



While State relocation laws and regulations are applicable to this project, the occupancy standard adopted for this Project is also consistent with federal laws, which establish an occupancy standard of two persons per living and two persons per sleeping area of habitable space, (i.e. a 2+2 occupancy standard). While the Agency initially approved the Relocation Plan with a 2+2 occupancy standard, subsequently, the Agency increased the occupancy standard for eligible occupant households at the TCRV Park to the more beneficial standard being applied to all occupant households at the TCRV Park of 2+1, i.e., two persons per bedroom plus one person per common room.

Based on both federal and state occupancy standards, Mr. Rocha, his wife and son qualify for benefits based on a one-bedroom apartment (with a bathroom) of at least 350 square feet in size (excluding the floor area of the bathroom). Each of the referrals provided to Mr. Rocha by OPC meet this standard.

**Monetary Benefit.** The Appeal asserts that the Agency has improperly calculated the base rent used to calculate Mr. Rocha's rental assistance payments, asserting that the benefits should be based on the rent paid by Mr. Rocha in 2003. However, this assertion is inconsistent with California relocation law, which states that the "base monthly rental shall be the lesser of the average monthly rental paid by the displaced person for the 3-month period prior to initiation negotiations or 30 percent of the displaced person's average monthly income." The interpretation of this language advocated in the Appeal ignores the fact that the relocation law specifically acknowledges and contemplates that public entities may acquire private property without displacing the persons and families residing thereon. Accordingly, for purposes of relocation, the base rent must be determined at the time of the initiation of the negotiations which lead to displacement, not some other initiation of negotiations. Here, the DDA will lead to the displacement of the Park's occupants; accordingly, it is the initiation of the negotiations to enter into the DDA on May 12, 2009 which triggered the displacement. It is thus the rent at that time which is properly used to calculate relocation assistance. Any other interpretation would contravene the existing statutory scheme.

#### FINANCIAL IMPACT

- Any potential financial impact of City Council action in this matter is dependent on the ruling by the City Council. Upholding the recommended action results in no financial impact. A ruling in favor of the occupant would result in an increase to the relocation budget for the Park.

RECOMMENDATION

It is recommended that the City Council:

- Approve the attached resolution denying the appeal by Mr. Martin Rocha and making certain other findings.



GREG BROWN  
Senior Project Manager

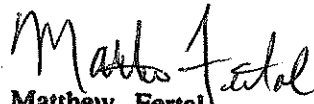
Attachment 1: First Level Relocation Response

Attachment 2: Letter from Occupant

Attachment 3: Response from Overland Pacific & Cutler

Attachment 4: Draft City Council Resolution

**Recommended for Approval**



**Matthew Fertal**  
City Manager



# CITY OF GARDEN GROVE

## GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT

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November 7, 2011

Ms. Lorena Rivera  
 Mr. Martin Rocha  
 12721 Harbor Blvd Sp. #98  
 Travel Country RV Park  
 Garden Grove, CA 92840

Bruce A. Broadwater  
 Chair

Dina Nguyen  
 Vice Chair

William J. Dalton  
 Member

Steven R. Jones  
 Member

Kris Beard  
 Member

RE: Reocation Benefits Appeal

Dear Ms. Rivera and Mr. Rocha:

This letter addresses your appeal of your relocation entitlement, as determined by Overland Pacific & Cutler (OPC). Specifically, you have requested a larger bedroom comparable than you are qualified for under state law.

Title 25 Chapter Six of State of California Regulations Section 6008 states, in part, that

Comparable Replacement Dwelling. A dwelling, which satisfies each of the following standards:

- (1) Decent, safe and sanitary (as defined in subsection 6008(d)), and comparable to the acquired dwelling with respect to number of rooms, habitable living space and type and quality of construction, but not lesser in rooms or living space that is necessary to accommodate the displaced person.
- (2) In an area not subjected to unreasonable adverse environmental conditions from either natural or manmade sources, and not generally less desirable than the acquired dwelling with respect to public utilities, public and commercial facilities and neighborhood conditions, including schools and municipal services, and reasonable accessible to the displaced person's present or potential place of employment; provided that a potential place of employment may not be used to satisfy the accessibility requirement if the displaced person objects. The Act and Guidelines do not require that the replacement dwelling be generally as desirable as the acquired dwelling with respect to environmental characteristics. Though a displaced person does not have to accept a dwelling subject to unreasonable adverse environmental conditions, neither is a public entity required to duplicate environmental characteristics, such as scenic vistas or proximity to the ocean, lakes, rivers, forests or other natural phenomena. If the displaced

Ms. Lorena Rivera  
Mr. Martin Rocha  
12721 Harbor Blvd Sp. #98  
November 7, 2011  
Page Two

person so wishes, every reasonable effort shall be made to relocate such person within or near to his existing neighborhood. Whenever practicable the replacement dwelling shall be reasonably close to relatives, friends, services or organizations with whom there is an existing dependency relationship.

- (3) Available on the private market to the displaced person and available to all persons regardless of race, color, sex, marital status, religion, or national origin in a manner consistent with Title VIII of the Civil Rights Act of 1968 or any other applicable state or federal anti-discrimination law.
- (4) To the extent practicable and where consistent with paragraph (c)(1) of this section, functionally equivalent and substantially the same as the acquired dwelling, but not excluding newly constructed housing.
- (5)(A) Within the Financial Means of the Displaced Person. A replacement dwelling is within the financial means of a displaced person if the monthly rental cost (including utilities and other reasonable recurring expenses) minus any replacement housing payment available to the person (as provided in sections 6104) does not exceed thirty percent (30%) of the person's average monthly income (as defined in subsection 6008(1)).

Further, as you were informed by OPC, the occupancy standard was revised from 2+2 to 2+1, meaning, FROM two people per bedroom and 2 people per common living area, To 2 people per bedroom and 1 person per common living area. The most recently revised Relocation Plan dated May 12, 2011 states:

The projected number of required units by bedroom size is determined by comparing survey data for household size with comparable replacement housing using the housing quality standard for occupancy...i.e., two persons per living and sleeping area that allow for up to two persons in a studio, four persons in a one-bedroom unit, six persons in a two-bedroom unit, eight persons in a three-bedroom unit and ten persons in a four-bedroom unit.

However, due to tenant complaints about not being able to secure a replacement that would accept their families, i.e., a 1-bedroom comparable for 4 people, the Agency has already revised the occupancy standard, i.e., a 2-bedroom comparable for 4 people.

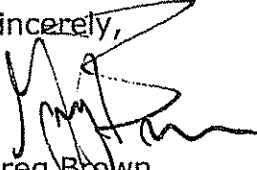
Based on the above information, your appeal is denied.

You have the ability to appeal this determination, if you so choose. Please submit any appeal in writing to Laura Kane, of OPC, as soon as possible.

Ms. Lorena Rivera  
Mr. Martin Rocha  
12721 Harbor Blvd Sp. #98  
November 7, 2011  
Page Three

I appreciate your patience on this matter and best wishes with your move. If you have any questions, please call me at (714) 741-5147.

Sincerely,

A handwritten signature in black ink, appearing to read 'Greg Brown', with a large, stylized flourish above the name.

Greg Brown  
Senior Project Manager

c: Laura Kane & Michele Folk, OPC  
Carlos Marquez, Sr. Real Property Agent



Garden Grove, CA

December 15, 2011

Attn: Greg Brown

My name is Lorena Rivera and I have lived for 16 years with my husband, Martin Rocha, and daughter, Guadalupe Rocha in the RV park located at 12721 Harbor Blvd, Garden Grove, CA.

We do not agree with the plan for relocation that you have offered, for the following reasons:

The process of implementing the plan of relocation is not taking into consideration our family's needs. Laura says that we don't qualify for a two-bedroom unit because we are low-income, but we are three people. My daughter, Guadalupe, is a full time student and she needs her own space keep up with her college work and studies.

In the interviews with Laura, I have told her many times that I do not agree with the amount of money that is being offered to relocate. We need an apartment with two bedrooms and Laura says she will not help in looking for a place with two bedrooms because we only qualify for an apartment with one bedroom. The lists provided are not updated with the actual rent rates of the Mercado and the administrators that I have spoke with have told me the lists of apartments that Laura has given me are for low-income households. They said I need to wait at least three months to see if they accept me and verify that my income is considered low-income. The apartments from the one-bedroom apartment list that Laura provided are much too simple and are not able to provide our needs and have asked Laura for more lists, but she keeps giving us the exact same ones.

We have previously, and on many occasions, communicated our strong disagreement in the way this relocation process is taking place, which makes it much more difficult to find a new living space.

