	3374 Armada #2 Ventura, CA 93001	1,025	(805) 965-2887 ext.110 or 113	no	carport	09/12/13

18	1,025	1	1	Apt	3374 Armada #4 Ventura, CA 93001	1,025	(805) 965-2887 ext.110 or 113	no	1-car	09/01/13
19	1,035	1	1	Fourplex	1146 E. Santa Clara St Ventura, CA 93001	900	Gloria Rodvold (805) 452-4608	no	street	Now!
20	1,050	1	1	Apt	3386 Rexford Street Ventura, CA 93003	1,000	Shawna Mcgee (228) 342-2117	no	1-carport	Now!
21	1,075	1	1	Apt	1201 W. Gonzales Rd 73 Oxnard, Ca 93036	175	Isabel (909) 799-1720	yes	1-carport	Now!
22	1,075	1	1	Apt	1020 N H Street Oxnard, CA 93030		Elma (805) 604- 9578	will consider	street	Now!
23	1,075	1	1	Apt	3650 Ketch Ave. Oxnard, CA 93030		(805) 984-5880	will consider	1-space	Now!
24	1,100	1	1	Apt	201 W Vineyard Ave Oxnard, CA 93036		(866) 559-4338	will consider	1-carport	Now!
25	1,150	1	1	Duplex	436 Hurst Ave Ventura, CA 93001	1,150	Beatriz Valenzuela (805) 448-2288	yes	street	Now!
26	1,150	1	1	Apt	11150 Citrus Drive Ventura, CA 93003	500	Carolyn (805) 647-6755	no	1-space	09/16/13
27	1,150	1	1	Apt	11150 Citrus DriveVentura, CA 93003	500	Carolyn(805) 647-6755	no	1-space	09/16/13
28	1,150	1	1	Apt	11150 Citrus Drive Ventura, CA 93003	500	Carolyn (805) 647-6755	no	1-space	10/01/13
29	1,150	1	1	Apt	11150 Citrus Drive Ventura, CA 93003	500	Carolyn (805) 647-6755	no	1-space	10/01/13
30	1,150	1	1	Condo	865 South B St #A1 Oxnard, CA 93030	1,200	(805) 482-3209	will consider	1-space	Now!
31	1,150	1	1	Apt	201 W Vineyard Ave Oxnard, CA 93036		(866) 559-4338	will consider	1-carport	Now!
32	1,150	1	1	Apt	1918 E Main Street Ventura, CA 93003	1,150	(805) 653-6794	no	street	Now!
33	1,150	1	1	Apt	1918 E Main St # 2 Ventura, CA 93003	1,150	(805) 653-6794	no	street	Now!
34	1,150	1	1	Apt	6700 Telephone Rd Ventura, CA 93003	500	(805) 644-8484	will consider	1-carport	Now!
35	1,175	1	1	Apt	144 South California Ventura, CA 93001		Tom Emma (805) 388-6884	will consider	1-space	Now!
36	1,195	1	1	Apt	1320 S Victoria Ave Oxnard, CA 93035	700	(805) 985-0644	no	1-space	Now!
37	1,238	1	1	Apt	711 South B St # 110 Oxnard, CA 93030		(866) 416-0371	will consider	1-car garage	Now!

38	1,250	1	1	Apt	3980 Telegraph Rd Ventura, CA 93003	500	(866) 963-4667	will consider	1-space	7-Oct
39	1,295	1	1	Apt	5531 Driftwood St Oxnard, CA 93035	500	(805) 652-1985	will consider	1-space	Now!
40	1,329	1	1	Apt	555 Rosewood Ave Camarillo, CA 93010		(805) 426-6590	will consider	street	Now!
41	1,346	1	1	Apt	3100 Penninsula Rd Oxnard, CA 93035		(805) 985-6004	will consider	1-space	Now!
42	1,391	1	1	Apt	1021 Scandia Ave Ventura, CA 93004		Frank (805) 647-7282	will consider	1-space	Now!
43	1,400	1	1	Apt	1025 N H Street Oxnard, CA 93030		Elma (805) 604- 9578	will consider	1-car garage	Now!
44	1,409	1	1	Apt	4767 Moorpark Avenue Moorpark, CA 93021	99	Waterstone at Moorpark at (805) 523-1108 or (805) 523- 1108	will consider	1-car	09/10/13
45	1,425	1	1	Apt	1241 Cypress Point Ln Ventura, CA 93003		(805) 656-5800	will consider	1-carport	Now!
46	1,425	1	1	Apt	760 S Hill Road Ventura, CA 93003		(805) 650-5900	will consider	1-carport	Now!
47	1,459	1	1	Apt	1750 Montevina Cir Oxnard, CA 93030		(805) 485-7272	will consider	1-space	Now!
48	1,473	1	1	Apt	3100 Penninsula Rd Oxnard, CA 93035		(805) 985-6004	will consider	1-space	Now!
49	1,495	1	1 1/2	SFR	288 Santa Monica Dr Oxnard, CA 93035	2,000	(805) 482-9800 ext.305	will consider	1-car carport	09/01/13
50	1,600	1	1	Apt	1750 Montevina Cir Oxnard, CA 93030		(805) 485-7272	will consider	1-car garage	Now!
51	1,600	1	2	Condo	1149 Via Montoya Camarillo, CA 93010	2,000	Netta Shelton at (805) 383-2400 or (818) 388- 7573 ext.cell	will consider	1-car garage	Now!
52	1,620	1	1	Apt	2060 Zocolo Street Oxnard, CA 93036		(888) 347-2226		1-car garage	Now!
53	1,050	2	1	Apt	130 W. Harvard Blvd F Santa Paula, CA 93060	1,000	Ron London (805) 861-9076	no	2- spaces	Now!
54	1,100	2	1	Duplex	144 E. Ramona StreetVentura, CA 93001	1,100	Mark Whelan(805) 231-5076	yes	1-car garage	Now!
55	1,100	2	1	Apt	6401 Hummingbird St Ventura, CA 93003	500	Jack Chatenever (805) 642-9660	no	1-carport	Now!

