

A U T O



T E M P

**CONVERSION IMPACT REPORT  
AND  
RELOCATION PLAN**

FOR THE

**LA HACIENDA MOBILE ESTATES  
FRESNO, CA**

PREPARED FOR

**LA HACIENDA MOBILE ESTATES, LLC**

By

**AUTOTEMP, INC.  
275 Reflections Drive #26  
San Ramon, CA 94583  
888.202.9195**

**JULY 2023**

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## **INTRODUCTION**

La Hacienda Mobile Estates, LLC (the “Park Owner”) is the owner of the La Hacienda Mobile Home Estate (the “Park”) in Fresno, CA.

Much of the original infrastructure of the Park is still in use and has reached its useful life. Because of the infrastructure, regulatory requirements and practical realities, the continued operation of the Park is impractical. The associated costs to continue the operation as a mobile home park would ultimately result in the need to substantially increase rents, forcing the current residents to move. In addition, there are higher and better uses for the real property.

The dwelling units which are the subject of this Relocation Plan are located at 104 E. Sierra Avenue in the City and County of Fresno. The subject property is just west of the Yosemite Freeway, State route 41. The surrounding neighborhood is comprised of single-family residences, institutional, commercial, and agricultural uses.

Please see **Figures 1, 2, 3 and 4** below for the Regional and Site-specific location of the project site, along with aerial and street views.

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# La Hacienda Mobile Estates, Fresno, CA



Figure 1. Regional Location

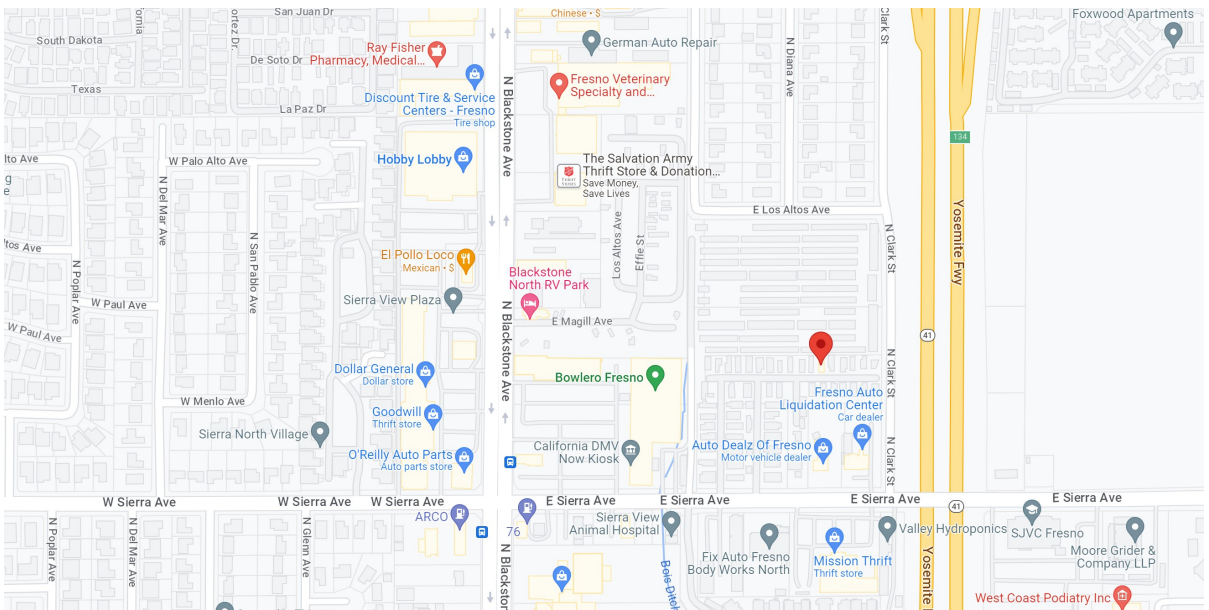


Figure 2. Site-specific Location

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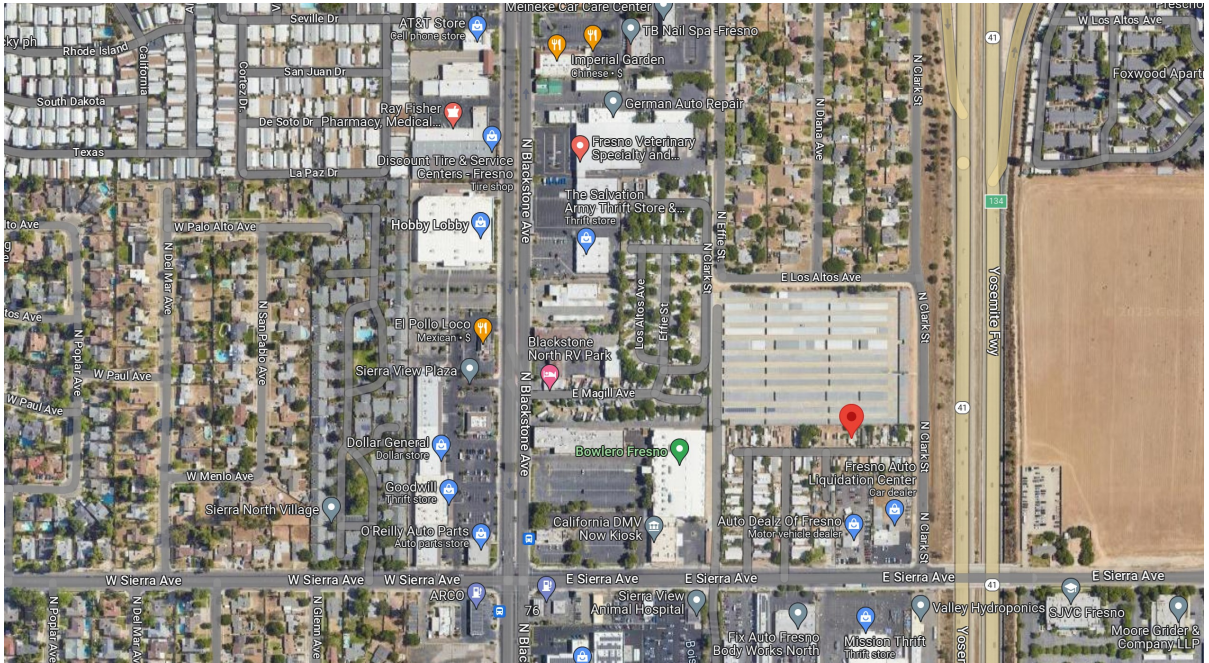


Figure 3. Aerial View





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**Figure 4. Street Views**

Autotemp, Inc. (“Autotemp”) an experienced acquisition and relocation firm, has been selected to prepare this ‘Conversion Impact Report and Relocation Plan’ (the ‘Plan’), and provide all subsequently required relocation assistance. In compliance with statutory requirements, the Plan has been prepared to evaluate the present circumstances and replacement housing requirements and needs of the current project-site occupants. This Plan provides the results of a needs assessment survey; a housing resource study; and, details of the Park Owner’s proposed relocation program.

The Park consists of 60 mobile home spaces. Currently 42 of the spaces are occupied. Of the 42 occupied spaces, 12 are in the legal process for Unlawful Detainers. One of the spaces is tenant occupied. In addition, there is a single-family residence, which is part of a separate parcel. As a result of the Project, based upon available information, up to thirty households will be permanently displaced for the closure to proceed.

