

Relocation Plan for Maya Commons



Prepared for The Danco Communities

Prepared by LACAL Consulting, Inc.

January 31, 2025
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Introduction

The following relocation plan (Plan) has been prepared for submission to the California Department of Housing Development (HCD), in connection with the Project Homekey Program, the City of Oakland (City) and the Housing Authority of Oakland (HAO) in conformance with the applicable provisions of the California Relocation Assistance Law, California Government Code Section 7260 et seq. (CRAL) and the California Relocation Assistance and Real Property Acquisition Guidelines, Title 25, California Code of Regulations, Chapter 6, Section 6000 et seq. (Guidelines). The subject of the Plan are 2 units within Maya Motel that are occupied by long-term guests potentially utilizing the Maya Motel rooms as their permanent residential address (Project) being undertaken by The Danco Communities (Developer). The Project involves the acquisition of the property and reimagine it to serve low income, at-risk of homelessness population of Oakland. The new property will also provide additional services to assist the at-risk individuals.

The Developer has not secured property access and the information provided by the current owner/property manager is utilized for this relocation plan; the property manager data is supplemented with information obtained during personal phone interviews with residents on October 3, 2025. The 2 guests are currently renting standard motel rooms with private bathrooms. The rooms and bathrooms are furnished and guests pay monthly or weekly rent on a month-to-month basis. Of 22 guest rooms, 20 were reported vacant by the management; 2 additional doors are used as manager units.

The statutory basis for this Plan arises from the anticipated need to displace 2 current Maya Motel guests and designate the Project affordable for low income, at-risk for homelessness population. The Developer is seeking Project Homekey funds to relocate current tenants, and repurpose the property to serve as much needed affordable housing in Oakland. The Plan is presented in four sections:

Section I: General demographic data and Project description

Section II: Profile of tenants who may be affected

Section III: Description of available housing resources

Section IV: Description of the relocation assistance program

The Plan has been prepared by LACAL Consulting, Inc. (LACAL). The LACAL office is located at 6728 Fair Oaks Blvd, Suite 400C in Carmichael, California. The toll-free telephone number is (800) 345-5520 which is attended Monday through Friday, between 9 a.m. and 5 p.m.



I. Project Location and Description

A. Location

The Project is located on Telegraph Avenue in Oakland, generally between 48th Street to the north, Shattuck Avenue to the west, Telegraph Avenue to the east and 47th Street to the south. The Project is less than 750 feet east of SR-24 Grove Shafter Freeway and less than a mile north of I-580 Freeway. The Oakland International Airport is 8 miles southeast of the Project site, and downtown Oakland is approximately 2 miles southwest. (see Figure 1 for Regional Location Setting, Figure 2 for Specific Site Location and Figure 3 for Aerial Project View).