56	1,120	2	1	Apt	820 S E Street Oxnard, CA 93030	0	Elena Ghimbasanu (805) 483-7922	yes	street	Now!
57	1,150	2	1	Apt	14 Dakota Drive C Ventura, CA 93001	1,300	California Oaks (805) 648-1851	no	street	Now!
58	1,200	2	1	Apt	3388 Rexford Street Ventura, CA 93003	1,000	Shawna Mcgee (228) 342-2117	no	1-carport	Now!
59	1,225	2	2	Apt	1600 W 5th St Oxnard, CA 93030	800	Maria at (805) 984-2070 or (424) 543-4181	will consider		Now!
60	1,250	2	1	Fourplex	783 Haylard Street Port Hueneme, CA 93041	1,500	VIP Management (805) 654-0682	no	1-car	Now!
61	1,250	2	1	Townhouse	1122 Chalmette Ave Ventura, CA 93003	1,500	Christine Moore (805) 794-7904	yes	1-car garage	Now!
62	1,250	2	1	Duplex	709 Haylard Street Port Hueneme, CA 93041	1,500	VIP Management (805) 654-0682	no	1-carport	Now!
63	1,275	2	1	Fourplex	2015 N Ventura Rd D Oxnard, CA 93036	1,275	Arvind Patel (805) 382-6267	no	1-carport	Now!
64	1,275	2	1	Apt	3650 Ketch Ave. Oxnard, CA 93030		(805) 984-5880	will consider	1-space	Now!
65	1,300	2	1	Triplex	1326 Azalea St Oxnard, CA 93036		(805) 487-0099	will consider		Now!
66	1,300	2	1	Apt	6377 Nightingale St Ventura, CA 93003	2,000	Wayne Ni (805) 745-8600	yes	1-car	Now!
67	1,300	2	1	SFR	97 E Ramona St Ventura, CA 93001	1,300	Mike Chapman (805) 390-6867	no	2- spaces	Now!
68	1,350	2	1	Duplex	1175 Chalmette Ave Ventura, CA 93003		(805) 487-0099	will consider		Now!
69	1,350	2	1	Duplex	137 De Anza Drive Ventura, CA 93001	1,700	VIP Management (805) 654-0682	no	1-car garage	Now!
70	1,350	2	1	Townhouse	1156 Chalmette Ave Ventura, CA 93003	1,500	Marcia Choice (805) 766-1926	no	1-carport	Now!
71	1,375	2	1	Condo	1231 Saratoga Ave Ventura, CA 93003	1,000	Tom Bohl (805) 320-6694	no	2-car garage	Now!
72	1,400	2	2	Duplex	2931 A W Isle Way Oxnard, CA 93035		(805) 487-0099	no		Now!
73	1,400	2	2	Townhouse	1155 N. Olive Street Ventura, CA 93001	1,000	Diane Lopez (805) 647-5990	yes	2-car garage	Now!
74	1,450	2	1.5	Condo	248 Oakwood Street Ventura, CA 93001	1,500	Celso Madrigal (805) 660-1693	no	2-carport	Now!