No mandatory displacement activities will take place prior to the required reviews and approval of this Plan, along with satisfaction of Government Code Section 65863.7 and Civil Code Section 798.56, as discussed later.

**A. GENERAL DEMOGRAPHIC AND HOUSING CHARACTERISTICS**

For the purposes of this Plan, on-site, direct interviews with residents were conducted in June 2023. 19 households participated in the interview process, while 11 chose not to participate. The occupant of the single-family residence was not interviewed and is not considered part of this Plan. (See ATTACHMENT 1 for the General Information Notice).

Enquiries made of those occupants included household size and composition; ages of all household members; primary language spoken in the home; disabilities and health problems, if any; and, preferences related to replacement housing location (See copy of the residential interview form at ATTACHMENT 2).

All information of a statistical nature supplied by households for this Report/Plan is considered anecdotal in nature and has not been validated by documentary evidence such that would otherwise be required to comply with relocation qualifying criteria at the actual time of displacement.

One of the mobile homes is currently vacant. Based upon the interviews performed by Autotemp, of the 18 households residing on site and interviewed, there are a total of 65 residents, 20 of which are minors. Pad rents range from \$270 to \$300 per month, excluding utilities. The one household that rents their accommodations is paying \$875 per month to an off-site owner.

Of the total number of households interviewed, four households are deemed “elderly” by the standard that the head of household is sixty-two (62) years of age, or older. Five of households may be considered disabled, three of which have mobility issues.

The respondent households reported their primary language was either English or Spanish. Relocation advisory and benefits assistance will be provided utilizing the primary language of the displaced occupants in order to ensure that all displacees obtain a complete understanding of the relocation program and their eligibility for benefits.

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All relocation assistance will, nevertheless, be provided to the prospective displacees in the language with which they are most conversant.

The 18 occupied mobile home households are comprised of one one-bedroom unit; 13 two-bedroom units; and four three-bedroom units. One of the mobile homes is occupied by a tenant and is owned by an off-site owner.

**Income**

Sections 50079.5 and, 50105 of the Health and Safety Code, directs the State Department of Housing & Community Development (HCD) to publish the annual income limits issued by the Federal Department of Housing and Urban Development (HUD). Accordingly, HCD has filed with the Office of Administrative Law, amendments to Section 6932 of Title 25 of the California Code of Regulations. The amendments contain the 2023 HUD income limits, prepared by HCD pursuant to Health and Safety Code Section 50093.

Attached are the most current income limits for the ‘Extremely Low-‘; ‘Very Low-‘; ‘Lower-‘; and, ‘Moderate-Income’ categories as established by the Federal Department of Housing and Urban Development (HUD) for Fresno County and adopted by HCD in June 2023. (ATTACHMENT 3)

Based upon interviews and responses from the prospectively displaced and interviewed households vis-à-vis the HUD-derived income standards and categories for Fresno County, the following Table illustrates the resident household income distribution relative to the HUD Income Category Limits for Fresno County, (ATTACHMENT 3), of those which responded, grouped by tenancy type. One owner/occupant household was non-responsive while another did not provide complete income and both are therefore excluded.

	<b>Extremely Low</b>	<b>Very Low</b>	<b>Lower</b>	<b>Median and Above</b>
<b>Mobile home owner/occupant</b>	<b>5</b>	<b>4</b>	<b>4</b>	<b>2</b>
<b>Tenant occupant</b>	<b>-</b>	<b>-</b>	<b>1</b>	<b>-</b>



**LOCATIONAL NEEDS AND PREFERENCES**

As noted above, residents were interviewed and queried regarding household size and composition, income and ownership/rental information, length and type of occupancy, and disabilities/health problems, if any. In addition, residents were queried regarding any preferences related to replacement housing and its (the housing's) location. During the interview process, the households expressed an interest in remaining in the surrounding area.

**B. REPLACEMENT HOUSING RESOURCES**

A resource survey was conducted during the week of June 19, 2023, to identify available comparable, decent, safe and sanitary units in proximity to the Project site and in nearby communities. Although the initial resource survey focused on mobile homes, the residents have the ability to use their relocation assistance in moving to more conventional forms of housing and, the availability of these have been included (See Housing Survey – **ATTACHMENT 4**).

**Mobile Homes for Sale**

At the time of the Mobile Home survey, numerous mobile homes were found for sale, within the surrounding communities. One-, Two- and Three-bedroom homes were found, with sale prices ranging from \$8,000 to \$179,900. Several empty spaces were also identified.

In terms of conventional rental accommodation, a resource survey of apartments on the market within the same time period found rental accommodation within the surrounding communities. Rental monthly rates ranged from a low of \$850 per month for a one-bedroom to a high of \$2,750 per month for a three bedroom. It should be noted that all the rentals identified were market rate, thus excluding affordable housing where an application and waiting period may apply. Eligible Households will be encouraged to apply for affordable housing alternatives, if available.

None of the existing owner/occupant mobile homes appear moveable. In addition, based on the resource study, it appears that there are no vacant spaces in the

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surrounding communities that will accept these homes. If a household wishes to move their home beyond the surrounding area, additional efforts to locate vacant spaces will be implemented.

**C. PROGRAM ASSURANCES AND STANDARDS**

There will be adequate funds to relocate all the households. Services will be provided to ensure that displacement 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.

No one will be displaced without 365-days written Notice. In addition, those requirements set forth by State law for mobile home park closures will be followed, as addressed in the following section. It should be noted that the tenant occupants of the park are not entitled to benefits pursuant to state law and only subject to a sixty-day notice to vacate, per statute. However, the Park Owner has committed to the extended notice time frame outlined in this Plan for the tenant occupants.

**D. STATE MOBILEHOME PARK CLOSURE LAWS**

This section outlines the requirements that must be met under state law to legally close a mobile home park in California.

Both Government Code Section 65863.7 and Civil Code Chapter 2.5- Section 798.56 set forth requirements that must be met prior to a closure of a mobilehome park and that apply to both publicly-, and privately-owned parks.

**California Mobile home Park Closure Law**

Government Code Sections 65863.7 and 65863.8 impose special impact report and notice requirements on mobilehome park closures, and provide for local governments to require mitigation of park closure impacts in certain instances.

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**1. Conversion Impact Report**

Government Code Section 65863.7(a) requires that, prior to the conversion of a mobile home park to another use, or prior to closure of a mobilehome park, the person or entity proposing the change in use shall file a report on the impact of the closure on the displaced residents of the park.

Before changes to the law in 2021, a Conversion Impact Report was required to address the:

- i) Availability of adequate replacement housing in mobile home parks, and otherwise, if applicable; and,
- ii) Relocation costs, if applicable.

After 2021, the statute was modified to state that a Conversion Impact Report shall include a replacement and relocation plan that adequately mitigates the impact upon the ability of any displaced residents of the mobilehome park to find adequate housing.

Under both versions of the statute, the primary focus of the Conversion Impact Report is on the potential economic displacement of residents and the burden of any relocation on such residents.

Pursuant to Section 65863.7(i), if the closure of the park is the result of a decision by a local governmental entity not to renew a conditional use permit or zoning variance, or is the result of any other zoning or planning decision, the local government agency is deemed to be the person proposing the change in use for purposes of preparing the Report.

In this case, the Park Owner is the entity proposing the closure of the park.