Another thing we disagree on is the monetary amount being offered for relocation. It is supposed to be the difference between the amount of rent we paid when the city bought this property in 2003 and what we will pay for rent at the actual Mercado. Laura says that because of my husband's "high" income, we don't qualify for much help. I'm not applying for subsidized housing in the city of Garden Grove, neither for help in paying rent. From what I understand, for them to verify whether I qualify for low-income I need to provide an income declaration and at least 3 months of pay stubs and the only thing Laura asked for was one pay stub from my husband and my husband's work hours vary widely on when he works overtime and when he does not. How is it possible that Laura can calculate and verify that we are not low-income from one pay stub? I only want to make sure that all the rules and laws in this matter are being taken appropriately in this relocation process, since, after all, the city of Garden Grove is taking away the place my family and I have lived in for 16 years.



We need to pay fees for each application and we have to pay a fee per adult for our credit scores. All these fees just for applications and credit scores really affect our budget. Also, many of the units are not available because they are being rented already. The time, effort, and money spent on looking for a new place is very difficult for our family. As we are victims of this relocation process, the city of Garden Grove has contracted a company, Overland Pacific, to assist and help in this relocation and search of new places, but instead of help, we are receiving incorrect information and are intimidated with this whole process. Laura always comes by in such a hurry, and with such little time for us, pressuring us to sign. This is not helpful at all, and it just very confusing.

I firmly believe we are a family that deserves respect, a just agreement, and a worthy place to live.

Yesterday, December 15, 2011, my husband and I went to several places looking for apartments. There aren't very many available places, and those that are, do not accept three adults living in a one-room apartment. Here I also send a copy of the places which we went, and the price of rent. There are not apartments with the price Laura stated. I ask you, Mr. Brown, to revise this situation and resolve it justly so that we may find a place to live.

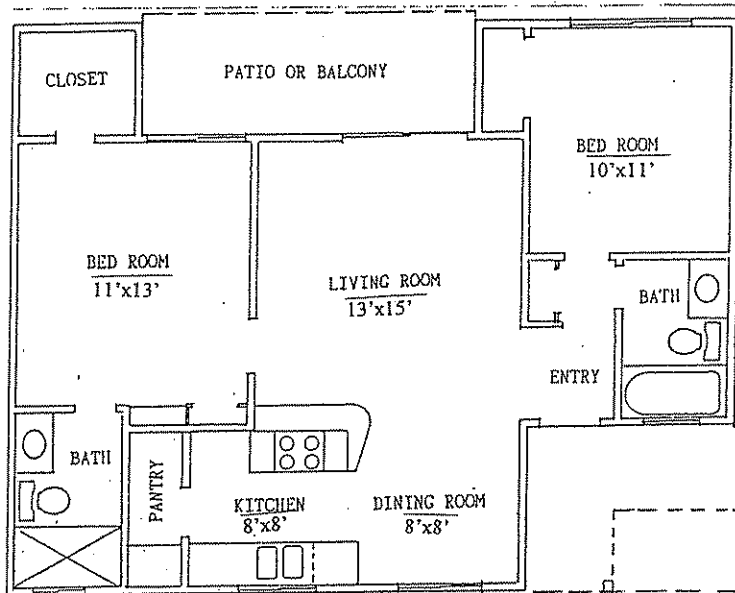
Marta Zochradt

David Rocio Zochradt

## WELCOME TO THE VILLA CHAPMAN APARTMENTS

8602 Chapman Ave. Garden Grove  
Resident Managers: Roger and Linda Arnold  
(714) 539-1546

We know you will enjoy living in this deluxe 2 Bedroom 2 Bath apartment.



Plan C: 820 square feet plus 100 square feet in a covered balcony or patio

### FEATURES:

1. Two separate bedroom suites, one on each side of the living room which can be used as 2 master bedrooms.
2. Enclosed garage with electric door opener and one outside parking space.
3. Large patio or balcony.
4. Walk-in pantry in kitchen and walk-in closet in master bedroom.
5. Air conditioning and gas heating and cooking.
6. Dressing table and mirror in master bedroom.
7. Breakfast bar.
8. Convenient location in a quiet neighborhood with good access to the Garden Grove Freeway and Beach Blvd. which provide fast transportation to most of Orange County and the Long Beach area.
9. Good insulation for sound and heat: Double walls between units and lightweight concrete between floors.

APARTMENT NO. 10 DATE AVAILABLE Now RENT 1225.00

SECURITY DEPOSIT 700.00 CREDIT CHECK FEE Bring your own Credit Report

Deluxe Studio, 1 & 2 Bedroom Apts.