75	1,450	2	2	Condo	723 Seneca # 20 Ventura, CA 93001		(805) 339-0300	will consider	1-car garage	Now!
76	1,465	2	1 1/2	Condo	192 North Surfside Drive #192 Port Hueneme, CA 93041	1,425	mike at (805) 765-5371	car	2-car carport	09/02/13
77	1,499	2	1	SFR	10524 Nopalito Street Ventura, CA 93004	2,000	Sabrina Maggard (805) 248-6724	yes	1-space	Now!
78	1,600	2	1	SFR	727 E. 1st Street # 1 Oxnard CA 93030	1,000	Jaime Pantoja (805) 320-0263	yes	1-car garage	Now!
79	1,650	2	1	SFR	3942 Hitch Blvd Moorpark, CA 93021	1,850	Scott at (805) 378-6584	will consider	1-car garage	09/10/13
80	1,650	2	2	Condo	170 Ripley St Camarillo, CA 93010	2,000	(805) 482-9800 ext.305	no	2-car	09/15/13
81	1,695	2	2 1/2	Townhouse	1166 Oyster Place Oxnard, CA 93030	2,543	Lisa at (310) 612-0691	will consider		Now!
82	1,700	2	2	Condo	948 Lighthouse Way #948 LHW Port Hueneme, CA 93041	1,800	Ann at (818) 766-8011	will consider	1-car	Now!
83	1,701	2	2	Townhouse	1500 Tulipan Circle Oxnard, CA 93030		Ellen (805) 278- 1500	will consider	2-car garage	Now!
84	1,750	2	2.5	Townhouse	9540 Telegraph Rd Ventura, CA 93003		(805) 650-2500	no	2- spaces	Now!
85	1,769	2	2	Apt	4767 S Moorpark Ave Moorpark, CA 93021	99	Waterstone At Moorpark at (805) 523-1108 or (805) 529- 3985	will consider	1-car	Now!
86	1,800	2	2	SFR	4900 Catamaran St Oxnard, CA 93035	1,800	(805) 984-8780	no	1-car garage	Now!
87	1,825	2	2	Condo	291 Riverdale #119 Camarillo, CA 93012	2,200	(805) 482-9800	no	Street	09/01/13
88	1,900	2	1	Townhouse	1275 Seacliff # 3 Ventura, CA 93003	1,500	(805) 487-8700	yes	2-car garage	Now!
89	2,000	2	2 1/2	Condo	4230 Tradewinds Drive #1 Oxnard, CA 93035	2,000	beverly Koning at (805) 433- 5151	will consider	2-car	Now!
90	2,050	2	2 1/2	Townhouse	1544 Windshore Way Oxnard, CA 93035	2,050	Rick at (818) 703-1262 or (818) 421-9783	will consider		Now!
91	1,450	3	2	SFR	921 E. Santa Paula St Santa Paula, CA 93060	1,600	California Oaks (805) 648-1851	no	2-car garage	Now!

92	1,500	3	2	SFR	238 Los Serenos Dr Filmore, CA 93015	1,500	Alexander Vargas (805) 908-5898	yes	1-carport	Now!
93	1,575	3	2	Townhouse	750 Westeria Lane Santa Paula, CA 93060	1,575	Steve Burns (805) 207-6345	yes	1-car garage	Now!
94	1,650	3	2	Condo	1430 Friedrich Lan # D Oxnard, CA 93033		(805) 985-9878	will consider	1-car garage	Now!
95	1,700	3	2	SFR	11178 Aster Street Ventura, CA 93004	1,700	John Trejo (805) 231-7172	no	2-carport	Now!
96	1,700	3	2	Duplex	331 Arcade Drive Ventura, CA 93003	1,700	John Trejo (805) 231-7172	no	1-car garage	Now!
97	1,700	3	1.5	Condo	2224 Miramar Walk Oxnard, CA 93035	1,700	(805) 487-8700	will consider	1-car garage	Now!
98	1,700	3	3.5	Townhouse	645 S. A Street Oxnard, CA 93030		(805) 652-0034	will consider	2-car garage	Now!
99	1,745	3	2	Apt	1460 S. Victoria Ave. Oxnard, CA 93035	699	(805) 985-8484	yes	2- spaces	Now!
100	1,800	3	2	Condo	150 East Los Angeles Avenue #302 Moorpark, CA 93021		Yelena at (323) 356-0347	will consider		Now!
101	1,800	3	2	SFR	3315 South D Street Oxnard, CA 93033		(805) 487-0099	no	2-car garage	09/05/13
102	1,800	3	1.5	SFR	621 E. Scott Street Port Hueneme, CA 93041	1,000	Invitation Homes (213) 986-8411	yes	2-car garage	Now!
103	1,800	3	2	SFR	3330 Madera Place Oxnard, CA 93033		(800) 782-5200	will consider	2-car garage	Now!
104	1,850	3	2	Condo	5200 Driftwood Street Oxnard, CA 93031		(805) 487-0099	no	2-car garage	Now!
105	1,900	3	1	SFR	78 Franklin Lane Ventura, CA 93001	1,750	Gloria Elias (805) 259-8763	no	3- spaces	Now!
106	1,900	3	2	SFR	104 Dakota Drive Ventura, CA 93001	1,900	Hector Torres	yes	1-car garage	Now!
107	1,900	3	2.5	Townhouse	2374 Hopi Lane Ventura, CA 93001	1,000	Mary Kay (805) 628-3324	yes	1-car garage	Now!
108	1,900	3	2	SFR	3051 Monterey St Oxnard, CA 93033		(805) 985-9878	will consider	1-car garage	Now!
109	1,980	3	2	SFR	124 Bardsdale Ave Oxnard, CA 93035	2,900	Susan Johnson at (626) 441- 0330	will consider	3-car	09/01/13