The Report must be filed with the legislative body of the local jurisdiction – in this case, the City – and a copy of the Report shall be provided to each resident of the Park, which is the subject of closure.

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The person proposing the change in use (in this case, the Park Owner) and each resident may request a hearing before the City on the sufficiency, or otherwise, of the Report. If a hearing is scheduled, residents of the Park must receive at least fifteen (15)-days prior notice of the hearing.

With the submission of this Plan to the City of Fresno, the Park Owner herewith requests that the closure of the Park be approved. This Relocation Plan satisfies the requirements specified for a “Conversion Impact Report.”

### **2. Local Agency Review; Mitigation Measures**

Pursuant to Government Code Section 65863.7(e) and, whether or not a hearing is scheduled, the City of Fresno (or its otherwise delegated advisory agency) shall review the report and any additional relevant documentation, make a finding as to whether approval of the proposed change in use, taking into consideration both the Report and the overall housing availability within the jurisdiction, will materially contribute to a shortage of housing opportunities and choices for low- and moderate-income households with the local jurisdiction, and may require, as a condition of the change, that the owner take steps to mitigate any adverse impact of the park conversion on the ability of displaced park residents to find adequate housing in a mobile home park or alternative housing.

### **3. Notice requirements**

Pursuant to Government Code Section 65863.8, a local government may not take action on an application for change in use of a mobilehome park unless, at least thirty (30) days prior to the action, the local government has informed the applicant in writing of the requirements of Civil Code Section 798.56 (discussed below) and all applicable local regulations requiring the applicant to notify park residents of the proposed change. Although no formal application will be required for the City to approve conversion, the City should ensure that any City Council or Commission meeting at which a change in use may be approved is properly noticed and that the applicant verifies in the manner satisfactory to the City that residents and mobilehome owners have

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been notified of the proposed change in use or closure. Households must also be given a thirty (30) day notice of such hearing.

**Termination of Park Occupancy Due to Park Closure**

Civil Code Section 798.56 sets forth the required “just cause(s)” for termination of tenancy in a mobilehome park. Subsection (g) specifies that change of use of the park, or any portion thereof is a reason for termination of tenancy, provided the following requirements have been met:

- (1) The management gives the homeowners at least thirty (30) days written notice that the management will be appearing before a local governmental board, commission, or body to request permits for a change of use of the mobilehome park;
- (2) If, and after all required permits requesting a change of use have been approved by the local governmental board, commission, or body the management shall give the homeowners six (6) months or more written notice of termination of tenancy. If the change of use requires no local governmental permits, then notice shall be given twelve (12) months or more prior to the management's determination that a change of use will occur. The notice shall disclose, and describe in detail the nature of the change of use;
- (3) The management shall give each proposed homeowner written notice thereof *prior to* the inception of his or her tenancy that the management is requesting a change of use before local governmental bodies or that a change of use request has been granted; and,
- (4) The notice requirements for termination of tenancy set forth in Civil Code Sections 798.56 and 798.57 shall be followed if the proposed change actually occurs (Civil Code Section 798.56[g]).

Civil Code Section 798.56(h) additionally requires that the impact report required pursuant to Government Code Section 65863.7 shall be given to the homeowners or residents at the same time that notice is required as described in (1), above.



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As the Park Owner will not be applying for all requisite permits for the change in use and closure of the Park, at the time of Plan adoption/approval, the Park Owners will be issuing a twelve (12) month notice of termination of occupancy to each household concurrent with the adoption/approval of this Plan.

The statutes described above are intended to address displacement, to ensure a process for mitigating the burden of any resulting relocation for those displaced households, and to allow for potentially affected households to be assured of due process and a right to participate in decisions about changes in use for the mobilehome park where they reside.

### **E. RELOCATION ASSISTANCE PROGRAM**

A relocation representative from ***Autotemp*** is available to assist any displaced household having questions in regard to relocation and/or assistance in relocating. Staff may be contacted by calling, **888.202.9195**, during the hours of 8:00 a.m. to 6:00 p.m., Monday through Friday.

The relocation offices are located at 275 Reflections Drive #26 San Ramon, CA 94583. **On-site visits are available upon appointment.**

A comprehensive relocation assistance program, with technical and advisory assistance, will be provided to the households proposed to be displaced. This assistance will satisfy the mitigation required pursuant to Government Code Section 65863.7(i). Close contact will be maintained with each household.

Advisory assistance will be directed to include the following procedures:

1. To fully inform eligible project occupants of the nature of, and procedures for obtaining relocation assistance and benefits;
2. To determine the needs of each residential displacee eligible for assistance;
3. To provide current, and continuously updated information concerning replacement housing opportunities;

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4. To connect with special assistance in the form of referrals to governmental and social service agencies will be made, if needed. Referral agencies may include, but not necessarily be limited to, the Department of Public and Social Services (DPSS) for income maintenance or food stamps, Medi-Cal, Employment Development Department, Human Services and Child and Adult Protective Services;
5. To 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. To supply information concerning federal and state housing programs and other governmental programs providing assistance to displaced persons;
7. To assist each eligible person to complete applications for benefits.

**F. CITIZEN PARTICIPATION/PLAN REVIEW**

To promote this process, the Park Owner shall ensure this Plan will be provided to each household and will be made available to the public for the mandatory thirty (30) day review period. This will be done through personal delivery to all park residents and by regular and certified mail to the owner/non-occupants.

Requirements under Government Code Sections 65863.7, 65863.8 and Civil Code Section 798.56 will also be followed as addressed above. The Park Owner 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 plan and other pertinent materials;
3. Copies of this Plan shall be available for review within thirty (30)

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days prior to final approval by the City. A public hearing may be requested by a park resident;

4. A general notice of this Plan shall be provided to *all* prospective displacees of the proposed project.
7. Upon completion of all reviews, the Plan will be presented for approval by the City.

**G. RELOCATION BENEFIT CATEGORIES**

Benefits will be paid to eligible displaced persons upon submission of required claim forms and documentation in accordance with approved procedures.

Specific eligibility requirements and benefit plans will be detailed on an individual basis with all displacee households. 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.

In order to alleviate hardships for tenants who must pay additional move-in costs (such as first and last month's rent, credit check costs and other security deposits), the Park Owner will provide advance benefit payments to assist displacees in securing replacement housing units.

Requests for advance payments will be expeditiously processed to help avoid the loss of desirable and appropriate replacement housing.

**Residential Moving Expense Payments**

All subject households will be eligible to receive a payment for moving expenses for personal property. Payments will be made based upon either: **1.** a fixed room count schedule; or, **2.** an invoice for actual reasonable moving expenses from a licensed professional mover.

- 1) **Fixed Payment** – A fixed payment for moving expenses based on the number of rooms containing furniture or other personal property

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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 (ATTACHMENT 5).

- Or -

- 2) **Actual Reasonable Moving Expense Payments** - The displaced households may elect to have a licensed, professional mover perform the move; if so, the displacing entity will pay for the actual cost of the move up to fifty (50) miles, and all reasonable charges for packing, unpacking, insurance, utility connection charges and the cost directly related to displacement of modifying personal property to adapt it to the replacement location. The payment will be made directly to the mover or as a reimbursement to the displaced household upon presentation of a paid invoice.