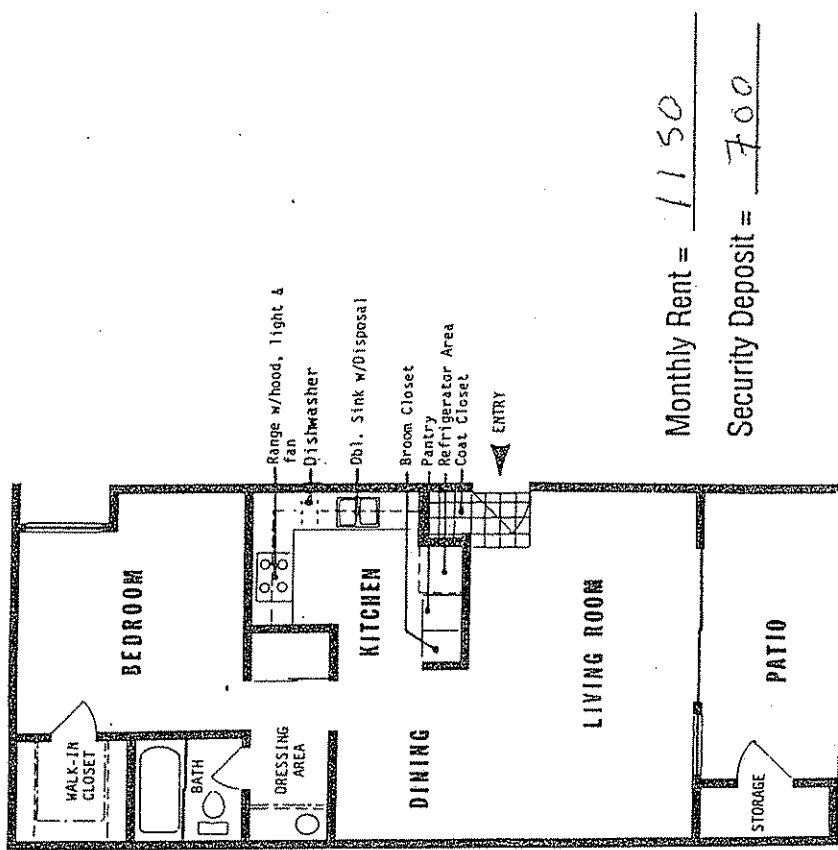
**VILLA CHAPMAN APARTMENTS**

8602 Chapman Ave., Garden Grove, CA 92841

Rental Agent - DROUIN REALTY  
(714) 731-9200 FAX (714) 731-0519

Resident Managers - LINDA ARNOLD  
(714) 539-1546 CELL (714) 504-4871

*esta disponible  
no aceptan 3 adultos en apt. de  
una Recamara.*



Monthly Rent = 1150

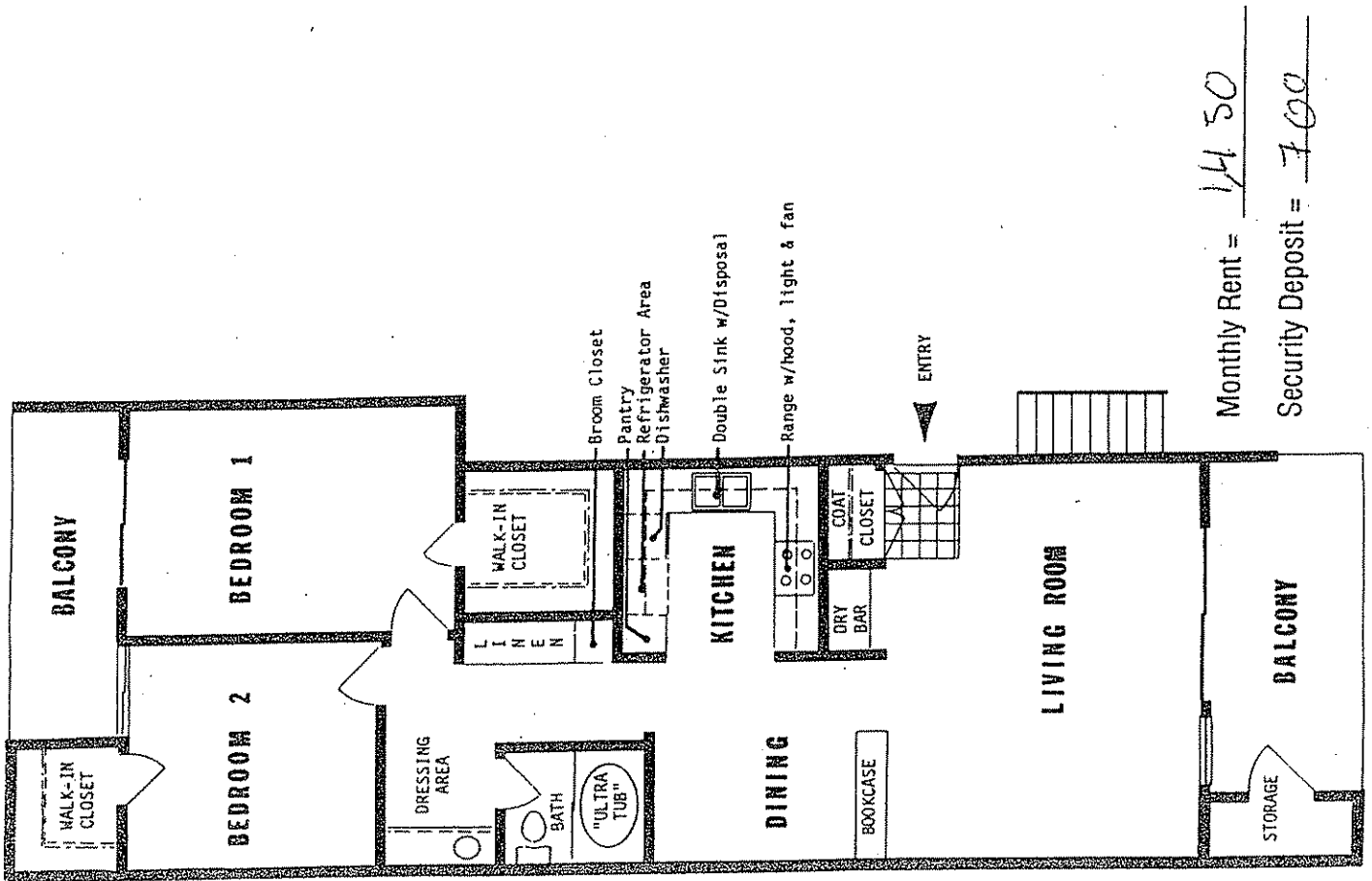
Security Deposit = 700

A fresh new idea in apartment living . . . featuring apartments designed for families with children within an intimate setting where individual privacy can be respected.

The Daisy is enhanced with handsome natural wood siding, swimming pool, spa, tot lot and lush landscaping. Each apartment is individually air-conditioned and features wall-to-wall nylon carpeting, tailored draperies, a walk-in closet in each bedroom and complementary floor covering in the kitchen and bath. There is a storage closet for toys and games located off your private patio or balcony.

Appliances include whisper-quiet disposals, built-in ovens and ranges and jet-spray dishwashers. Your apartment is connected to a master TV antenna system and is cable ready!

The Daisy is fashionably situated on Main Street in the prestigious and all new Garden Grove Civic Center and Business District. Great shopping, employment and recreational facilities are minutes away. The Garden Grove Freeway will quickly connect you to all of Orange and Los Angeles Counties. It's a great place to live!



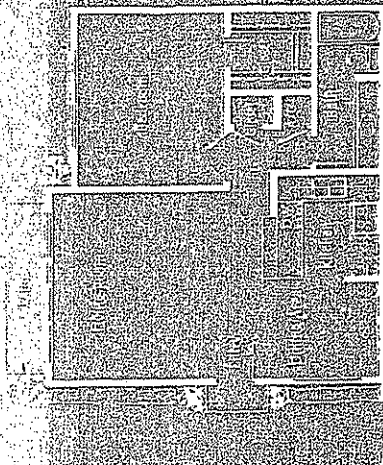
Monthly Rent = 1450

Security Deposit = 700

\$ \_\_\_\_\_ Deposit

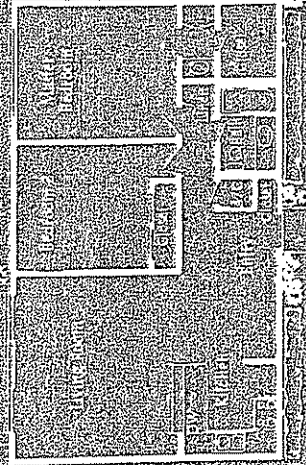
\$ \_\_\_\_\_ Application Fee

\$ \_\_\_\_\_ Pet Fee



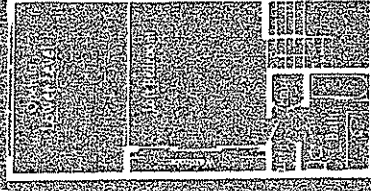
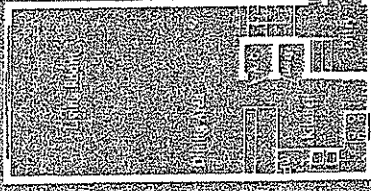
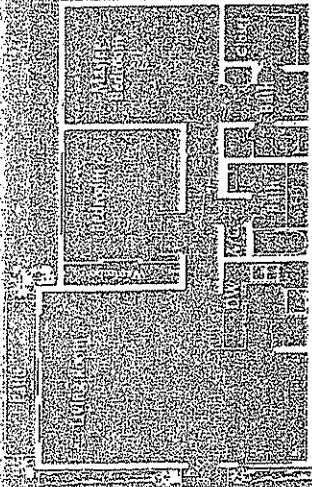
1 Bedroom (1 Bed)  
 712 sq. ft.

2 Bedroom (2 Bed)  
 865 sq. ft.



2 Bedroom (2 Bed)  
 720 sq. ft.

1 Bedroom (1 Bed)  
 505 sq. ft.



Notes:

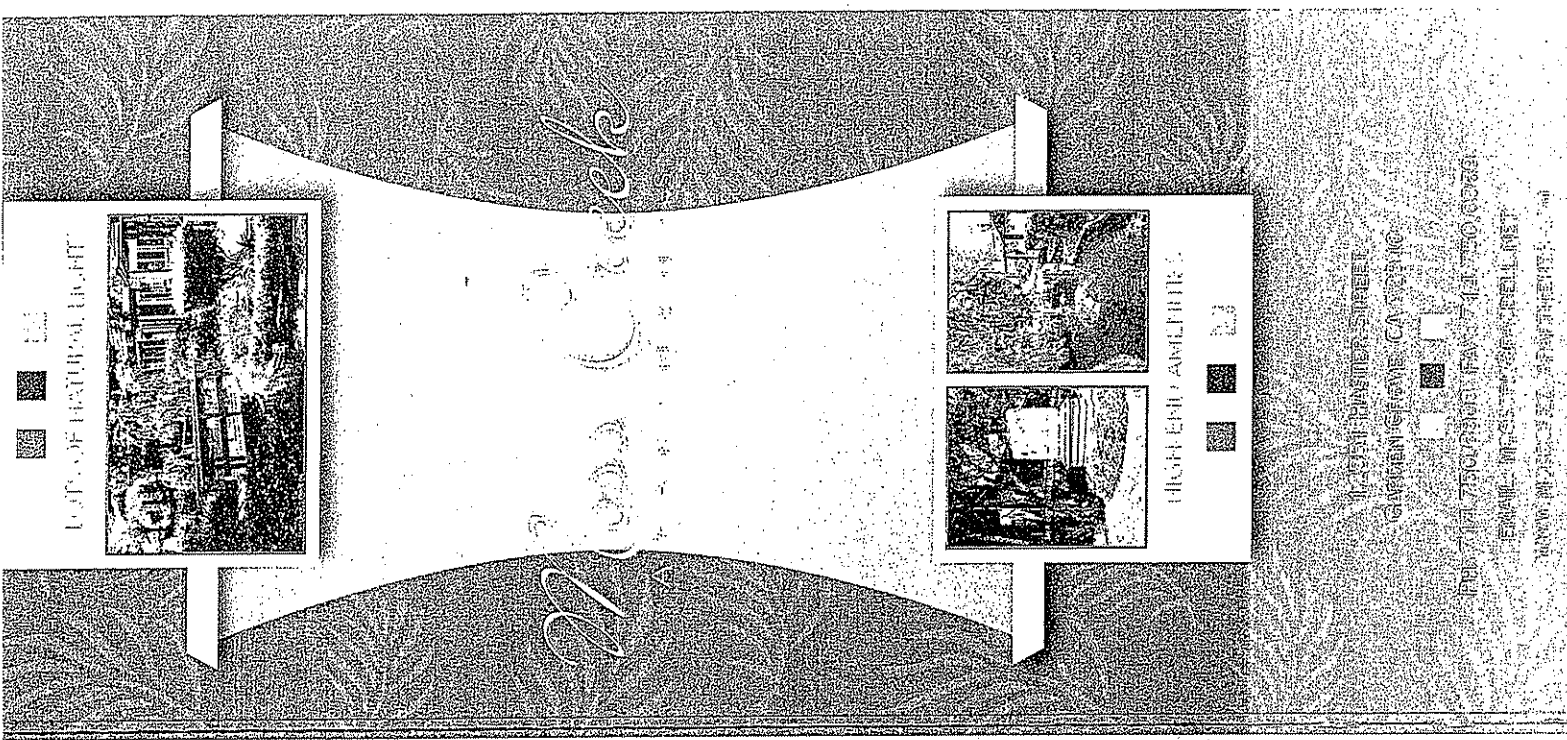
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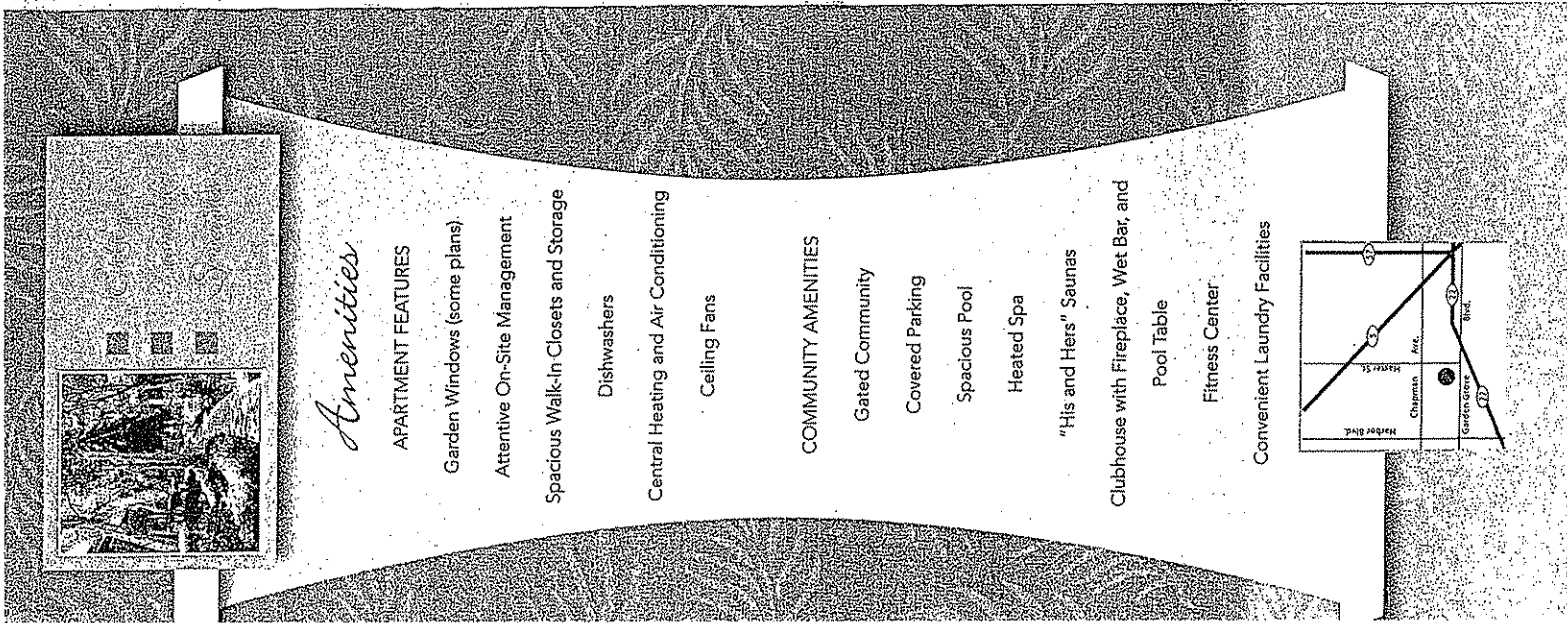


# Moss Creek

APARTMENTS

12851 Haster Street  
Garden Grove, CA 92840

P: 714.750.6808  
F: 714.750.0369  
E: mosscrk@pacbell.net  
E: mariannestone@pacbell.net  
www.moss creekapartments.com



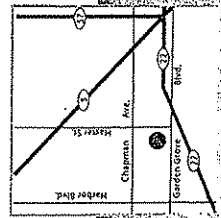
## Amenities

### APARTMENT FEATURES

- Garden Windows (some plans)
- Attentive On-Site Management
- Spacious Walk-In Closets and Storage
- Dishwashers
- Central Heating and Air Conditioning
- Ceiling Fans

### COMMUNITY AMENITIES

- Gated Community
- Covered Parking
- Spacious Pool
- Heated Spa
- "His and Hers" Saunas
- Clubhouse with Fireplace, Wet Bar, and Pool Table
- Fitness Center
- Convenient Laundry Facilities



## *Application & MOVE-IN Information*

*Re: Apartment #                      Target Date:    /    /11    Leasing Agent:*

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- ± \$ 0 Application fee per Person or per Couple.*
- ± Current Rental Rates: 1 Bedroom \$ 1,200 - \$ 1,230*
  - 1 Bedroom LOFT \$ 1,320*
  - 2 Bedroom/1 Bath \$ 1,450*
  - 2 Bedroom/2 Bath \$ 1,520*
- ± Security Deposit \$ 500.00 for 1 bedroom / \$ 600.00 for 2 bedroom*
- ± Pet Deposit \$ 400.00 for Cats Only*
- ± Move In Special - \$ 500 off your First Month's Rent!!!*
- ± Remote Gate Openers are \$ 22.00 each*
- ± Pet Rent is \$ 25.00 per month*

*Residents Pay all Utilities.            ( Electric-100%)            (Water, Gas, & Trash-Split)*

### *To Bring back with Completed Application*

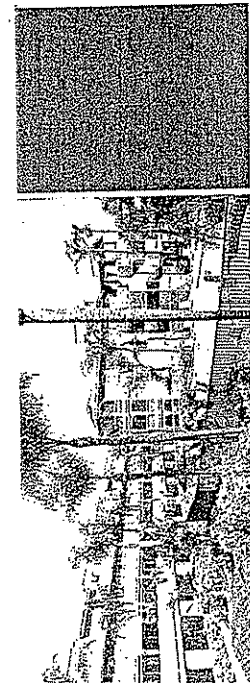
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- ✓ Photo Copy of: Current Drivers License Or (State I.D. Card)*
- ✓ Photo Copy of: Social Security Card*
- ✓ Your (2) Most Recent Pay Check Stubs for each Applicant*

### *MONEY ORDERS OR CASHIERS CHECKS ARE REQUIRED AS FOLLOWS:*

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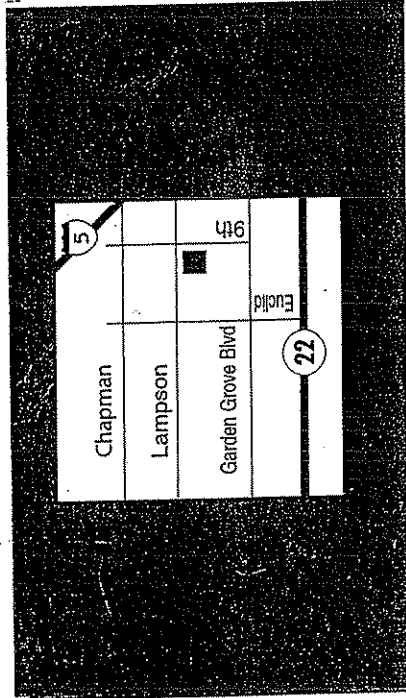
- ✓ Security Deposit - \$*
  - ✓ Gate Remotes - \$*
  - ✓ Move-In Balance - \$*
- ± (Please Note) Money Orders and/or Cashier's Checks only are required for your 1st Months Move-In Cost ONLY! – All fees such as Monthly Rent, Additional Gate Remotes, etc. can be paid by Personal Check Thereafter.*
-



**AMENITIES:**

- Central Heating & Air
- Large Walk-In Closets
- Sparkling Pool & Spa
- Vast Vaulted Ceilings\*
- Ceiling Fans
- Patios\*
- Spacious Kitchens with Pantries\*
- Private Balconies\*
- Enclosed Parking Garage
- 24 Hr Emergency Maintenance
- Wood-Like Flooring\*
- Mirrored Wardrobe Doors\*
- Lush Tropical Setting
- Fitness Center
- On-site Laundry Facility
- Upgraded Interiors including Custom Paint
- Dogs and Cats Welcome\*
- Two Assigned Parking Spaces

\*Select Units. Call for details.