110	1,995	3	2	SFR	1487 West Chapel Drive Camarillo, CA 93010	3,000	Gene at (805) 492-2442	will consider	2-car garage	Now!
111	1,995	3	2	SFR	732 W 7th Street Oxnard, CA 93030	1,000	Invitation Homes (213) 986-8411	yes	1-car garage	Now!
112	2,119	3	2	Apt	4767 Moorpark Avenue Moorpark, CA 93021	99	Waterstone at Moorpark at (805) 523-1108 or (805) 523- 1108	will consider	1-car	Now!
113	2,150	3	2	SFR	2150 Lassen St Oxnard, CA 93033		Julie (818) 298-1161	will consider	2-car garage	Now!
114	2,215	3	2.5	Townhouse	3040 N Oxnard Blvd Oxnard, CA 93036	800	(877) 352-6135	yes	1-car garage	Now!
115	2,285	3	2.5	SFR	610 Lawnwood Way Oxnard, CA 93030	3,500	(805) 482-3209	will consider	2-car garage	Now!
116	2,650	3	2	SFR	1416 Ocean Drive Oxnard, CA93035		(805) 889-7892	no	2-car garage	Now!
117	2,700	3	2 1/2	Townhouse	149 Via Aldea Thousand Oaks, CA 91320	2,700	Bill Moore at (310) 985-1785	no		10/01/13
118	2,875	3	2	SFR	4333 Persimmon Street Moorpark, CA 93021	3,300	Eva Mak at (805) 581-4849	will consider		09/01/13
119	2,995	3	3	SFR	4360 Calle Mapache Camarillo, CA 93012	4,500	(805) 482-9800	no	3-car garage	09/01/13
120	3,000	3	2 1/2	SFR	13783 Grindstone Court Moorpark, CA 93021	3,000	Brent at (818) 624-1172	will consider		Now!
121	3,200	3	2	SFR	2619 Pierpont Boulevard Ventura, CA 93001	3,000	Nicole at (310) 430-9858	will consider	2-car driveway	09/01/13
122	3,200	3	2	SFR	550 Paige Lane Thousand Oaks, CA 91360	6,400	Ellen Garrett at (818) 209-7666	will consider	5-car garage	09/01/13
123	1,850	4	2	Condo	1300 Saragoga 1309 Ventura, CA 93003	1,000	Ron Lopez (805) 794-1956	no	1-car garage	Now!
124	1,900	4	2	Condo	3700 Dean Dr 2208 Ventura, CA 93003	1,900	David Davidson (805) 642-3616	no	1-carport	Now!
125	2,100	4	2	SFR	705 Jazmin Ave Ventura, CA 93004	2,200	Elvira Wamhoff (805) 648-2238	no	2-carport	Now!
126	2,150	4	2	SFR	1360 Harris Avenue Camarillo, CA 93010	2,150	beverly Koning at (805) 433- 5151	will consider	2-car garage	Now!

127	2,275	4	2 1/2	SFR	1543 Daffodil Avenue Ventura, CA 93004	3,000	(805) 482-9800	will consider	2-car garage	09/15/13
128	2,300	4	2.5	Townhouse	430 Garonne Street Oxnard, CA 93036	2,300	Jon Mikhail (818) 804-8566	yes	2-car garage	Now!
129	2,395	4	1 3/4	SFR	669 Shenandoah St Thousand Oaks, CA 91360	2,800	Polly at (818) 886-7368	will consider	2-car garage	09/15/13
130	2,600	4	2	SFR	1949 El Rancho Dr Camarillo, CA 93010	3,500	(805) 482-9800	no	2-car garage	Now!
131	2,795	4	2	SFR	279 Autumnwood Street Thousand Oaks, CA 91360	3,000	(818) 998-0597	will consider	2-car garage	Now!
132	3,600	4	3	SFR	2400 Peninsula Road Oxnard, CA 93035	5,400	Jane at (818) 903-8835	will consider	3-car garage	09/05/13
133	3,700	4	3	SFR	3149 White Cedar Pl Thousand Oaks, CA 91362	7,400	Sandra Gibson at (818) 205-2050 or (818) 903-3453	no		Now!
134	2,450	5	2	SFR	1255 S Ventura Road Oxnard, CA 93033		(805) 987-9700	will consider	3-car garage	Now!
135	3,200	5	4.6	SFR	2121 Brook Hollow Court Oxnard, CA 93036	2,500	Horriet or Bruce at (818) 681-8015 or (818) 599-1499	no	3-car garage	Now!
136	3,800	5	4	SFR	13893 Swift Run Moorpark, CA 93021	3,800	(805) 482-3209	will consider	2-car garage	Now!

ATTACHMENT 3 INFORMATIONAL BROCHURES

Informational Statement for Families and Individuals – Tenant Protection Voucher

I. GENERAL INFORMATION

As you are aware, the Oxnard Housing Authority and Urban Housing Communities, LLC (referred to as the “Developers”) are proceeding with the redevelopment of The Courts public housing complex, which you currently occupy. As the project proceeds, it will be necessary for you to move from your home. You will be notified in a timely manner as to the date by which you must move.