**Mobile-Home Owner -Occupant**

In addition to the moving expense payment above, a household that owns a mobilehome and rents the site – or, “pad” – upon which the Mobile Home is located will be eligible for the following:

The cost to move the mobile home, within 100 miles, which includes:

1. 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, and unit anchoring.
2. The reasonable cost of repairs and/or modification so that a mobile home can be moved.
3. The cost of nonrefundable mobile home park entrance fee, not to exceed \$1,000.

**Or**

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The Fair Market Value in Place (FMVIP) which has been determined by a certified appraiser as of May 20, 2023. In addition, the household will receive \$75 to cover the cost of credit check fees.

**Mobile-Home Tenant Occupant of the Owner-Nonoccupant**

A mobile-home tenant occupant of the owner/nonoccupant will receive moving assistance only for their personal property.

**Mobile-Home Owner/Non-occupant**

The cost to move the mobile home, within 100 miles, which includes:

1. 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, and unit anchoring.
2. The reasonable cost of repairs and/or modification so that a mobile home can be moved.
3. The cost of nonrefundable mobile home park entrance fee, not to exceed \$1,000.

**Or**

The Fair Market Value in Place (FMVIP) which has been determined by a certified appraiser as of May 20, 2023.

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**Summary**

The following Table outlines the benefits for which the mobile home occupants may be eligible:

<b>Prescribed Benefit</b>	<b>Mobile Home Owner/Occupant</b>	<b>Mobile Home Owner/Non-Occupant</b>
<b>Fixed Moving Payment-personal property</b>	\$1165 to \$1925 Per Schedule at ATTACHMENT 7	\$1165 to \$1925 Per Schedule at ATTACHMENT 7.
<b>Actual Moving Payment – personal property</b>	The lesser of two (2) approved bids	The lesser of two (2) approved bids
<b>Cost to move and re-install the mobile home and nonrefundable entry fees</b>	yes	yes
<b>Fair Market Value in Place (FMVIP)/appraised value</b>	Yes, in lieu of moving the mobile home	Yes, in lieu of moving the mobile home
<b>Full refund of security deposit</b>	Yes, less any rents owed	Yes, for mobile home owner only, less any rents owed
<b>“credit check fees”</b>	Yes	No

## **H. PAYMENT OF RELOCATION BENEFITS**

The procedure for the preparation and filing of claims and the processing and delivery of payments will be as follows:

1. Claimant(s) will provide all necessary documentation to substantiate eligibility for assistance.
2. Assistance amounts will be determined in accordance with the provisions of this Plan.
3. Required claim forms will be prepared by relocation personnel in conjunction with claimant(s). Signed claims and supporting documentation will be submitted by relocation personnel to the Park Owner.
4. The Park Owner will review, and approve claims for payment, or request additional information.
5. The Park Owner will issue benefit checks which will be delivered to the Claimant, unless circumstances dictate otherwise.
6. Final payments will be issued after confirmation that the Project area premises have been completely vacated.
7. Receipts of payment will be obtained and maintained in the relocation case file.

## **I. RELOCATION TAX CONSEQUENCES**

In general, payments may be 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 above statement on tax consequences is not intended to be provision of tax advice by the Park Owner or their Agents, Consultants, Employees or Assigns.

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Displacees are encouraged to consult with their own tax advisors concerning the tax consequences of relocation payments.

**J. EVICTION POLICY**

Eviction by the Park Owner 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 lessor's failure to keep the premises in habitable condition; is the result of harassment or retaliatory action; or, is the result of a discontinuation or substantial interruption of services which cannot be reasonably mitigated by lessor;
2. Performance of a dangerous or illegal act in the unit by lessee, their guests or invitees or, any combination thereof;
3. A Material breach of the rental agreement and failure to correct said breach within 30 days of notice;
4. Maintenance of a nuisance, and failure to abate within a reasonable time following notice;
5. Refusal to vacate the site by the termination date of the notice to vacate;
6. A requirement under State or local law or emergency circumstances that cannot be prevented by reasonable efforts on the part of the Park Owners.

**K. PROJECTED DATES OF DISPLACEMENT**

Households will receive a Three Hundred and Sixty-Five (365)-Day Notice-to-Vacate before they are required to move. These notices are expected to be issued on or about October 01, 2023. In addition, a Sixty (60)-Day Notice will be issued at the appropriate time during the 365-day Notice period, as applicable.

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Relocation is expected to commence upon approval of the Plan and, be completed for all households on or about September 30, 2024.

**L. ESTIMATED RELOCATION COSTS**

La Hacienda Mobile Estates, LLC (the 'Park Owner') has committed their personal funds for the payment of relocation benefits as outlined in the Plan.

Because of the long period of implementation, changes in circumstances and incomplete information on some of the households, the Park Owner has also budgeted a reserve for unanticipated contingencies.

Acquisition of Mobile Homes	\$132,000.00
Moving Assistance	\$ 60,000.00
Move-in Costs	\$ 5,000.00
Contingency	\$ 28,000.00
TOTAL	\$225,000.00

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**TABLE OF ATTACHMENTS**

**Attachment 1:** General Information Notice

**Attachment 2:** Residential Interview Form

**Attachment 3:** HUD Income Category Limits for Napa County

**Attachment 4:** Housing Resource Survey

**Attachment 5:** Fixed Payment Moving Schedule



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**ATTACHMENT 1.  
GENERAL INFORMATION NOTICE**

**GENERAL INFORMATION NOTICE**

May 16, 2023

 and All Other Occupants  
104 E Sierra Avenue, #1  
Fresno, CA 93710

Dear Occupants:

La Hacienda Mobile Estates, LLC the owner (“Owner”) of the La Hacienda Mobile Estates (“Park”), is considering closing the Park.

The Owner has retained the professional firm **Autotemp** to assist in the planning process. In order to assess and better plan for the potential relocation of your mobile home, Autotemp staff will need to meet with you. Autotemp will be in the neighborhood starting the week of **May 22nd** and will attempt to contact you at that time. To ensure that your relocation needs are considered, please make an effort to meet with the Autotemp staff. To schedule a convenient appointment, please call the Autotemp relocation consultant identified below.

You should continue to pay your monthly rent because failure to pay rent and meet your obligations as a tenant may be cause for eviction.

If the Owner proceeds with the closure of the Park, you will be given 12 months advance written notice of the date by which you will be required to move. You may be eligible for advisory services, such as referrals to replacement sites. Additionally, you may also be eligible to receive a payment for moving expenses and/or for financial assistance.

**This is not a notice to vacate and does not establish eligibility for relocation payments or other relocation assistance. As the process proceeds, the Owner will keep you updated.**

If you are currently under eviction or under any type of termination notice, nothing in this letter constitutes a reinstatement of tenancy or any type of amendment to your tenancy. This letter is for informational purposes only.

If you have any questions about this or any other relocation issues, please contact Raj Virk of Autotemp at 888.202.9195 ext. 16 or at [raj@autotempservices.com](mailto:raj@autotempservices.com).