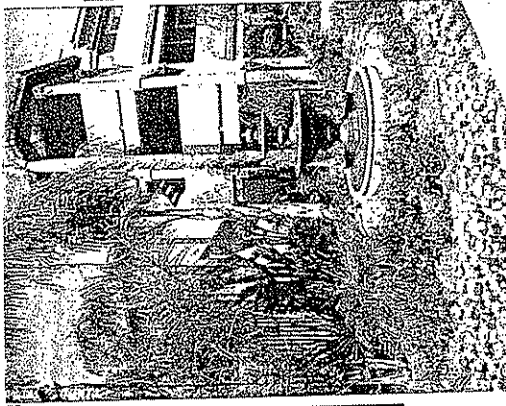


**Emerald Ridge**

A P A R T M E N T H O M E S

**714.530.5060**

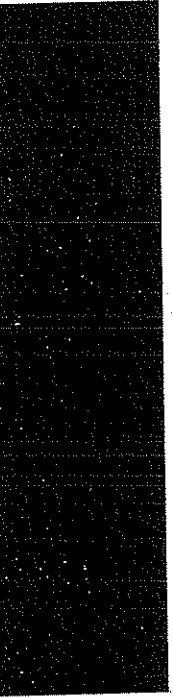
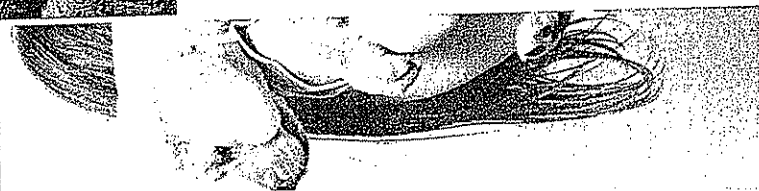
12575 Ninth Street  
Garden Grove, CA 92840  
emerald@marimancompany.com



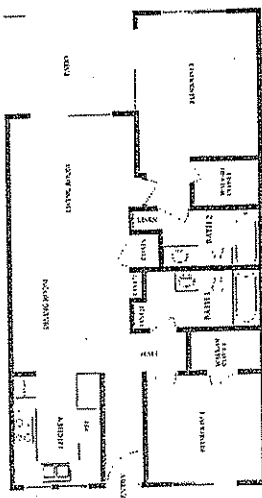
Quality Living  
at an  
Affordable  
Price.

**Emerald Ridge**  
A P A R T M E N T H O M E S

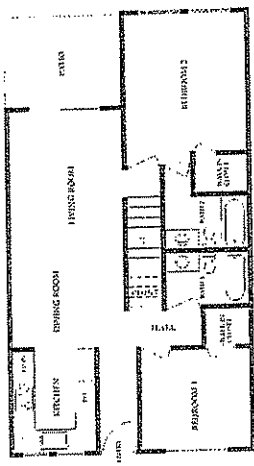




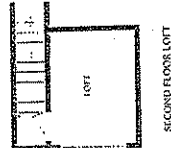
Convenient to Shopping,  
Entertainment, Schools, and  
Restaurants



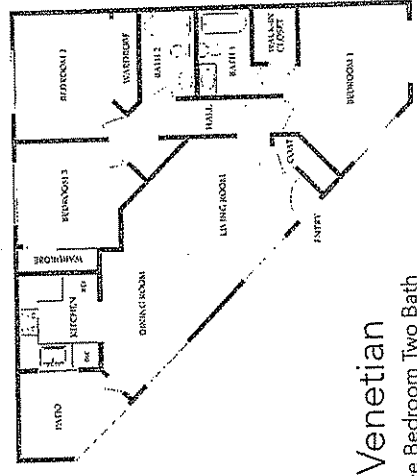
Mirage  
Two Bedroom Two Bath  
\$1475 - 1495



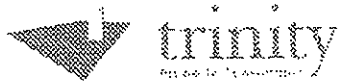
Belagio  
Two Bedroom Two Bath Loft  
\$1625 - 1650  
\$550 dep DAC



SECOND FLOOR LOT



Venetian  
Three Bedroom Two Bath



# City Villas Apartments

714-750-5121

Rental Rents Effective 11/01/2011

Application Fee	\$35 each adult	Non-Refundable
Holding Deposit	\$100	Refundable in 72 hours from Approval
Security Deposit	\$500	On Approved Credit
Additional Deposit	\$500 or equal to 1 month rent	If Approved with Conditions
Pet Deposit	\$300	Refundable
Pet Rent	\$25	Monthly Fee



1 Bedroom / 1 Bath	\$1,295 Market Rate	\$1,175 with washer & dryer** Discount Rate for a 12-month lease
2 Bedroom / 1.5 Bath Townhouse	\$1,595 Market Rate	\$1,395 – w/o washer & dryer Discount Rate for a 12-month lease
2 Bedroom / 2 Bath Cottage	\$1,625 Market Rate	\$1,495 – w/o washer & dryer Discount Rate for a 12-month lease
3 Bedroom / 2 Bath	\$1,895 Market Rent	\$1,775 with washer & dryer** Discount Rate for a 12-month lease

☒ Rental Rates for 6-month lease will be \$50 more per month than a 12-month lease

☒ Resident Pays all Utilities. (Electric, Gas, Water, Trash & Sewer)

☒ Renters Insurance is required for move-in.

**RENTER INSURANCE REQUIREMENT:**

City Villas requires each resident to maintain Renters Insurance. Renter Insurance may be acquired from the approved carrier for the property or proof of a third party carrier and have City Villas and its Ownership Entities & Trinity Property Consultants named as additional insured. ***Proof of Insurance will be required on the day of move-in.***

**WHEN YOU RETURN WITH YOUR APPLICATION, PLEASE BRING:**

- ◆ Completed Application(s)
- ◆ Application Fee in form of Money Order or Cashier's Check Payable to **CITY VILLAS**
- ◆ \$100 Holding Deposit to reserve the Apartment in form of Money Order or Cashier's Check\*
- ◆ Current Driver's License or Government ID
- ◆ Your 2 Most Recent Paycheck Stubs for each Applicant

\*Holding Deposit is credited towards Security Deposit at time of Move-In

Money Orders and/or Cashier's Checks are only required for first month Move-In costs only. Personal checks will be accepted thereafter. Sorry, **NO CASH IS ACCEPTED FOR ANY FORM OF PAYMENT.**

\*\*Prices subject to change without notice.

# CITY VILLAS

## RENTAL CRITERIA

- \$500.00 ~ Security Deposit (On approved Applications)
- \$35.00 ~ Non Refundable Administrative Fee
- \$300 ~ Additional Security Deposit may be charged for a pet living in the home.
- \$25.00 ~ Pet Rent (For each Pet)
- A full month rent may be required for poor credit history as security deposit.

\*Additional deposits and fees may be required.

### APPLICATIONS AND FEES:

- \$35 per application
- All applicants 18 years of age and older must complete a separate application.
- All sections of the application must be complete
- Applicants shall receive an Application Fee Receipt

### OCCUPANCY GUIDELINES:

In compliance with the State and Federal law, Trinity Property Consultants has developed written Occupancy Guidelines. All persons who propose to reside in the unit must be included in the occupancy calculation.