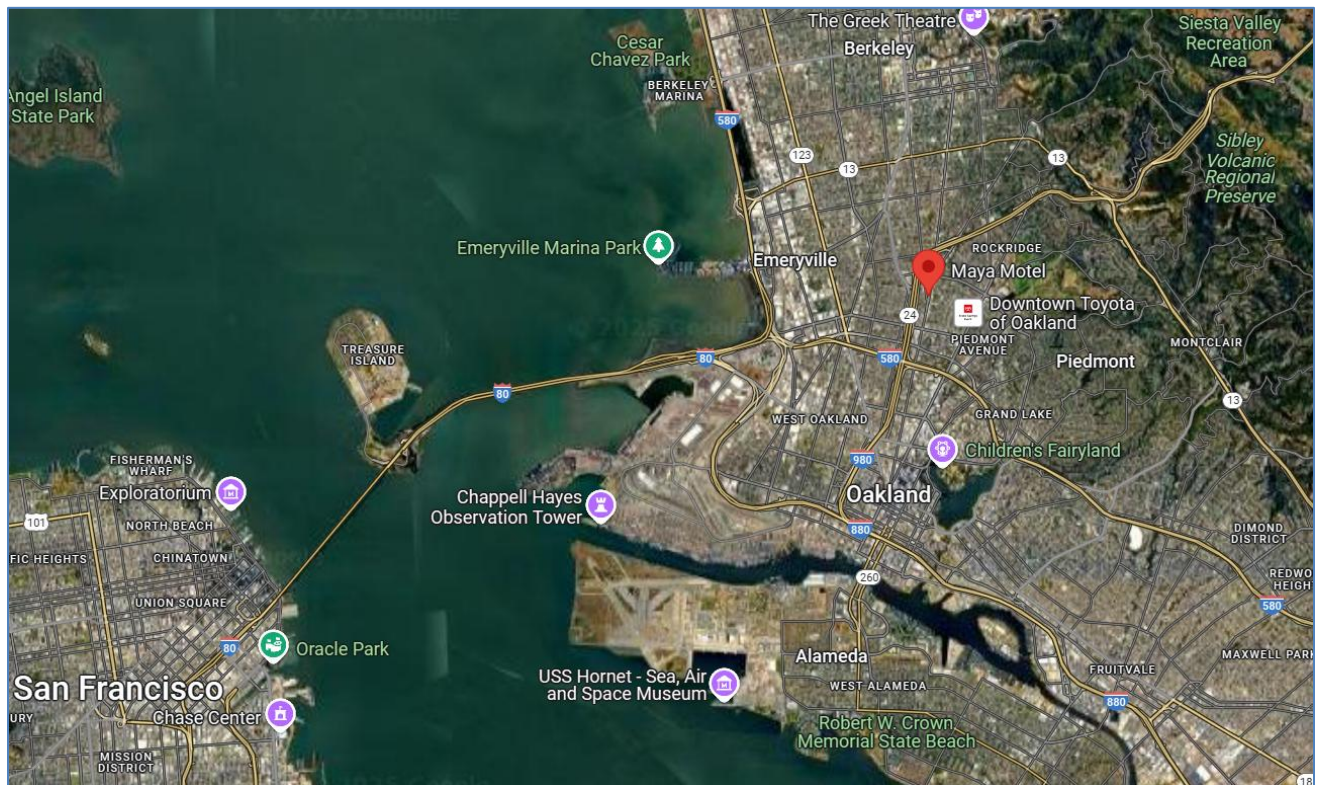


Figure 1: Regional Project Site Setting

Specific location of the Project property is at 4715 Telegraph Avenue in Oakland. The surrounding area is densely populated with smaller-to-large apartment complexes, some single-family dwellings as well as various commercial retail, restaurant and office uses along Telegraph and Shattuck Avenue. This location is suitable for affordable housing due to its proximity to public transportation, shopping and service/medical facilities.