Sincerely,  
La Hacienda Mobile Estates, LLC

_____	Delivered on/by: _____ / _____
<i>Received by</i>	
X _____	Posted on/by: <u>5/16/2023</u> / <u>Andres Renteria</u>
<i>Recipient's Signature</i>	
_____	Mailed on/by: <u>5/16/2023</u> / <u>Erika Roman</u>
<i>Date</i>	

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**ATTACHMENT 2.  
RESIDENTIAL INTERVIEW FORM**

Interview Date: \_\_\_\_\_ Site Move-In: \_\_\_\_\_ Initiation of Negotiations: \_\_\_\_\_ Interviewer: \_\_\_\_\_

<p>Head of Household _____ Address: _____ # _____</p> <p>Site Telephone # _____ Work/Cell # _____ Fax # _____ Email _____</p> <p>Social Security Number : _____</p> <p><b><u>DISPLACEMENT STATISTICS</u></b></p> <p><b>Dwelling Type</b> _____ Approx. Sq.Ft. _____ Approximate Age of Unit: _____ yrs. _____ # Bedrooms _____ # Bathrooms _____ # Rooms _____ <input type="checkbox"/> Laundry Fac. <input type="checkbox"/> Garage <input type="checkbox"/> Carport <input type="checkbox"/> Pets: If so, describe _____</p> <p><b>Mobile Home:</b> Size: _____ ft x _____ ft Year: _____ Model: _____ Pad Rent: \$ _____</p> <p><b><u>OCCUPANCY / FINANCIAL INFORMATION</u></b></p> <p><b>Occupancy Status:</b> <input type="checkbox"/> Own <input type="checkbox"/> Rent</p> <p>Condition of unit : <input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor</p> <p>Home business? _____ Description _____</p> <p>Do you rent out any rooms in the dwelling? <input type="checkbox"/> Yes <input type="checkbox"/> No If so, names: _____ If so, is person or persons considered part of household? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><b><u>Owners:</u></b> <input type="checkbox"/> Mortgage <input type="checkbox"/> Own Clear Monthly Payment: Principal \$ _____ Loan Balance(s) as of _____ : \$ _____ Loan Type: <input type="checkbox"/> Fixed <input type="checkbox"/> Variable Annual % Rate _____ Loan Type: <input type="checkbox"/> Fixed <input type="checkbox"/> Variable Annual % Rate _____ Original Date(s) of Current Loan(s) : _____ Rem. Loan Term _____ Months Rem. Loan Term _____ Months</p> <p><b><u>Renters:</u></b> <input type="checkbox"/> Total Monthly Rent: \$ _____ Landlord _____ <input type="checkbox"/> Written Agreement Date _____ <input type="checkbox"/> M/M <input type="checkbox"/> Lease <input type="checkbox"/> Vacant/No Contact <input type="checkbox"/> Unit Furnished <input type="checkbox"/> Unit Unfurnished <input type="checkbox"/> Security Deposit? \$ _____ If Sect.8, Total Tenant Rent. \$ _____ Caseworker: _____ Telephone #: _____</p>	<p><b><u>OTHER:</u></b></p> <p><b>ETHNICITY:</b> <input type="checkbox"/> White <input type="checkbox"/> Asian <input type="checkbox"/> Hispanic/Latino <input type="checkbox"/> African American <input type="checkbox"/> Other _____</p> <p><b>PRIMARY LANGUAGE:</b> <input type="checkbox"/> English <input type="checkbox"/> Spanish <input type="checkbox"/> Other: _____</p> <p><b>SPECIALIZED NEEDS:</b> <input type="checkbox"/> AFDC / TANF, Pension SS, SSI <input type="checkbox"/> Other Public Assistance (ask for Entitlement Letter) <input type="checkbox"/> Elderly Household <input type="checkbox"/> Handicapped Household: Describe: _____ _____</p> <p>Need Barrier-Free: Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Own Car? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p><input type="checkbox"/> Need access to public transportation? Describe mode: _____ _____</p> <p><input type="checkbox"/> Need to live near medical facilities? Describe location: _____ _____</p> <p><input type="checkbox"/> Other Special needs or services requested: Describe: _____ _____</p>	<p><b>Monthly Utilities: Which</b> _____</p> <p><b>Gas:</b> <input type="checkbox"/> Tenant <input type="checkbox"/> Owner <b>Electricity:</b> <input type="checkbox"/> Tenant <input type="checkbox"/> Owner <b>Water:</b> <input type="checkbox"/> Tenant <input type="checkbox"/> Owner <b>Other:</b> _____</p> <p><b>Appliances Owned by Tenant:</b> <input type="checkbox"/> Stove <input type="checkbox"/> Refrigerator <input type="checkbox"/> W/D <input type="checkbox"/> Other _____</p> <p>Are all occupants planning to move at the same time, and to the same replacement dwelling? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Area of preference: _____ _____ _____ _____ _____ _____ _____</p>
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**La Hacienda Mobile Home Estates, Fresno, CA**

<b>Household Members</b>	<b>Sex</b>	<b>Age</b>	<b>Move-in</b>	<b>Income</b>	<b>Relationship/ Employer/School</b>
1	M F				
2	M F				
3	M F				

**ATTACHMENT 3.**

**HUD ANNUAL INCOME LIMITS  
FRESNO COUNTY (2023)**

The following figures are approved by the U.S. Department of Housing and Urban Development (H.U.D.) for use in the **County of Fresno** to define and determine housing eligibility by income level.

<b>HUD Annual Income Limits – Fresno County</b>					
<b>Area Median: \$83,800</b>					
<b>Household Size</b>	<b>Extremely Low Income</b>	<b>Very Low Income</b>	<b>Lower Income</b>	<b>Median Income</b>	<b>Moderate Income</b>
<b>1 Person</b>	\$17,350	\$28,900	\$46,200	<b>\$58,650</b>	\$70,400
<b>2 Person</b>	\$19,800	\$33,000	\$52,800	<b>\$67,050</b>	\$80,450
<b>3 Person</b>	\$24,860	\$37,150	\$59,400	<b>\$75,400</b>	\$90,500
<b>4 Person</b>	\$30,000	\$41,250	\$65,950	<b>\$83,800</b>	\$100,550
<b>5 Person</b>	\$35,140	\$44,550	\$71,250	<b>\$90,500</b>	\$108,600
<b>6 Person</b>	\$40,280	\$47,850	\$76,550	<b>\$97,200</b>	\$116,650
<b>7 Person</b>	\$45,420	\$51,150	\$81,800	<b>\$103,900</b>	\$124,700
<b>8 Person</b>	\$50,560	\$54,450	\$87,100	<b>\$110,600</b>	\$132,750

Figures are per the Department of Housing and Community Development (California), Division of Housing Policy Development, **June 06, 2023**