One Bedroom: Three Occupants  
Two Bedrooms: Five Occupants  
Three Bedroom: Seven Occupants

### RENTER INSURANCE REQUIREMENT:

City Villas requires each resident to maintain Renters Insurance. Renter Insurance may be acquired from the approved carrier for the property or proof of a third party carrier and have City Villas and its Ownership Entities & Trinity Property Consultants named as additional insured. *Proof of Insurance will be required on the day of move-in.*

### GENERAL APPLICATION REQUIREMENTS AND INFORMATION:

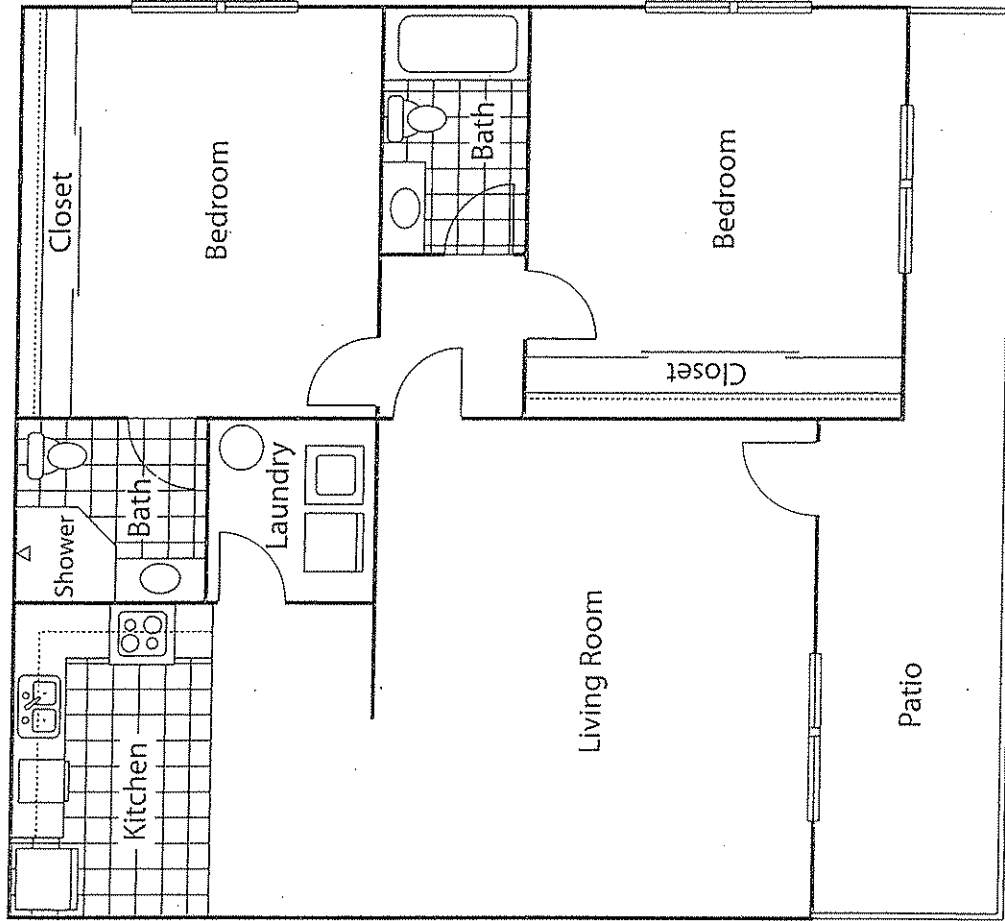
- Applicants must show a current government photo I.D.
- Applicants must have a minimum of one year of verified rental history in good standings.
- Applicants must have NO evictions or Unlawful Detainer actions.
- Applicant's household income must be two times the equal to or greater than (standard) the monthly rent.
- Applicants must have verifiable income.
- Applicants must have good credit established.
- Any collection accounts must be paid off in full with written original documentation.
- Any Bankruptcies must be discharged by minimum of two years and verified with written original documentation.
- Any open bankruptcies will be DENIED for rental.
- Our apartment communities accept co-signors for students under parental guardianship only.
- APPLICANTS THAT FALSIFY INFORMATION ON THE APPLICATION OR VERBALLY WILL BE AUTOMATICALLY DENIED FOR RENTAL.
- We do a criminal background check on all persons over the age of 18.

This document has been approved by



# CITYVILLAS COLLAGE

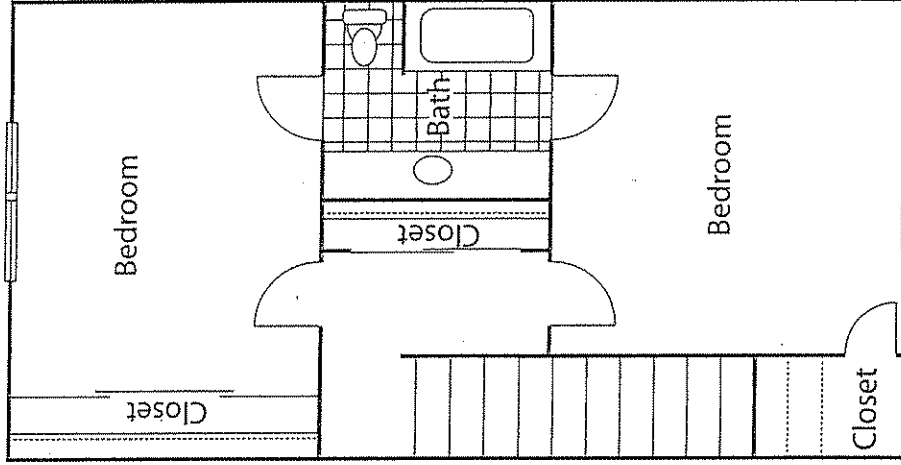
2 bedroom | 2 bath | 1,065 Sq. Ft.



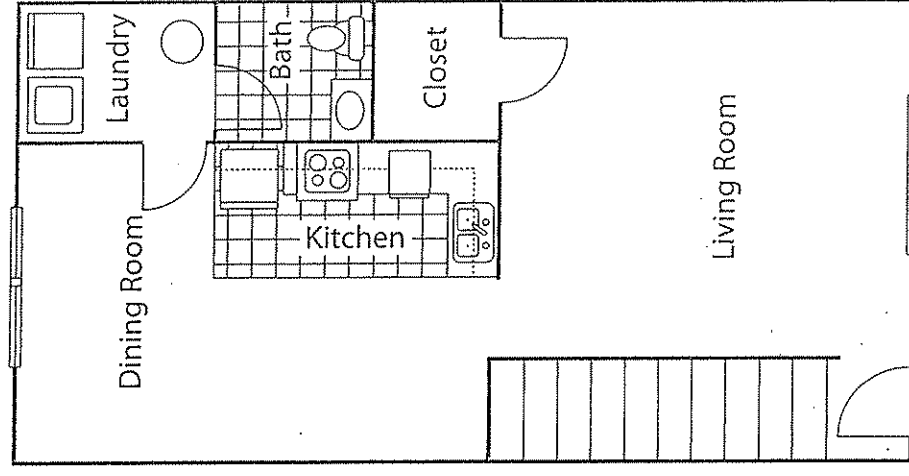
Rent \$ \_\_\_\_\_  
 Deposit \$ \_\_\_\_\_  
 Date Available \_\_\_\_\_  
 Apt. # \_\_\_\_\_

# CITYVILLAS TOWNHOME

2 bedroom | 1½ bath | 1,025 Sq. Ft.



Upper Level



Lower Level

Rent \$ \_\_\_\_\_  
 Deposit \$ \_\_\_\_\_  
 Date Available \_\_\_\_\_  
 Apt. # \_\_\_\_\_

Phone 714.750.5121 • Fax 714.750.3823

13061 Lamson Avenue • Garden Grove CA 92740 • cityvillasrents.com

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# AMENITIES

Convenience best describes this premier Garden Grove community. At our property you will discover a welcoming community that provides comfort and convenience at an unprecedented value. With graceful style, City Villas exemplifies unique details and thoughtful touches rarely found in an apartment community.

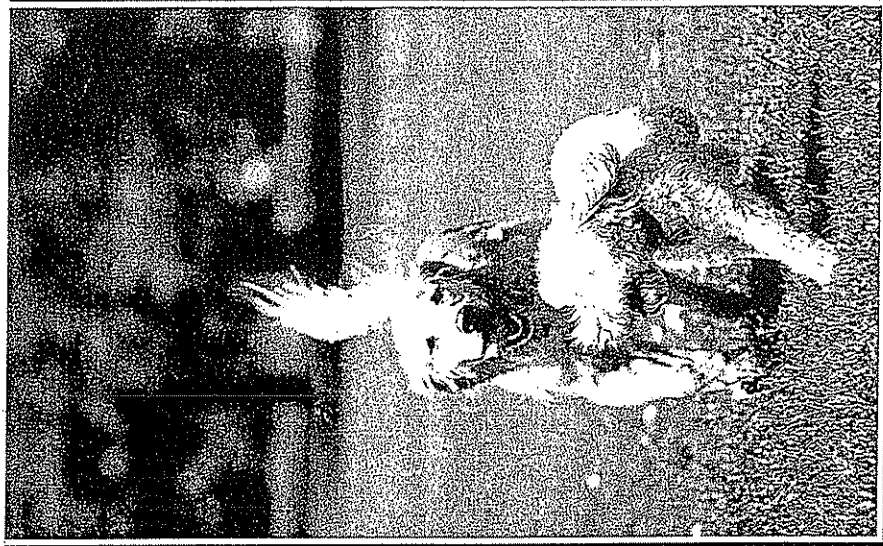
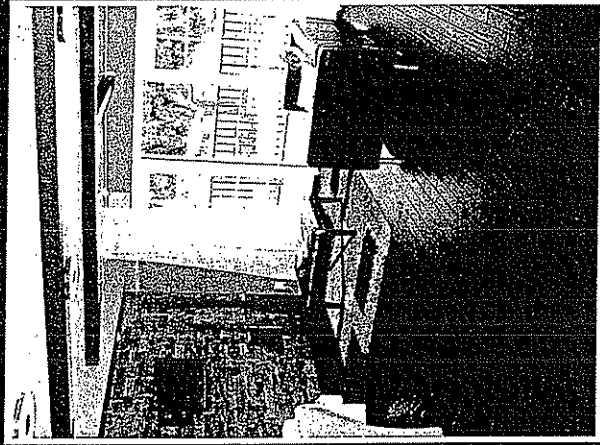
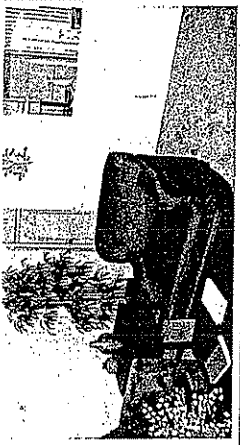
In the heart of the city, fine dining, shopping and entertainment are just around the corner. Our property is walking distance to UCI Medical Center, Block and award-winning schools, and just minutes away from Disneyland and the beach. Creating a perfect retreat, City Villas offers various closets, ceiling fans, washers and dryers, gourmet kitchens, stand-up shower, WiFi, lushly landscaped grounds, basketball court, and more areas. Professionally managed by Trinity Property Consultants, our staff is dedicated to providing unparalleled personal service. They offer the opportunity to assist you with the selection of your new home.