Please read this information as it will be helpful to you in determining your eligibility and the amount of relocation benefits you may receive under the federal and/or state law. We recommend you save this Informational Statement for reference.

The Developers have retained the professional firm of Paragon Partners Ltd. to provide relocation assistance to you. The firm is available to explain the program and benefits. Their address and telephone number is:

**Paragon Partners Ltd.
5762 Bolsa Ave., Suite 201
Huntington Beach, CA 92649
888.899.7498**

Spanish speaking representatives are available. Si necesita esta información en español, por favor llame a su representante.

PLEASE DO NOT MOVE PREMATURELY. THIS IS NOT A NOTICE TO VACATE YOUR DWELLING. This is a general informational brochure only and is not intended to give a detailed description of either the law or regulations pertaining to the Developers’ Relocation Assistance Program.

Please continue to pay your rent to the Housing Authority, otherwise you may be evicted and jeopardize the relocation benefits you may be entitled to receive.

II. ASSISTANCE IN LOCATING A REPLACEMENT DWELLING

The Developers, through its representatives, will assist you in locating a comparable replacement dwelling by providing referrals to appropriate and available housing units. You are encouraged to actively seek such housing yourself.

When a suitable replacement dwelling unit has been found, the Housing Authority will carry out an inspection and advise you as to whether the dwelling unit meets the Housing Quality Standards. A decent, safe and sanitary housing unit provides adequate space for its occupants, proper weatherproofing and sound heating,

electrical and plumbing systems. Your new dwelling must pass inspection prior to entering into a rental agreement and before relocation assistance payments can be authorized.

III. MOVING BENEFITS
Moving Payments

If you must move as a result of displacement by the Developers, you will receive a payment to assist in moving your personal property. The actual, reasonable and necessary expenses for moving your household belongings may be determined based on the following methods:

- A Fixed Moving Payment based on the number of rooms you occupy (see below); **or**,
- A payment for your Actual Reasonable Moving and Related Expenses based on at least two written estimates and receipted bills; **or**,
- A combination of both.

For example, you may choose to move yourself and receive a payment based on the Fixed Moving Schedule shown below, plus contract with a professional mover to transport large items that require special handling. In this case there may be an adjustment in the number of rooms which qualify under the Fixed Moving Schedule.

A. Fixed Moving Payment

A Fixed Moving Payment is based upon the number of rooms you occupy and whether or not you own your furniture. The payment is based upon a schedule approved by the Developers, and ranges, for example, from \$450.00 for one furnished room to \$2,365.00 for eight rooms in an unfurnished dwelling. (For details see the table below.) Your relocation representative will inform you of the amount you are eligible to receive if you choose this type of payment.

Fixed Moving Schedule CALIFORNIA (Effective 2012)	
Occupant Owns Furniture:	
1 room	\$685
2 rooms	\$880
3 rooms	\$1,100
4 rooms	\$1,295
5 rooms	\$1,570
6 rooms	\$1,815
7 rooms	\$2,090
8 rooms	\$2,365
Each additional room	\$250
Occupant does NOT Own Furniture:	
1 room	\$450
Each additional room	\$85

If you select a Fixed Moving Payment, you will be responsible for arranging for your own move and the Developers will assume no liability for any loss or damage of your personal property. A Fixed Moving Payment also includes utility hook-up and other related moving fees.

B. Actual Moving Expense (Professional Move)

If you wish to engage the services of a licensed commercial mover and have the Developers pay the bill, you may claim the ACTUAL cost of moving your personal property up to 50 miles. Your relocation representative will inform you of the number of competitive moving bids (if any) which may be required, and assist you in developing a scope of services for the Developers' approval.

Credit Check and Security Deposit Assistance

The Developers will provide up to \$75.00 for credit check fees and up to two-months' security deposit on the replacement home, directly to the landlord. The amount advanced for security deposit and credit check fees will be offset by any refund of the current security deposit.

Housing Choice Voucher

The Developers are providing Tenant Protection Vouchers (Vouchers) to eligible displacees. A Voucher allows you to pay 30% of your adjusted household income for rent. When you do move, you can use your Voucher at a replacement home. All HUD Section 8 Program requirements apply, including the Housing Authority's Payment Standards and the Housing Quality Standards.

Rental Assistance

If you qualify and comparable rentals are not available within the Housing Authority's Payment Standard for your replacement housing needs, and there is a difference between your current rent and your new rent at a replacement dwelling, you may be eligible to receive a gap differential, called a rental assistance payment, paid to you based on a 42-month period. You will be required to provide your relocation representative with monthly rent verification prior to the determination of your eligibility for this payment.