## La Hacienda Mobile Home Estates, Fresno, CA

### ATTACHMENT 4 Housing Resource Study

#### Spaces/Mobile Homes for rent

Address	rent	rent	contact	comments
1719 West Olive Avenue, Fesno, CA 93728	\$ 500.00		559.237.0013	1 space 500 dollars 20 years or younger pop outs if they fit. 27-30ft 8wide
2740 W Olive Ave #126, Fresno, CA 93728	\$ 535.00		5592641116	san Joaquin Estates
105 W herndon	\$ 600.00		559-439-4635	villa senior park rv park
4549 E Jensen Ave Fresno, CA 93725	\$ 695.00		559-245-3877	Multiple spaces availble/ 30/50 AMP site
3513 W. Clinton Ave	\$ 550.00		209.568.3765	Westbrook Mobile Home Park-garbage 15.64, and sewer 18.21 flat fees. Electric and gas is metered direct. \$30 application fee per person. Must have
1941 N. Golden State Blvd.Fresno, CA 93705	\$ 625.00		559-500-4588	Three Palms
9360 N Blackstone Ave, Fresno, CA	\$ 550.00		559-431-4200	Available next month
1898 E Gettysburg Ave, Fresno, CA 93726	\$ 700.00		(916) 243-5501	Four locations with space
2706 W. Ashlan Ave.	\$ 605.00		(559) 224-5555	Eight pads available for new homes brought in
1898 E Gettysburg Ave #111 Fresno, CA 93726		\$ 895.00	(559) 785-3328	2 mobile homes 3 bds   2 ba   840 sqft
5541 E Tulare Ave, Fresno, CA 93727		\$ 1,550.00	559-478-4640	2brs 2 bath Manufactured homes all age park
5541 E Tulare Ave, Fresno, CA 93727		\$ 1,600.00	559-478-4640	2 br 2 ba Manufactured homes all age park
9360 N Blackstone Ave #167, Fresno, CA		\$ 950.00	559-431-4200	
336 E. Alluvial Avenue, Space 326, Fresno, CA 93720		\$ 1,800.00	(650) 303-3813	3br/2bath manufactured home for rent One-Year Lease Available at \$1,800.00 per month, plus
3138 West Dakota #235, Fresno, CA		\$ 1,340.00	1-800-274-7314	For sale or rent

potential vacancies in future				
3513 W Clinton Ave, Fresno, CA 93722			(559)-287-0427 or (559)-275-0872	
2581 E Central Ave, Fresno, CA 93725			(559) 264-8031	

#### Mobile Homes for Sale

Address	Space Re	Sale Price	BR/BA	Notes
2533 w Mckinley Ave #185 Fresno CA	\$ 450.00	\$ 8,000.00	2br 1 ba	mobile home built 1969 Movoto.com Real estate
3054 N Mosswood Drive Fresno, CA 93722	\$ 650.00	\$ 60,000.00	2br/1br	Courtesy Of Century 21 Adanalian & Vasquez 559-.244.6000
3138 W Dakota Ave SPACE 195, Fresno, CA 93722	\$ 650.00	\$ 62,000.00	2br/2ba	
1898 E Gettysburg #169, Fresno, CA	\$ 575.00	\$ 65,000.00	2br 1 ba	All age park and pet friendly 5593307191
3466 W Daisy Ave, Fresno, CA 93722	\$ 650.00	\$ 69,000.00	3br/ 1ba	Realtor.com
3554 N Duke Avenue Unit: 144 Fresno, CA 93727	\$ 605.00	\$ 70,000.00	2br/2ba	Courtesy Of Century 21 Adanalian & Vasquez 559-.244.6000
554 N Duke Ave Spc 144, Fresno, CA 93727	\$ 605.00	\$ 70,000.00	2br 1 ba	Realtor.com
3552 N Duke Ave SPACE 58, Fresno, CA 93727	\$ 550.00	\$ 73,000.00	2br/1br	
2706 W Ashlan Avenue Unit: 129 Fresno, CA 9370	\$ 650.00	\$ 75,000.00	3br/2ba	Courtesy Of Century 21 Adanalian & Vasquez 559-.244.6000
2706 W Ashlan Avenue Unit: 278 Fresno, CA 9370	\$ 650.00	\$ 80,000.00	2br/2ba	Courtesy Of Century 21 Adanalian & Vasquez 559-.244.6000
3138 W Dakota Ave Spc 58, Fresno, CA 93722	\$ 550.00	\$ 87,000.00	2br/2ba	Realtor.com
3138 West Dakota #235, Fresno, CA	\$ 550.00	\$ 91,900.00	3br/2ba	(855) 585-3267
105 W Herndon Ave Spc 2, Fresno, CA 93650	\$ 650.00	\$ 105,000.00	2br/2ba	Realtor.com
1898 E Gettysburg Ave #168, Fresno, CA 93726	\$ 575.00	\$ 108,990.00	2br/2ba	
3138 W Dakota Ave Spc 180, Fresno, CA 93722	\$ 650.00	\$ 110,000.00	3br/2ba	Zillow
9360 N Blackstone Ave #109, Fresno, CA 93720	\$ 600.00	\$ 115,000.00	3br/2ba	Redfin
221 W Herndon Ave SPACE 121, Pinedale, CA 936	\$ 650.00	\$ 115,950.00	2br/2ba	
1719 W Olive UNIT 41, Fresno, CA 93728	\$ 500.00	\$ 119,000.00	3br/2ba	
2575 S Willow Ave Spc 160, Fresno, CA 93725	\$ 650.00	\$ 119,000.00	3br/1ba	Redfin
2706 W Ashlan Avenue Unit: 270 Fresno, CA 9370	\$ 600.00	\$ 125,000.00	2br/2ba	Courtesy Of Century 21 Adanalian & Vasquez 559-.244.6000
2575 S Willow Ave Spc 96, Fresno, CA 93725	Not Availa	\$ 130,000.00	3br/2ba	Zillow
221 W Herndon Ave #158, Fresno, CA 93650	\$ 743.00	\$ 139,000.00	2br/2ba	Redfin
2706 W Ashlan Ave #82, Fresno, CA 93705	\$ 650.00	\$ 139,000.00	2br/2ba	Redfin
221 W Herndon Ave SPACE 197, Pinedale, CA 936	\$ 750.00	\$ 149,000.00	2br/2ba	
336 E Alluvial Ave #67, Fresno, CA 93720	\$ 360.00	\$ 155,000.00	3br/2ba	Redfin
2575 S Willow Ave Spc 141, Fresno, CA 93725	\$ 650.00	\$ 160,000.00	4br/3ba	Zillow
221 W Herndon Ave #167, Fresno, CA 93650	\$ 750.00	\$ 164,000.00	2br/2ba	
336 E Alluvial Ave SPACE 300, Fresno, CA 93720	\$ 635.00	\$ 170,000.00	3br/2ba	
9360 N Blackstone Ave #253, Fresno, CA 93720	\$ 625.00	\$ 179,900.00	2br/2ba	Zillow