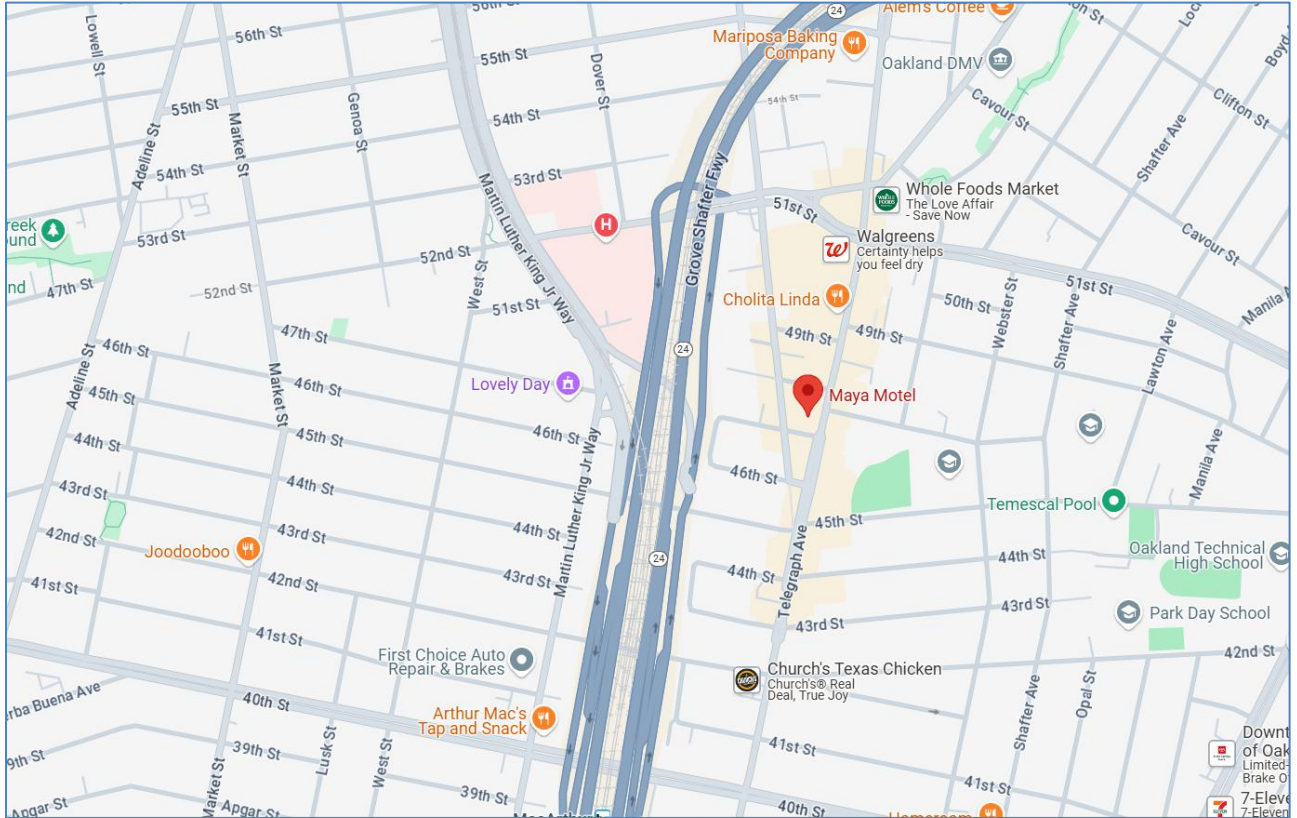


Figure 2: Maya Motel Specific Site

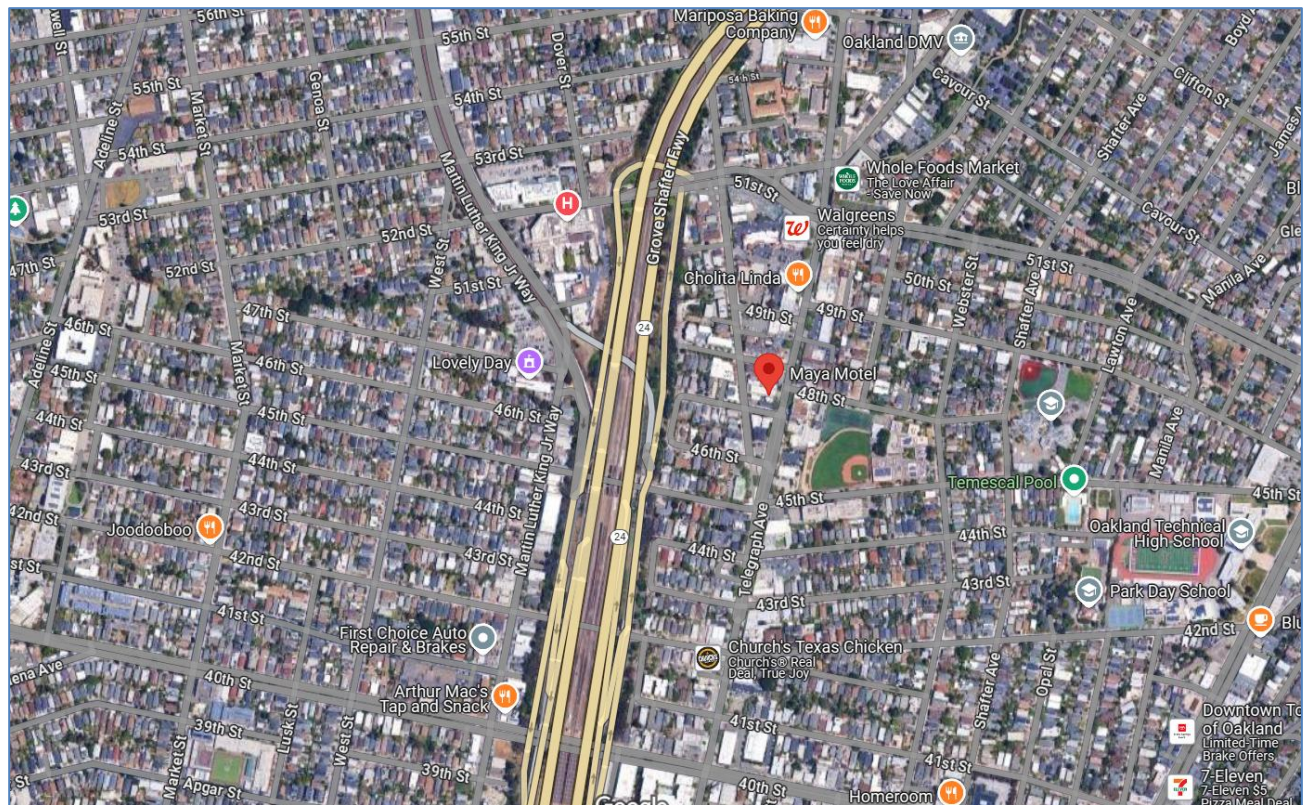


Figure 3: Aerial View of Project Vicinity



B. Project Description

The Developer is acquiring a single, well-maintained property in northern area of Oakland which offers parking and 22 guest rooms and intends to repurpose the property into affordable housing community to house low-income persons who are homeless or at-risk for homelessness. The Project site is located near Oakland International High School, in highly walkable area and near public transportation.

Currently, there are 2 occupied rooms that will require permanent displacement in order for the Project to proceed. These 2 rooms/households are subject of this relocation plan.