## Property Amenities

- Urban Rec Areas
- Basketball Court
- Lushly Landscaped Grounds
- 24-Hour Emergency Maintenance
- Pet Friendly
- Gated Community
- Sparkling Blue Pool

## Apartment Amenities

- Gourmet Kitchen
- Private Yard
- Spacious Closets
- Washer/Dryer Included\*
- Washer and Dryer Connections
- Ceiling Fan
- Hardwood Floors\*



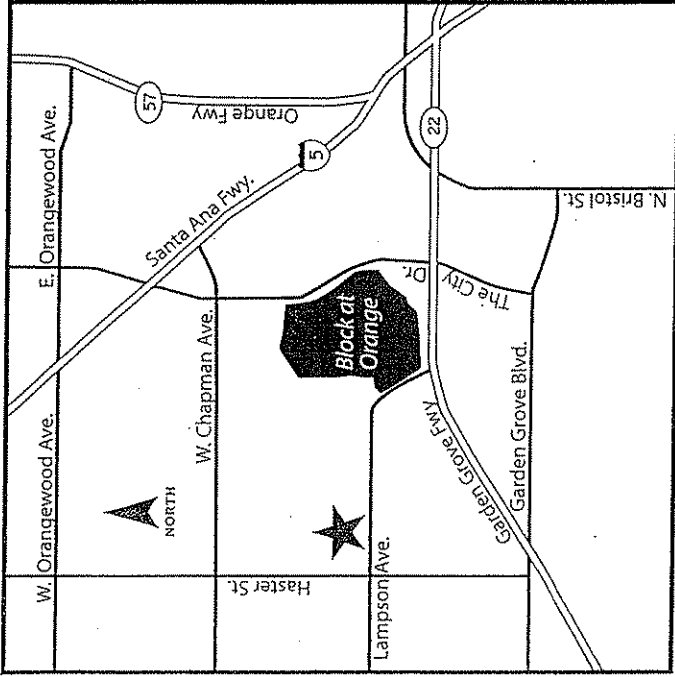
# City Villas

13061 Lampson Avenue  
Garden Grove, CA 92840  
www.cityvillasapts.com  
blog.cityvillasapts.com

*Jasmine Ordaz*  
Jasmine Ordaz  
Leasing Consultant

Phone 714.750.5121  
Fax 714.750.3823  
jordaz@frtrinity.com  
Professionally Managed by  
Trinity Property Consultants

\*in select units



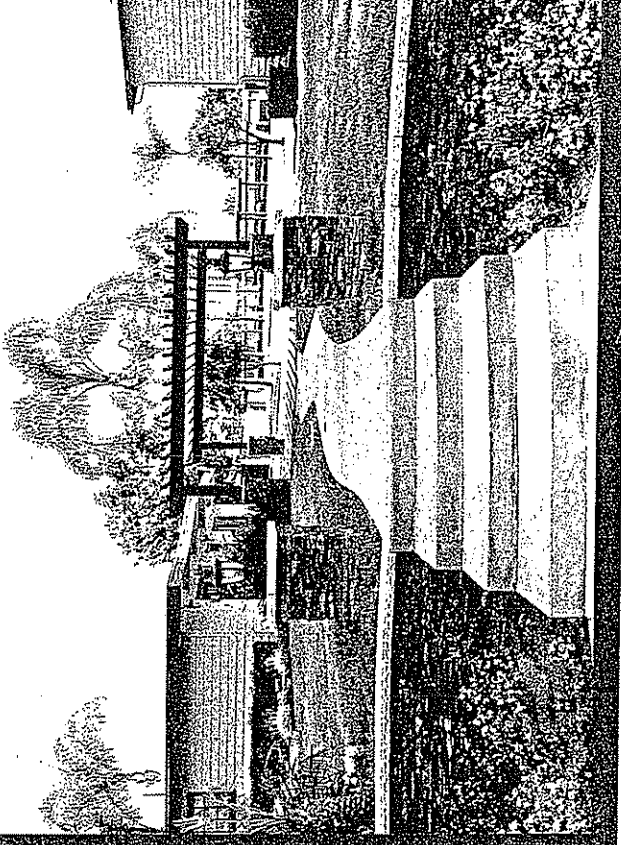
**DIRECTIONS**

57 Fwy South to 22 Fwy West.  
 Exit Haster, North on Haster.  
 Right on Lampson.  
 Corner of Haster and Lampson.

**Phone 714.750.5121 • Fax 714.750.3823**  
**CityVillas@fftrinity.com**

# CITY VILLAS

13061 Lampson Avenue • Garden Grove, CA 92840



# CITY VILLAS

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*Experience the Difference!*



# Now Leasing



*Welcome To*

## *Stuart Drive Apartments*

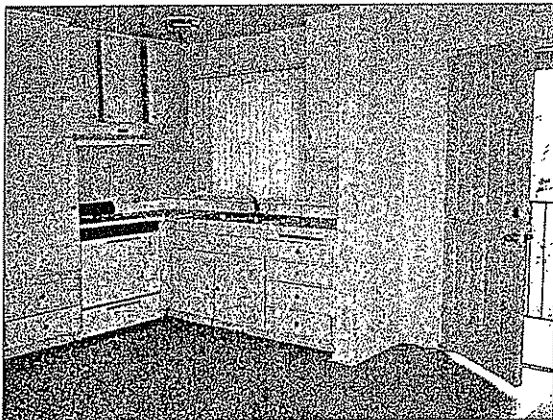
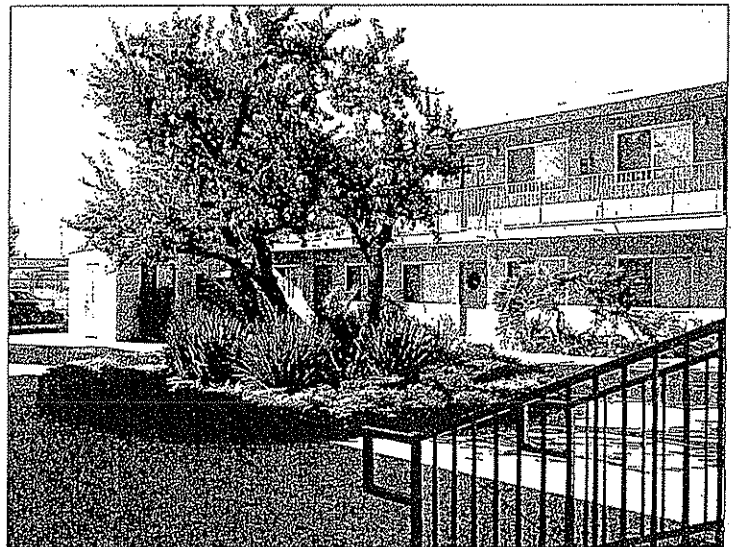
We Offer Beautiful 1 & 2 Bedroom

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Located just minutes from fine dining,  
shopping and recreation.