IV. QUALIFICATION FOR AND FILING OF RELOCATION CLAIMS

To qualify for Replacement Housing Assistance, you must rent and occupy or purchase and occupy a comparable replacement unit **within twelve (12) months from the date you move from the displacement dwelling**. All claims for relocation benefits must be filed with the Developers **within eighteen (18) months** from the date on which you move.

V. EVICTIONS

Any person who occupies the real property and is in lawful occupancy is presumed to be entitled to relocation benefits. Except for the causes of eviction set forth below, no person lawfully occupying property to be disposed of by the Developers will be required to move without having been provided with at least 90 days written notice from the Developers. Eviction will be undertaken only in the event of one or more of the following reasons:

- Failure to pay rent; except in those cases where the failure to pay is due to the Authority's failure to keep the premises in habitable condition, is the result of harassment or retaliatory action or is the result of discontinuation or substantial interruption of services;
- Performance of dangerous illegal act(s) in the unit;
- Material breach of the rental agreement and failure to correct the breach within 30 days of notice;
- Maintenance of a nuisance and failure to abate within a reasonable time following notice;
- Refusal to accept one of a reasonable number of offers of replacement dwellings;
- The eviction is required by State or local law and cannot be prevented by reasonable efforts on the part of the Developers; or
- Just cause under the current lease.

VI. APPEAL PROCEDURES - GRIEVANCE

Any person aggrieved by a determination as to eligibility for a relocation payment or the amount of a payment may have his/her claim reviewed or reconsidered in accordance with the Developer's appeals procedure. Details on appeal procedures are available upon request from the Developers.

VII. TAX STATUS OF RELOCATION BENEFITS

In general, relocation payments are not considered income for the purpose of the Internal Revenue Code of 1986 or the Personal Income Tax Law, Part 10, of the Revenue and Taxation Code. The preceding statement on tax consequences is not intended to be provision of tax advice by the Housing Authority, its Agents, Consultants or Assigns. Tenants in receipt of moving and/or rental assistance payments are encouraged to consult with independent tax advisors concerning the tax consequences of relocation payments.

VIII. ADDITIONAL INFORMATION AND ASSISTANCE AVAILABLE

Those responsible for providing you with relocation assistance hope to assist you in every way possible to minimize the hardships involved in relocating to a new home. Your cooperation will be helpful and greatly appreciated. If you have any questions at any time during the process, please do not hesitate to contact your relocation representative.

Informational Statement for Families and Individuals- Over- income

I. GENERAL INFORMATION

As you are aware, the Oxnard Housing Authority and Urban Housing Communities, LLC (referred to as the “Developers”) are proceeding with the redevelopment of The Courts public housing complex, which you currently occupy. As the project proceeds, it will be necessary for you to move from your home. You will be notified in a timely manner as to the date by which you must move.

Please read this information as it will be helpful to you in determining your eligibility and the amount of relocation benefits you may receive under the federal and/or state law. We recommend you save this Informational Statement for reference.

The Developers have retained the professional firm of Paragon Partners Ltd. to provide relocation assistance to you. The firm is available to explain the program and benefits. Their address and telephone number is:

**Paragon Partners Ltd.
5762 Bolsa Ave., Suite 201
Huntington Beach, CA 92649
888.899.7498**

Spanish speaking representatives are available. Si necesita esta información en español, por favor llame a su representante.

PLEASE DO NOT MOVE PREMATURELY. THIS IS NOT A NOTICE TO VACATE YOUR DWELLING. This is a general informational brochure only, and is not intended to give a detailed description of either the law or regulations pertaining to the Developer’s Relocation Assistance Program.

Please continue to pay your rent to the Housing Authority, otherwise you may be evicted and jeopardize the relocation benefits you may be entitled to receive.

II. ASSISTANCE IN LOCATING A REPLACEMENT DWELLING

The Developers, through its representatives, will assist you in locating a comparable replacement dwelling by providing referrals to appropriate and available housing units. You are encouraged to actively seek such housing yourself.

When a suitable replacement dwelling unit has been found, the Housing Authority will carry out an inspection and advise you as to whether the dwelling unit meets the Housing Standards. A decent, safe and sanitary housing unit provides adequate space for its occupants, proper weatherproofing and sound heating, electrical and plumbing systems. Your new dwelling must pass inspection prior to entering into a

rental agreement and before relocation assistance payments can be authorized.

III. MOVING BENEFITS

Moving Payments

If you must move as a result of displacement by the Developers, you will receive a payment to assist in moving your personal property. The actual, reasonable and necessary expenses for moving your household belongings may be determined based on the following methods:

- A Fixed Moving Payment based on the number of rooms you occupy (see below); **or**,
- A payment for your Actual Reasonable Moving and Related Expenses based on at least two written estimates and receipted bills; **or**,
- A combination of both.

For example, you may choose to move yourself and receive a payment based on the Fixed Moving Schedule shown below, plus contract with a professional mover to transport large items that require special handling. In this case there may be an adjustment in the number of rooms which qualify under the Fixed Moving Schedule.