II. Relocation Needs Assessment

This Plan provides the results of a needs assessment survey, their incorporation into the planning process, and details of the Developer's proposed relocation program. Information necessary for the preparation of this Plan was provided by motel manager about 2 households currently residing at the property on a long-term basis. Personal phone interviews with the 2 affected guests were conducted in October 2025: inquiries 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.

This Plan sets forth policies and procedures necessary to conform with the state statutes and regulations for residential displacements. Permanent funding sources for the Project will include Project Homekey funds.

A. Housing Mix

The current Project, which is subject of this Plan, consists of 2 individual rooms with private bathrooms. Twenty units are vacant and 2 are occupied with long-term guests. Guests share the common area kitchen and lobby space but enjoy the private rooms and bathrooms which are fully furnished.

Table 1: Housing Units and Bedroom Sizes (2 Units)

No. of Bedrooms	Zero (Studio)	One	Two
No. of Units	2	0	0

B. Project Rents

All households in the Project are paying market rate monthly rents (**Table 2**, below, shows rent ranges for the 1 bedroom/1 bath furnished setup) which includes all utilities. No household reported receiving any housing subsidies.

Table 2: Actual Project Rents (2 Units)

No. of Bedrooms	Zero (Studio)	One	Two
Rent Range	\$830 - \$2,426.67		



C. Occupancy and Overcrowding

The Project site consists of 2 individuals, both adults, there are no minor children residing at the property.

The standard housing density utilized is 2 persons per bedroom and 1 person in a common living area for tenant occupied units. Both rooms are utilized by a single occupant. The household preferences for replacement housing are either another room for rent/coliving rental or single/studio unit or a one-bedroom unit.

D. Tenant Income Information

Current income levels for the County of Alameda adjusted for family size as published by the California Department of Housing and Community Development (HCD), on April 23, 2025; are in **Appendix A**. The income for the 2 Project households was sought during personal relocation interviews. One household reported receiving social security income sufficient to pay rent at the motel but not much more. Per that household the social security payments have been paused, and they are not currently receiving any income. Local church and community advocate/friend is assisting with paying rent and providing food for one resident. The other household is behind on paying rent at the motel by several months due to injury at employment and no government assistance income. Income is critical in determining overall relocation assistance benefits for each household. Prior to determining relocation benefits eligibility income verification will be sought and documented.

E. Replacement Housing Needs

Replacement housing needs, as expressed in this Plan, are defined by the total number of required replacement units and the distribution of those units by bedroom size. The projected number of required units by bedroom size is determined by comparing household size with the approved occupancy standards that, generally, allow for up to 3 persons in a one-bedroom unit, 5 persons in a two-bedroom unit, and 7 persons in a three- bedroom unit. The anticipated replacement units by size are presented in **Table 3**, following.

Table 3: Replacement Housing Needs (2 Units)

No. of Bedrooms	Zero (Studio)	One	Two
No. of Units Needed	2	0	0

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, or shopping. The Developer will, through its relocation representatives, assure that sufficient replacement housing units exist in compliance with the decent, safe, and sanitary requirements, prior to displacing any residential households. One senior tenant would like to stay in the same area and in the same type of housing, hotel room with bathroom only since they are not using kitchen and would be having no communication means if it was not for the hotel provided phone. The other tenant who is working and has a car for transportation would prefer a studio apartment in the neighboring El Cerrito or Hercules, within a 10 mile radius from Maya Hotel. Every effort will be made to find these 2 tenants suitable replacement housing. The Developer is open to extend the offer to return to the project if they can qualify under the new program of housing for at risk population or homeless population.

F. Ethnicity and Household Language

The ethnic distribution in the Project is 50% Caucasian, 50% Black, and English is the primary household language for both.

Relocation assistance information and counseling will be provided in the primary language of the displaced occupants, in order to assure that all displaced occupants obtain a complete understanding of the relocation program and eligible benefits.

G. Household Disabilities and Senior Households

Senior household is defined as head of households or spouse is 62 years or age or older. There is one senior Project household, and they report disability. Senior household tenant is blind, depending on the church and advocate/friend for assistance with everything. The other household is currently on temporary disability from work due to injury but intent to heal and return to work. For tenant with disability, relocation program and eligibility for relocation assistance will be provided in person with the advocate/friend present for tenant's comfort and trust.

H. Preferred Relocation Areas

Every attempt will be made to find suitable replacement housing in the immediate vicinity of Maya Hotel or in the preferred locations for both households.



III. Relocation Housing Resources

A thorough survey was conducted during the month of January 2025 and updated in October 2025 to determine the availability of rooms for rent, studio, and one- bedroom units within a close vicinity (up to 2 miles radius) of the Project. The rental survey identified a total of 37 available housing units for rent. **Table 4** summarizes the current rental market data by bedroom size.