**\*\* Ask about our move in specials \*\***

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- On Site Laundry
- Linen closets
- Patios/Balconies
- On Site maintenance and management
- Section 8 welcome



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Garden Grove, CA 92843

(714) 530-0866

[www.stuartdriveapartmentsgardengrove.com](http://www.stuartdriveapartmentsgardengrove.com)

1x1 - \$ 823. - \$ 998. -  
2x1 - \$ 1,199

No Aplica Para

UN AP. de este Recibo.

Por que es Para Personas

bajos recursos Y no hay disponibles

hay lista de espera Hasta de 3 meses

haura : dice. que mi Ingreso es  
ALTO.



MAGRINA  
STUART DRIVE APARTMENTS

---

11632 Stuart Drive  
Garden Grove, CA 92843

Phone: (714) 530-0866  
Fax: (714) 638-0845





# Overland, Pacific & Cutler, Inc. - TENANT REFERRALS

For the area of GGR-022 (Studio)

Printed: 11/09/11

Page: 1

1. Address: 9571 Alwood Ave, Garden Grove Dwelling type: Apartment

Contact: Prop Mgmt

Bedrooms: 0

Monthly rent: \$ 795.00

Phone: (714)799-4559

Bathrooms: 1

Move-in Amt: \$ 400.00

Amenities: Fridge, sm bldg

Comments: Avail. 11/7/11 - Mgr in 9581 Alwood #14

*Asta*

*Febrero*

*(2)*



# Overland, Pacific & Cutler, Inc. - TENANT REFERRALS

For the area of GGR-022 (1 Bdrm)

Printed: 11/09/11

Page: 1

A

1. Address: 9361 Cellini Ave, Garden Grove Dwelling type: Apartment  
Contact: Mgr Bedrooms: 1 Monthly rent: \$ 850.00  
Phone: (714)883-8289 Bathrooms: 1 Move-in Amt: \$ 850.00  
Amenities: Water & trash pd, garage,  
Comments: Avail. 12/1/11 *AGENCIA de Renta*

2. Address: 10071 Lampson Ave #23, G G Dwelling type: Apartment  
Contact: Carlos Bedrooms: 1 Monthly rent: \$ 900.00  
Phone: (714)910-0980 Bathrooms: 1 Move-in Amt: \$ 900.00  
Comments: Avail. 11/7/11 *no contest*

A

3. Address: 9722 Alwood Ave, Garden Grove Dwelling type: Apartment  
Contact: Prop Mgmt Bedrooms: 1 Monthly rent: \$ 925.00  
Phone: (714)799-4559 Bathrooms: 1 Move-in Amt: \$ 400.00  
Amenities: garage  
Comments: Avail. 11/21/11 *AGENCIA de Renta*

4. Address: 12361 El Rey Pl, Garden Grove Dwelling type: Apartment  
Contact: Mgr Bedrooms: 1 Monthly rent: \$ 925.00  
Phone: (714)534-6552 Bathrooms: 1 Move-in Amt: \$ 600.00  
Amenities: Water & trash pd,  
Comments: Avail. 11/7/11 *no contest*

*[Handwritten signature]*



# Overland, Pacific & Cutler, Inc. - TENANT REFERRALS

For the area of GGR-022 (1 bdrm)

Printed: 11/28/11

Page: 1

1. Address: 9622 Alwood Ave, Garden Grove Dwelling type: Apartment  
Contact: Naomi Bedrooms: 1 Monthly rent: \$ 850.00  
Phone: (562)544-1491 Bathrooms: 1 Move-in Amt: \$ 500.00  
Amenities: Fridge,  
Comments: Avail. 12/10/11 *no dispoivable*

2. Address: 12692 Keel Ave, Garden Grove Dwelling type: Apartment  
Contact: Mgr Bedrooms: 1 Monthly rent: \$ 900.00  
Phone: (714)554-6362 Bathrooms: 1 Move-in Amt: \$ 500.00  
Amenities: Pd water, trash & gas, Fridge included  
Comments: Avail. 12/15/11 *no DISPOVE 203 Mes*

3. Address: 10622 Tibbs Circle, Garden Gro Dwelling type: Apartment  
Contact: Oasis Apt Bedrooms: 1 Monthly rent: \$ 915.00  
Phone: (714)530-3823 Bathrooms: 1 Move-in Amt: \$ 915.00  
Amenities: Water, trash & gas pd,  
Comments: Avail. 12/1/11 *no disponible*

4. Address: 12061 Cole St #3, Garden Grove Dwelling type: Apartment  
Contact: Mgr Bedrooms: 1 Monthly rent: \$ 925.00  
Phone: (714)530-7726 Bathrooms: 1 Move-in Amt: \$ 350.00  
Amenities: M2M  
Comments: Avail. 11/28/11 *AGENCIA*

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Your vacation at HOME

Spacious 1 & 2 Bedroom Apartments

SPARKLING POOL

AIR CONDITIONED

CARPORTS / GARAGES

ON-SITE LAUNDRY

UTILITIES INCLUDED  
Except for Electricity

1B \$1075

2B \$1245 1,3,4

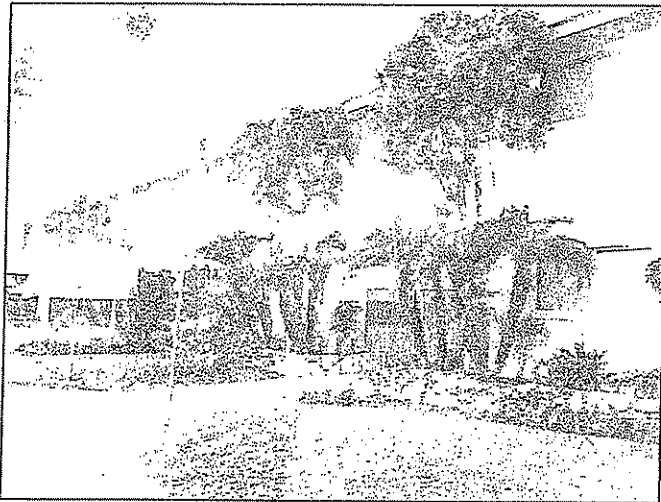
Deposit \$600 Doc

\$30 credit check  
every 18 or older

DAVIT O MARIA

1,3-45

Ask about our terrific MOVE-IN SPECIAL



12171 Chapman Ave Garden Grove, Ca 92840

714-748-7836

## Appeal Response - RE: Lorena Rivera Appeal Letter Dated December 15, 2011

Laura did not tell the tenants they didn't qualify for a two-bedroom unit because "they are low-income." She told them they didn't qualify for a two-bedroom unit, because there are three people in their household and they currently live in one room (studio).

Laura did not tell them she wouldn't look for a two-bedroom apartment for them. She told them they could move to any size apartment they wanted, and she would look for two-bedroom replacement units for them if they wanted her to, but that they would still only receive rental assistance based on a one-bedroom comparable unit.

Based on the number of people in their household (3), the current size of their unit (studio) and the Agency's 2+1 occupancy standard, this family is entitled to a one-bedroom replacement unit.

Ms. Rivera is confused about the referrals to replacement units that she has received. The referrals are not to "affordable housing units", and there isn't a three-month process to apply and be approved. We are not aware of any low-income requirement for the units we have referred.

Ms. Rivera claims Laura keeps giving her the same lists of referrals. The only thing the lists of referrals that have been offered to her family have in common is that they are all for one-bedroom units. Between 6/16/11 - 12/14/11, this family has been given 31 referrals to different apartment buildings.

Laura did not tell them "they will not qualify for much help because of her husband's high income." Laura told them their rent and utilities are lower than 30% of their household income, therefore the rental assistance calculation would be based on rent to rent.

We are not sure why she keeps talking about applying for low-income housing and the process. As to providing written documentation of income, one paycheck stub from the end of the year is sufficient, because we calculate yearly income based on the "year-to-date gross amount." The year-to-date amount over the majority of the year captures the overtime and varied work hours.

The regulations do not require the displacing Agency to pay for credit check and application fees. The Agency would have to adopt a separate policy to address this issue if you choose.

Ms. Rivera states that "many of the units are not available because they have been rented already." The units are available as of the date we give the tenants the referrals. If a tenant delays their investigation of a unit, the units may rent out. Interestingly, this family has been talking about purchasing a condo since the first time OPC started working with them. They have been working with a broker and have even talked to us about the amount they need as a deposit (\$10,000). We do not believe they have even considered or investigated any of the referrals we have given them.

As far as Laura "always being in a hurry and pressuring them to sign," we do not know what she is talking about. They haven't signed for anything since June (NOE). OPC has provided them correct information, and both Brenda and Laura have been consistent with what they have been telling the family. Unfortunately, the answers given to Ms. Rivera are not the ones she wants to hear.

ATTACHMENT FOUR—PENDING  
AS OF 1/5/12 5:19 PM