A. Fixed Moving Payment

A Fixed Moving Payment is based upon the number of rooms you occupy and whether or not you own your furniture. The payment is based upon a schedule approved by the Developers, and ranges, for example, from \$450.00 for one furnished room to \$2,365.00 for eight rooms in an unfurnished dwelling. (For details see the table.) Your relocation representative will inform you of the amount you are eligible to receive if you choose this type of payment.

Fixed Moving Schedule CALIFORNIA (Effective 2012)	
Occupant Owns Furniture:	
1 room	\$685
2 rooms	\$880
3 rooms	\$1,100
4 rooms	\$1,295
5 rooms	\$1,570
6 rooms	\$1,815
7 rooms	\$2,090
8 rooms	\$2,365
Each additional room	\$250
Occupant does NOT Own Furniture:	
1 room	\$450
Each additional room	\$85

If you select a Fixed Moving Payment, you will be responsible for arranging

for your own move and the Developers will assume no liability for any loss or damage of your personal property. A Fixed Moving Payment also includes utility hook-up and other related moving fees.

B. Actual Moving Expense (Professional Move)

If you wish to engage the services of a licensed commercial mover and have the Developers pay the bill, you may claim the ACTUAL cost of moving your personal property up to 50 miles. Your relocation representative will inform you of the number of competitive moving bids (if any) which may be required, and assist you in developing a scope of services for the Developer's approval.

IV. REPLACEMENT HOUSING PAYMENT - TENANTS

You may be eligible for a payment of up to \$5,250.00 to assist you in renting or purchasing a comparable replacement dwelling.

A. **Rental Assistance.** If you qualify, and **wish to rent** your replacement dwelling, your rental assistance benefits will be based upon the difference over a forty-two (42) month period between the rent you must pay for a comparable replacement dwelling and the lesser of your current rent or thirty percent (30%) of your gross monthly household income. You will be required to provide your relocation representative with monthly rent and household income verification prior to the determination of your eligibility for this payment.

- OR -

B. **Down-payment Assistance.** If you qualify, and **wish to purchase** a home as a replacement dwelling, you can apply up to the total amount of your rental assistance payment towards the downpayment and non-recurring incidental expenses. Your relocation representative will clarify procedures necessary to apply for this payment.

If comparable replacement dwellings are not available when you are required to move, or if replacement housing is not available within the monetary limits described above, the Developers will provide Last Resort housing assistance to enable you to rent or purchase a replacement dwelling on a timely basis. Last Resort housing assistance is based on the individual circumstances of the displaced person. Your relocation representative will explain the process for determining whether or not you qualify for Last Resort assistance.

If you are a tenant, and you choose to purchase rather than rent a comparable replacement dwelling, the entire amount of your rental assistance and last resort

eligibility must be applied toward the downpayment of the home you intend to purchase.

V. QUALIFICATION FOR AND FILING OF RELOCATION CLAIMS

To qualify for Replacement Housing Assistance, you must rent and occupy or purchase and occupy a comparable replacement unit **within twelve (12) months from the date you move from the displacement dwelling**. All claims for relocation benefits must be filed with the Developers **within eighteen (18) months** from the date on which you move.

VI. EVICTIONS

Any person who occupies the real property and is in lawful occupancy is presumed to be entitled to relocation benefits. Except for the causes of eviction set forth below, no person lawfully occupying property to be disposed of by the Developers will be required to move without having been provided with at least 90 days written notice from the Developers. Eviction will be undertaken only in the event of one or more of the following reasons:

- Failure to pay rent; except in those cases where the failure to pay is due to the Authority's failure to keep the premises in habitable condition, is the result of harassment or retaliatory action or is the result of discontinuation or substantial interruption of services;
- Performance of dangerous illegal act(s) in the unit;
- Material breach of the rental agreement and failure to correct the breach within 30 days of notice;
- Maintenance of a nuisance and failure to abate within a reasonable time following notice;
- Refusal to accept one of a reasonable number of offers of replacement dwellings;
- The eviction is required by State or local law and cannot be prevented by reasonable efforts on the part of the Developers; or
- Just cause under the current lease.

VII. APPEAL PROCEDURES - GRIEVANCE

Any person aggrieved by a determination as to eligibility for a relocation payment or the amount of a payment, may have his/her claim reviewed or reconsidered in

accordance with the Developer's appeals procedure. Details on appeal procedures are available upon request from the Developers.

VIII. TAX STATUS OF RELOCATION BENEFITS

In general, relocation payments are not considered income for the purpose of the Internal Revenue Code of 1986 or the Personal Income Tax Law, Part 10, of the Revenue and Taxation Code. The preceding statement on tax consequences is not intended to be provision of tax advice by the Housing Authority, its Agents, Consultants or Assigns. Tenants in receipt of moving and/or rental assistance payments are encouraged to consult with independent tax advisors concerning the tax consequences of relocation payments.

IX. ADDITIONAL INFORMATION AND ASSISTANCE AVAILABLE

Those responsible for providing you with relocation assistance hope to assist you in every way possible to minimize the hardships involved in relocating to a new home. Your cooperation will be helpful and greatly appreciated. If you have any questions at any time during the process, please do not hesitate to contact your relocation representative.