Table 4: Availability and Cost of Rental Housing

No. of Bedrooms	Zero (Studio)	One	Room for Rent
No. Found (No. Needed)	12 (2)	15	10
Rent Range	\$1,350 - \$1,945	\$1,595 - \$2,225	\$990 - \$1,750
Median Rent	\$1,580	\$1,885	\$1,280

Housing availability is not expected to be a factor in the relocation process, given the balance between needs and available resources.

A. Concurrent Displacement

There are no other known public projects currently underway to negatively impact the availability of nearby replacement units. The market shall be monitored closely throughout displacement and no household will be required to move unless there is available, decent, safe and sanitary replacement unit to relocate to.

B. Temporary Housing

No need for temporary housing is anticipated. Should such a need arise, the Developer will respond appropriately and in conformance with all applicable laws and requirements. The Developer will consider bringing one household back to the project, if it is determined that they can qualify. If the qualification for the new project can be established, the preferred relocation of the household would be to temporarily relocate to another long-term motel or extended stay type hotel, and then relocate back to the project. Tenant fully understands that the law requires they are offered permanent relocation if temporary relocation exceeds 12 months, and still choose to have temporary housing for 18-20 months in a similar setting of a hotel/motel and then return to the project once it is open after construction.



IV. Relocation Program

The Developer's relocation program is designed to minimize hardship, be responsive to unique Project circumstances, emphasize maintaining personal contact with all affected individuals, consistently apply all regulatory criteria to formulate eligibility and benefit determinations and conform to all applicable requirements. The relocation program and assistance offered by the Developer will conform to provisions of the California Relocation Law, Government Code Section 7260, et seq., and the California Relocation Guidelines, California Code of Regulations Title 25, Chapter 6, as amended January 1, 1998, as appropriate.

The Developer has retained LACAL Consulting, Inc. to administer the relocation program. LACAL principals and staff have worked on more than 1,000 publicly funded rehabilitation and relocation projects over the past 40 years. Experienced Developer staff will monitor the performance of LACAL and be responsible to approve or disapprove LACAL's recommendations concerning eligibility and benefit determinations and interpretations of Developer policies. The relocation program consists of two principal components: Advisory and Financial Assistance.

A. Program Objectives, Standards and Assurances

It is the Developer's objective to fully inform eligible Project occupants of the nature of the available relocation assistance and benefits, relocation timing, and procedures for obtaining relocation assistance and benefits. In the scope of the relocation program the Developer and relocation staff will:

- Determine the needs of each residential household eligible for assistance.
- Distribute appropriate written information concerning the Developer's relocation program. Sample notices (General Information Notice, Eligibility Notice, 90-day Notice) can be found in **Appendix B**.
- Provide residential displacees with at least one, and preferably three, referrals to comparable replacement housing within a reasonable time prior to displacement. The Developer is determined to providing available, necessary resources.
- Maintain an updated database of available housing resources, and distribute referral information to displacees until they have relocated from the Project.
- Provide transportation to residential displacees, if necessary, to inspect replacement sites within the local area.
- 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.
- Supply information concerning federal and state governmental programs providing assistance to low income or disabled persons.
- Assist each eligible person to complete applications for benefits.

- Make relocation benefit payments in accordance with applicable guidelines.
- Assure that no permanent occupant is required to move without a minimum of 90 days written notice to vacate.
- Inform all persons of the Developer's property management policies including criteria for pursuing tenant evictions.

B. Relocation Advisory Assistance

As a function of the overall relocation assistance program, advisory assistance will be provided to all residents by the Developer and contracted relocation representatives. The following services and tasks will be undertaken:

- Each household will be personally interviewed to gather information appropriate to determine needs and preferences with regard to the relocation. Inquiries made of residential occupants by relocation personnel will cover the following areas: family size, ethnic background, immigration status, age and health considerations, current employment status, family income, transportation needs, and preferences relative to replacement housing areas.
- As soon as feasible, the relocation representative shall explain the relocation payments and other assistance for which households and individuals may be eligible, including related eligibility requirements and the procedures for obtaining such assistance.
- Assistance will be provided to complete appropriate forms and coordinate moving arrangements.
- Bilingual assistance will be provided, if needed.

C. Relocation Financial Assistance

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.

Relocation benefits will be paid to eligible displacees upon submission of required claim forms and documentation in accordance with the Developer's administrative procedures. The Developer will process advance payment requests to mitigate hardships for residential tenants who do not have access to sufficient funds to pay move-in costs such as first month's rent and/or security deposits. Approved requests will be processed expeditiously to help avoid the loss of desirable, appropriate replacement housing.



1. Residential Moving Expense Payments

All residential occupants to be relocated will be eligible to receive a payment for moving expenses. Moving expense payments will be made based upon the actual cost of a professional move or a fixed payment based on a room-count schedule.