## La Hacienda Mobile Home Estates, Fresno, CA

### Apartments for Rent

Address	Bedroom/ Bathroom	Rent	Dwelling Type	Notes
619 N Van Ness Ave #2A	Studio	\$ 850.00	Apartment	Regency Property Management
3034 E Olive # 103	Studio	\$ 995.00	Apartment	Regency Property Management
611 N Van Ness Ave #2E	Studio	\$ 795.00	Apartment	Regency Property Management
542 N. Fulton St. Apt. 207	Studio	\$ 850.00	Apartment	Regency Property Management
2526 E Grant Ave, Fresno, CA 93701	1 br/ 1 ba	\$ 1,100.00	Apartment	Smoking allowed
2626 N. Maroa Apt. 204	1 br/ 1 ba	\$ 1,225.00	Apartment	Regency Property Management
1570 N. Brooks Ave #1	1 br/ 1 ba	\$ 950.00	Apartment	Regency Property Management
1570 N. Brooks Ave #2	1 br/ 1 ba	\$ 950.00	Apartment	Regency Property Management
525 W University AVE	1 br/ 1 ba	\$ 900.00	Apartment	Regency Property Management
2822 Thompson Ave., 105	1 br/ 1 ba	\$ 900.00	Apartment	Regency Property Management
3357 E Terrace Ave, Fresno, CA 93703	1br/1 ba	\$ 1,350.00	SFR	12 Month Lease, \$1,450 deposit, Available Aug. 15
5200 North Valentine, Fresno, CA	1br/1ba	\$ 1,500.00	Apartment	
5155 N. Fresno Street, Fresno, CA, 93710	1br/1ba	\$ 1,395.00	Apartment	
3143 Matoian Way   Fresno, CA, 93710	1br/1ba	\$ 1,500.00		55 older property
4264 N. Bengston Ave	1br/1ba	\$ 1,195.00	Apartment	
5350 N Brawley Ave, G222 Fresno, CA 93722	1br/1ba	\$ 1,525.00	Apartment	Apartments.com
5350 N Brawley Ave, H222 Fresno, CA 93722	1br/1ba	\$ 1,525.00	Apartment	Apartments.com
5350 N Brawley Ave, E227 Fresno, CA 93722	1br/1ba	\$ 1,550.00	Apartment	Apartments.com
9375 N Saybrook Dr, 01-36231, Fresno, CA 93720	1br/1ba	\$ 1,720.00	Apartment	Apartments.com
9375 N Saybrook Dr, 01-39261, Fresno, CA 93720	1br/1ba	\$ 1,720.00	Apartment	Apartments.com
9375 N Saybrook Dr, 01-39219, Fresno, CA 93720	1br/1ba	\$ 1,720.00	Apartment	Apartments.com
9375 N Saybrook Dr, 01-23221, Fresno, CA 93720	1br/1ba	\$ 1,939.00	Apartment	Apartments.com
9375 N Saybrook Dr, 01-99103, Fresno, CA 93720	1br/1ba	\$ 1,859.00	Apartment	Apartments.com
9375 N Saybrook Dr, 01-63258, Fresno, CA 93720	1br/1ba	\$ 1,884.00	Apartment	Apartments.com
7511 N 1st St, AUCQMJ, Fresno, CA 93720	1br/1ba	\$ 1,650.00	Apartment	Apartments.com
7511 N 1st St, AUCMZL, Fresno, CA 93720	1br/1ba	\$ 1,650.00	Apartment	Apartments.com
7511 N 1st St, AUCMWD, Fresno, CA 93720	1br/1ba	\$ 1,650.00	Apartment	Apartments.com
222 S Clovis Ave, 233, Fresno, CA 93727	1br/1ba	\$ 1,357.00	Apartment	Apartments.com
222 S Clovis Ave, 242, Fresno, CA 93727	1br/1ba	\$ 1,367.00	Apartment	Apartments.com
222 S Clovis Ave, 206, Fresno, CA 93727	1br/1ba	\$ 1,377.00	Apartment	Apartments.com



## La Hacienda Mobile Home Estates, Fresno, CA

2350 E Alluvial Ave, Fresno, CA 93720	1br/1ba	\$ 1,946.00	Apartment	Apartments.com
8072 N Millbrook Ave, 3-213, Fresno, CA 93720	1br/1ba	\$ 1,850.00	Apartment	Apartments.com
8072 N Millbrook Ave, 26-229, Fresno, CA 93720	1br/1ba	\$ 1,850.00	Apartment	Apartments.com
373 W Nees Ave, Fresno, CA 93711	1br/1ba	\$ 1,495.00	Apartment	Apartments.com
5739 N Cedar Ave, Fresno, CA 93710	1br/1ba	\$ 1,295.00	Apartment	Apartments.com
455 E Nees Ave, Fresno, CA 93720	1br/1ba	\$ 1,250.00	Apartment	Apartments.com
1050-1150 E Herndon Ave, Fresno, CA 93720	1br/1ba	\$ 1,475.00	Apartment	Apartments.com
7150 N Maple Ave, Fresno, CA 93720	1br/1ba	\$ 1,375.00	Apartment	Apartments.com
481 W Audubon Ct, Fresno, CA 93711	1br/1ba	\$ 1,435.00	Apartment	Apartments.com
1577 E Bulldog Ln, Fresno, CA 93710	1br/1ba	\$ 1,150.00	Apartment	Apartments.com
5200 North Valentine, Fresno, CA	2br/ 1ba	\$ 1,900.00	Townhouse	
222 S Clovis Ave, Fresno, CA	2br/ 1ba	\$ 900.00	Apartment	Craigslist
1151 S Chestnut Ave Fresno, CA	2br/ 1ba	\$ 1,150.00	SFR	Craigslist
4498 North Cornelia, Fresno, CA	2br/ 1ba	\$ 1,522.00	Apartment	<a href="https://wasatchapartments.com/wgw5oabb/courtyard-at-central-park">https://wasatchapartments.com/wgw5oabb/courtyard-at-central-park</a>
205 N Mariposa St, Fresno, CA	2br/ 1ba	\$ 1,000.00	SFR	Craigslist
656 Sunnyside Ave	2br/ 1ba	\$ 1,450.00	Apartment	Minimum monthly income of \$3,700 NET INCOME, 1 YEAR current verifiable good rental history, 1 YEAR of current verifiable employment, Deposit is \$1,000 Renters insurance before moving in
2542 n wishon fresno ca	2br/ 1ba	\$ 1,500.00	SFR	Craigslist
51 E. Dakota Ave #113	2br/ 1ba	\$ 1,450.00	Apartment	Regency Property Management
2338 N. Second Street	2br/ 1ba	\$ 1,325.00	Apartment	Regency Property Management
51 E. Dakota Ave #102	2br/ 1ba	\$ 1,195.00	Apartment	Regency Property Management
1414 W. Swift Ave #204	2br/ 2ba	\$ 1,350.00	Apartment	Regency Property Management
1414 W. Swift Ave #108	2br/ 2ba	\$ 1,450.00	Apartment	Regency Property Management
5221 E Lyell # 101	2br/ 2ba	\$ 1,450.00	Apartment	Regency Property Management
5350 N Brawley Ave, G117 Fresno, CA 93722	2br/1ba	\$ 1,615.00	Apartment	Apartments.com
5350 N Brawley Ave, I210 Fresno, CA 93722	2br/1ba	\$ 1,620.00	Apartment	Apartments.com
5350 N Brawley Ave, B226 Fresno, CA 93722	2br/1ba	\$ 1,620.00	Apartment	Apartments.com
7511 N 1st St, AUCPLY, Fresno, CA 93720	2br/1ba	\$ 1,999.00	Apartment	Apartments.com
7511 N 1st St, AUCMYZ, Fresno, CA 93720	2br/1ba	\$ 2,000.00	Apartment	Apartments.com
222 S Clovis Ave, 206, Fresno, CA 93727	2br/1ba	\$ 1,541.00	Apartment	Apartments.com
222 S Clovis Ave, 206, Fresno, CA 93727	2br/1ba	\$ 1,541.00	Apartment	Apartments.com
373 W Nees Ave, Fresno, CA 93711	2br/1ba	\$ 1,695.00	Apartment	Apartments.com