ATTACHMENT 4
NOTICE OF PUBLIC MEETINGS AND GENERAL INFORMATION NOTICE

<<HEAD-OF-HOUSEHOLD>> and All Other Occupants
<<MAILING ADDRESS>>
<<CITY, STATE ZIP>>

Re: General Information Notice

Dear Occupants:

The Oxnard Housing Authority and Urban Housing Communities, LLC (“Developers”) are proceeding with the redevelopment and revitalization of Las Cortes (Project). This notice is to inform you of your rights under Federal and or State law. If you are displaced for the Project, you will be eligible for relocation assistance under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA), as amended and California Relocation Assistance Law (Sec 7260 et. seq. of the CA Government Code). **However, you do not have to move now. This is not a notice to vacate the premises or a notice of relocation eligibility.**

The developers have scheduled four identical informational meetings to be held at the Community Center, located at 126B Amelia Court, Oxnard, to discuss the revitalization and relocation process for those residents impacted in the initial phases. The meetings will be held at 4:00pm and 6:30pm on August 5th and August 6th.

The Developers have retained the professional firm of Paragon Partners, Ltd. to assist you in the relocation process. Following the community meetings, in order to assess and better plan for the relocation needs of possible displaced households in the Project, the Developers are preparing a Relocation Plan. In order to prepare this relocation plan, Paragon staff will need to meet with you to assess your relocation needs. Paragon will be out in the neighborhood beginning August 7th through August 16th and will be trying to contact you then. If you want to make an appointment that is convenient for you, please call Deborah Martinez at 888.899.7498

You should continue to pay your monthly rent to the Housing Authority because failure to pay rent and meet your obligations as a tenant may be cause for eviction and loss of housing assistance. You are urged not to move or sign any agreement to purchase or lease a unit before receiving formal notice of eligibility for relocation assistance. If you move or are evicted before receiving such notice, you will not be eligible to receive relocation assistance. Please contact us before you make any moving plans.

If you are eligible for relocation assistance, you will be given advisory services, including referrals to replacement housing, and at least 90 days advance written notice of the date you will be required to move. You would also receive moving assistance and may be eligible for financial assistance to help you rent a replacement dwelling, through a Section 8 Tenant Protection Voucher.

Again, this is not a notice to vacate and does not establish eligibility for relocation payments or other relocation assistance. If you have any questions about this or any other relocation issues, please contact Deborah Martinez, of Paragon Partners, at 888.899.7498. We look forward to seeing you at one of the informational meetings.

Sincerely,

ATTACHMENT 5 NOTICE OF PLAN

<<insert name>>
<<Insert address>>
<<insert address>>

Re: The Courts Relocation Plan

Dear Resident:

On August 5th and 6th, the Oxnard Housing Authority and Urban Housing Communities, LLC (“Developers”) met with residents of The Courts Public Housing units who will be impacted by the first two phases of redevelopment. The purpose of the meeting was to provide an update on Developer’s planned redevelopment of the units and the relocation process.

Following the meetings, interviews were completed with the impacted households by our relocation consultant, Paragon Partners, Ltd and a draft Relocation Plan was prepared. A copy of the draft Relocation Plan is enclosed for your information.

To help you better understand the Relocation Plan and process, the Developers have scheduled two identical informational meetings to be held at the Community Center, located at 126B Amelia Court, Oxnard, to discuss the Plan and relocation process for those residents impacted in the initial phases. The meetings will be held at 4:00pm and 6:30pm on September 24, 2013.

Copies of the Relocation Plan will also be available online at <http://www.oxnardhousing.us> and at the Oxnard Housing Authority’s office at 300 Marquita Street in Oxnard, Monday-Friday, 8:00 a.m.-4:45 p.m. The Housing Authority’s office is closed every other Friday and on certain holidays.

We solicit and welcome your comments on the Relocation Plan during the thirty (30)-day public review period. Please direct written comments and/or questions to:

David Richman
Autotemp
P.O. Box 459
Mammoth Lakes, CA 93546
Phone Toll-free: 888.202.9195
autotemp@qnet.com

Your comments must be received by no later than 5:00 PM, Wednesday October 9th, 2013, for consideration prior to the proposed adoption of the Plan at a meeting of the OHA Board.

If you have any questions about this invitation, please contact Deborah Martinez of Paragon Partners, Ltd. at **888.899.7498**

Please contact Deborah Martinez at **888.899.7498** if you have a limited ability to read, write, speak or understand English, and need translation of this document or the relocation plan.

Para personas con la capacidad limitada de leer, escribir, hablar, u entender ingles y necesitan asistencia para traducir este documento o el plan de relocalizacion favor de comunicarse con la Sra. Deborah Martinez al numero **888.899.7498**

Sincerely,

ATTACHMENT 6
APPEALS/GRIEVANCE PROCEDURES