- *Actual Cost - Professional Move*

The displacee may elect to retain the services of a licensed professional mover, in which case the Developer will pay for the actual cost of the moving services, based on the lower of two acceptable bids. (The Developer may, at its discretion, solicit competitive bids to determine the lowest, reasonable move cost.) After the move is complete, the displacee may pay the mover directly and seek reimbursement from the Developer or request a direct payment from the Developer to the mover.

In addition to the cost of the actual move, one-time expenses associated with utility reconnections (e.g., gas, water, electricity) will be eligible for reimbursement. Transportation costs will be limited to a distance of 50 miles, unless otherwise authorized by the Developer.

- *Fixed Payment - Based on Room Count Schedule*

The displacee may, while taking full responsibility for the move, elect to receive a fixed payment for moving expenses based on a room count in the displacement dwelling. The fixed payment is a one-time, all-inclusive allowance that does not require back-up documentation. The current schedule for fixed moving payments is set forth in **Appendix C**.

2. Rental Assistance to Tenants Who Choose to Rent

A tenant displaced from a Project dwelling may be entitled to a Replacement Housing Payment in the form of rental assistance not-to-exceed \$9,570 for tenants (prior to consideration of eligibility for Last Resort Housing benefits - see Last Resort Housing), if the displacee:

- Generally, has actually and lawfully (i.e. have a lease and have been paying rent) occupied the displacement dwelling for at least 90 days immediately prior to the initiation of negotiations; and
- Has rented, or purchased (as a result of the relocation process), and occupied a decent, safe, and sanitary replacement dwelling within one year (unless the Developer extends



this period for good cause) after the date he or she moves from the displacement dwelling.

Rental/Downpayment Assistance payment amounts are equal to 42 times the difference between the base monthly rental and the lesser of:

- The monthly rent and estimated average monthly cost of utilities for a comparable replacement dwelling; or
- The monthly rent and estimated average monthly cost of utilities for the decent, safe, and sanitary replacement dwelling actually occupied by the displaced person; or
- The total of the amount designated for shelter and utilities if receiving government subsidized assistance from a program that designated the amounts for shelter and utilities.

Table 5: Sample Computation of Rental Assistance Payments

1. Old Rent	\$750	Old Rent (plus Utility Allowance)
- or -		
2. Ability to Pay	\$700	30% of Monthly Gross Household Income
3. Lesser of lines 1 and 2	\$700	
Subtracted from the lesser of:		
4. Actual New Rent	\$800	Actual New Rent (plus Utility Allowance)
- or -		
5. Comparable Rent	\$825	Set by the Developer (plus Utility Allowance)
6. Lesser of lines 4 and 5	\$800	
7. Monthly Need Amount	\$100	Subtract line 3 from line 6
Rental Assistance	\$4,200	Multiply line 7 (Monthly Need) by 42 months

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

- The average monthly cost for rent and utilities at the displacement dwelling for a reasonable period prior to displacement, as determined by the Developer. For households which paid little or no rent, fair market rent will be used as a substitute for actual rent; or,
- Thirty percent (30%) of the displacee's monthly gross household income. If a displacee refuses to provide appropriate evidence of income or is a dependent, the base monthly rental shall be determined to be the average monthly cost for rent and utilities at the displacement dwelling.



3. Downpayment Assistance to Tenants Who Choose to Purchase

Residential displacees eligible to receive a rental assistance payment, may choose to utilize up to the full amount of their rental assistance eligibility (including any Last Resort Housing benefits) to purchase a replacement dwelling, provided that the entire eligibility amount is used toward the down payment and eligible incidental closing costs. In the case of Downpayment Assistance claims, the Developer will arrange for the deposit of the total rental assistance eligibility amount in an open escrow account. Provisions will be included in the escrow instructions to assure the prompt return of all Developer-provided funds in the event escrow is cancelled by either party or should fail to close within a reasonable period of time.

4. Last Resort Housing

Depending on current market conditions, the Developer anticipates that it might be necessary to make rental assistance payments in excess of the statutory cap of \$9,570 (CCR Title 25, Chapter 6, Section 6104), to assure the availability of comparable replacement rental housing. Rental assistance payments to low-income non-90-day tenants and rental assistance and replacement housing payment amounts in excess of the statutory caps are considered (CCR Title 25, Chapter 6, Section 6139) to be Last Resort Housing (LRH) payments.

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

D. Relocation Tax Consequences

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

E. Grievance Procedures

The Developer's Relocation Appeals process will be consistent with the Provisions of Article 5 of the State relocation guidelines (Appendix A). The right to appeal shall be described in all relocation explanatory material distributed to displacees. As required under the State relocation



guidelines, displacees will have the right to ask for administrative review when they believe themselves aggrieved by a determination as to eligibility, payment amounts, and the failure to provide comparable replacement housing referrals or the Developer's property management practices.