## La Hacienda Mobile Home Estates, Fresno, CA

5739 N Cedar Ave, Fresno, CA 93710	2br/1ba	\$ 1,595.00	Apartment	Apartments.com
5175 N Fresno St, 192, Fresno, CA 93710	2br/1ba	\$ 1,695.00	Apartment	Apartments.com
5175 N Fresno St, 156, Fresno, CA 93710	2br/1ba	\$ 1,695.00	Apartment	Apartments.com
2061 E Spruce Ave, Fresno, CA 93720	2br/1ba	\$ 1,700.00	Apartment	Apartments.com
1050-1150 E Herndon Ave, Fresno, CA 93720	2br/1ba	\$ 1,595.00	Apartment	Apartments.com
7150 N Maple Ave, Fresno, CA 93720	2br/1ba	\$ 1,425.00	Apartment	Apartments.com
7150 N Maple Ave, Fresno, CA 93720	2br/1ba	\$ 1,475.00	Apartment	Apartments.com
2326 E. Thomas Ave #E	2br/1ba	\$ 1,250.00	Apartment	Regency Property Management
2622 E Andrews Ave., 202	2br/1ba	\$ 1,350.00	Apartment	Regency Property Management
1779 N. Fruit Ave	2br/1ba	\$ 1,475.00	Apartment	Regency Property Management
305 S G St # 201	2br/1ba	\$ 1,250.00	Apartment	Regency Property Management
637 W. Cambridge #F	2br/1ba	\$ 1,250.00	Apartment	Regency Property Management
4419 N Clark # C	2br/1ba	\$ 1,395.00	Apartment	Regency Property Management
2024 E. Ashcroft Ave #B	2br/1ba	\$ 1,395.00	Apartment	Regency Property Management
2330 E. Ashlan Ave#105	2br/1ba	\$ 1,275.00	Apartment	Regency Property Management
1159 W. Mckinely Ave#2	2br/1ba	\$ 1,075.00	Apartment	Regency Property Management
249 N. Glenn Apt. K	2br/1ba	\$ 1,250.00	Apartment	Regency Property Management
1379 E. San Bruno Ave #B	2br/1ba	\$ 1,250.00	Apartment	Regency Property Management
3138 E Normal	2br/1ba	\$ 1,095.00	Apartment	Regency Property Management
637 W. Cambridge #B	2br/1ba	\$ 1,250.00	Apartment	Regency Property Management
2010 E. Ashcroft Ave #C	2br/1ba	\$ 1,395.00	Apartment	Regency Property Management
1369 E. San Bruno Ave #D	2br/1ba	\$ 1,250.00	Apartment	Regency Property Management
3343 E Clinton	2br/1ba	\$ 1,350.00	Apartment	Regency Property Management
2043 E. Ashcroft	2br/1ba	\$ 1,200.00	Apartment	Regency Property Management
4781 N. Polk Ave #141	2br/1ba	\$ 1,495.00	Apartment	Regency Property Management
1221 N. Peach #131	2br/1ba	\$ 1,350.00	Apartment	Regency Property Management
2323 E Clinton	2br/1ba	\$ 1,600.00	Apartment	Regency Property Management
2350 E Alluvial Ave, Fresno, CA 93720	2br/2ba	\$ 2,285.00	Apartment	Apartments.com
2350 E Alluvial Ave, Fresno, CA 93720	2br/2ba	\$ 2,500.00	Apartment	Apartments.com
8072 N Millbrook Ave, 2-210, Fresno, CA 93720	2br/2ba	\$ 1,950.00	Apartment	Apartments.com
8072 N Millbrook Ave, Fresno, CA 93720	2br/2ba	\$ 1,985.00	Apartment	Apartments.com
373 W Nees Ave, Fresno, CA 93711	2br/2ba	\$ 1,895.00	Apartment	Apartments.com
2061 E Spruce Ave, Fresno, CA 93720	2br/2ba	\$ 1,800.00	Apartment	Apartments.com
7047 N West Ave, 450-340, Fresno, CA 93711	2br/2ba	\$ 1,800.00	Apartment	Apartments.com. 55+
7047 N West Ave, 450-245, Fresno, CA 93711	2br/2ba	\$ 1,800.00	Apartment	Apartments.com. 55+
7150 N Maple Ave, Fresno, CA 93720	2br/2ba	\$ 1,525.00	Apartment	Apartments.com
481 W Audubon Ct, Fresno, CA 93711	2br/2ba	\$ 1,805.00	Apartment	Apartments.com
475-585 W Sierra Ave, Fresno, CA 93704	2br/2ba	\$ 1,400.00	Apartment	Apartments.com
2687 3rd Street	3br/1.5ba	\$ 2,000.00	Apartment	Regency Property Management
1745 N. Winery #130	3br/1.5ba	\$ 1,795.00	Apartment	Regency Property Management
930 Sunnyside Ave	3br/1ba	\$ 2,150.00	Apartment	Regency Property Management
725 Vineyard Ave #1	3br/1ba	\$ 1,750.00	Apartment	Regency Property Management
534 W. Hammond St	3br/1ba	\$ 1,250.00	Apartment	Regency Property Management



**La Hacienda Mobile Home Estates, Fresno, CA**

7511 N 1st St, AUCPUL, Fresno, CA 93720	3br/2.5ba	\$ 2,300.00	Apartment	Apartments.com
7511 N 1st St, AUCMQW, Fresno, CA 93720	3br/2.5ba	\$ 2,163.00	Apartment	Apartments.com
4498 North Cornelia, Fresno, CA	3br/2ba	\$ 1,900.00	Apartment	
5360 North 1st St	3br/2ba	\$ 1,855.00	Townhouse	<a href="https://GraceadaPartners.aprentnow.com/616246">https://GraceadaPartners.aprentnow.com/616246</a>
2350 E Alluvial Ave, Fresno, CA 93720	3br/2ba	\$ 2,475.00	Apartment	Apartments.com
2350 E Alluvial Ave, Fresno, CA 93720	3br/2ba	\$ 2,750.00	Apartment	Apartments.com
4141 Kenmore Drive South	3br/2ba	\$ 1,950.00	Apartment	Regency Property Management
449 W. Fremont Ave	3br/2ba	\$ 2,375.00	Apartment	Regency Property Management
6076 N. Carica	3br/2ba	\$ 2,100.00	Apartment	Regency Property Management
5259 N. Lead Ave	3br/2ba	\$ 2,295.00	Apartment	Regency Property Management
2725 Northhill St	3br/2ba	\$ 2,095.00	Apartment	Regency Property Management
3845 Primrose St	4br/2ba	\$ 2,300.00	Apartment	Regency Property Management
4471 E. Gettysburg Ave	4br/2ba	\$ 2,225.00	Apartment	Regency Property Management
9498 N Senator Dr	4br/2ba	\$ 2,800.00	Apartment	Regency Property Management
1017 N Wilson	4br/2ba	\$ 1,950.00	Apartment	Regency Property Management
5432 E. Indianapolis Ave	4br/3ba	\$ 2,495.00	Apartment	Regency Property Management
12589 Rd. 37 1/2	5br/3ba	\$ 3,500.00	Apartment	Regency Property Management

**ATTACHMENT 5**

<b>FIXED MOVING SCHEDULE - CALIFORNIA (effective 8/2021)</b>	
<b>Occupant owns furniture</b> Excludes bathrooms, Closets and Hallways	
1 room	\$780.00
2 rooms	\$1,000.00
3 rooms	\$1,250.00
4 rooms	\$1,475.00
5 rooms	\$1,790.00
6 rooms	\$2,065.00
7 rooms	\$2,380.00
8 rooms	\$2,690.00
each additional room	\$285.00
<b>Occupant does NOT own furniture</b>	
1 room	\$510.00
each additional room	\$100.00

**(Remainder of this page intentionally left blank)**