Requests for administrative review and informal hearings will be directed to Developer's principals and senior administrative staff. All requests for review will receive written responses from the Developer within three weeks of their receipt. If an informal appeal is denied, appellants will be entitled to file a written request for a formal hearing before an impartial and independent hearing officer. The appellant does not have to exhaust administrative remedies first; the appeal/grievance can either go directly to the city, directly to HCD or directly to the Court. Any person and/or organization directly affected by the relocation plan may petition the Department of Housing and Community Development (HCD), located at 651 Bannon Street, SW Tower, Sacramento, CA 95811 to review the relocation plan.

More detail concerning the appeals process will be provided upon request. Appellants will retain their appeal rights for up to 18 months following the date of displacement from the Project premises or receipt of final payment for relocation benefits, whichever is later.

F. Eviction Policy

The Developer recognizes that eviction is permissible only as a last resort and that relocation records must be documented to reflect the specific circumstances surrounding any eviction. Eviction will only take place in cases of nonpayment of rent, serious violation of the rental agreement, a dangerous or illegal act in the unit, or if the household refuses all reasonable offers to move. Eviction will not affect the eligibility of a person legally entitled to relocation benefits.

G. Citizen Participation

The Developer will fully meet its obligations under the Relocation Guidelines with respect to the following activities:

- Full and timely access to documents relevant to the relocation program.
- Provide assistance necessary to interpret elements of the Plan and pertinent notices.
- Distribution of a general notice concerning the availability of this Plan for public review, as required, 30 days prior to its proposed adoption. Notice recipients will include affected Project residents and all other interested parties.
- The opportunity to submit written or oral comments concerning the Plan and to have these comments attached to the Plan (**Appendix D**) when it is forwarded to the City of Oakland and HCD for adoption.
- Final review of the Plan to ensure its feasibility, compliance and compatibility with relocation law and guidelines.



H. Project Timing

The Developer will authorize relocation to commence upon securing of funding. The earliest that relocation could commence is October 2025.

I. Estimated Relocation Costs

The Project will be funded with Project Homekey awarded funds. The estimate of relocation benefits is based on available tenant data and current market rates for replacement units.

Estimated relocation costs for the Project are \$190,800. The Project costs include 2 households to be permanently relocated and a 10% contingency. The overall Project budget is subject to change depending on actual market rents and verification of household income at the time of displacement. The Developer confirms there are adequate funds to relocate all the households.

The estimated relocation budget does not include consideration of relocation administrative services nor any related consulting services which may be necessary for the implementation of the Plan and Project.



Appendices



Appendix A

HUD 2025 Income Limits - County of Alameda



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

Area Median- \$159,800

Household Size	Extremely Low	Very Low	Low
One Person	\$33,600	\$55,950	\$87,550
Two People	\$38,400	\$63,950	\$100,050
Three People	\$43,200	\$71,950	\$112,550

Figures are per the Department of Housing and Community Development (California), Division of Housing Policy Development, April 23, 2025.



Appendix B

Sample Relocation Notices



GENERAL INFORMATION NOTICE

October 1, 2025

_____ and All Other Occupants
4715 Telegraph Ave., Unit # 1
Oakland, CA 94609

Dear _____ and All Other Occupants:

The Danco Communities, a California housing developer (Developer), is interested in acquiring and reimagining the site you currently occupy known as Maya Motel at 4715 Telegraph Avenue, Oakland, California (Project). This Project involves repurposing the property to serve Oakland homeless, or at risk for homelessness, population with funding assistance from State of California's Homekey Program. This notice is to inform you of your rights under State law. If Developer proceeds with the Project and you are relocated for the Project, you may be eligible for relocation assistance under the California Relocation Assistance Law (Sec 7260 et. seq. of the CA Government Code) and the City of Oakland Housing Regulations.

**However, you do not have to move now.
This is not a notice to vacate the premises or a notice of relocation eligibility.**

The Developer has retained the professional firm of LACAL Consulting, Inc. (LACAL) to represent them and assist in the relocation process. As part of this process, it will be necessary for LACAL representatives to meet with each household in order to conduct an interview, obtain the information required to determine your household's relocation needs and potential eligibility assistance as well as to explain the relocation process if the Project proceeds.

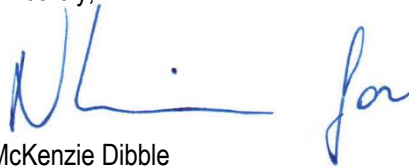
If you are required to relocate, you will be provided advisory services, including information about available replacement housing units in the area, financial assistance, and at least 90 days advance written notice of the date you will be required to relocate. You would also be provided with assistance to help you move your personal items. If the Developer decides not to develop the property where you reside, you will be notified in writing. If you move before receiving a Notice of Eligibility, you may not be entitled to relocation assistance. You must continue to pay your rent and to comply with all terms and conditions of your rental agreement. If you are evicted, you may not qualify for relocation assistance.

Please remember:

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

LACAL relocation consultants plan to begin the interview process during the week of **October 2, 2025**. Please call their office if there are any questions about this letter, or if you would prefer to set a convenient time for the interview. The LACAL toll-free office number is **(800) 345-5520**.

Sincerely,



McKenzie Dibble
Project Manager
The Danco Communities

Tenant Acknowledgement

This notice is to inform you of your rights under State law. If Developer proceeds with the Project and you are relocated for the Project, you may be eligible for relocation assistance under the California Relocation Assistance Law. All residents are expected to adhere to the terms and conditions of their Lease and House Rules in order to qualify for relocation assistance.

I was personally contacted by the LACAL representative and I have been given a copy of this notice.

Received by:	Delivered date/by:
Claimant signature:	Posted on/by: October 2, 2025 by Maya Motel manager
Date:	Mailed on/Receipt received:

Notice of Eligibility

July 30, 2025

_____ and All Other Occupants
4715 Telegraph Ave., Unit ____
Oakland, CA 94609

Dear _____:

The **Danco Group of Companies** (the “Displacing Agency”) is proceeding with the project known as the **Maya Commons** (Project). To carry out this project, it will be necessary for you to relocate from your dwelling at **4715 Telegraph Ave., Unit ____ in Oakland, California.**

You will not be required to move without at least 90 days advance written notice of the day by which you must vacate. However, you can contact us at any time for assistance with your move and to receive the benefits for which you are eligible.

This is a notice of eligibility for relocation assistance. The effective date of your eligibility, known as the initiation of negotiations, is **February 1, 2025**. You are eligible for relocation assistance and benefits under the Displacing Agency’s Relocation Assistance Program.

Additional information about your benefits was previously provided to you in the Relocation Plan dated January 31, 2025, and is included in the Informational Statement enclosed. You are eligible to receive the following benefits:

1. **RELOCATION ADVISORY ASSISTANCE** provided by LACAL Consulting, Inc., a professional firm hired by the Displacing Agency to provide relocation assistance to you, such as referrals to replacement housing and help with filing for benefits.
2. **MOVING EXPENSES:** You will receive a payment to assist in moving your personal property. You may select one of the following payments:
 - A. A Fixed Moving Payment based on the number of rooms you occupy. Your entitlement under this option for **one (1) room** is **\$510.00; or**
 - B. A payment for your Actual Reasonable Moving and Related Expenses based on at least two written estimates and receipted bills
3. **REPLACEMENT HOUSING ASSISTANCE:** You may receive the following financial assistance to purchase or to rent replacement housing:
 - A. If you RENT replacement housing, you may file a claim for a **RENTAL ASSISTANCE** payment, equal to the difference between the monthly rent and utilities necessary to rent a comparable replacement dwelling (as determined by the Displacing Agency) and the base monthly rent, multiplied by 42 months. (See table following)

A study was completed to determine the cost of a comparable replacement dwelling most nearly representative of your current dwelling. The study indicated that the dwelling located

at _____, **Oakland, CA 94609**, with a monthly rent and estimated utilities of **\$1,745.00** (rent of **\$1,745.00** and utilities of **\$0.00**) was the most representative of your current dwelling.

Base monthly rent is defined as the lesser of:

- (1) **\$1,200.00**, which represents the average monthly rent (**\$1,200.00**) and average monthly utilities (**\$0.00**) at your displacement dwelling (if you are paying little or no rent, the amount is based on the economic rental value of your dwelling); **or**
- (2) "N/A", which represents thirty (30) percent of your adjusted gross monthly household income. (If "N/A", income was not used in the calculation because the income information provided was insufficient evidence of income.)

Based on the above, your base monthly rent amount is **\$1,200.00**, and your maximum rental assistance payment is calculated as follows:

Maximum Rental Assistance Payment Calculation		
1	Comparable Dwelling Cost	\$1,745.00
2	Base Monthly Rent	\$1,200.00
3	Monthly Difference (Line 1 minus Line 2)	\$545.00
4	Maximum payment (Line 3 times 42 months)	\$22,890.00

Your actual payment depends on the cost of the replacement dwelling you decide to rent. If you rent and occupy a replacement dwelling that rents for **less** than the comparable dwelling, your rental assistance payment will be based on the actual cost of your replacement dwelling. If you rent and occupy a replacement dwelling that rents for **more** than the comparable dwelling, your rental assistance payment will be limited by the cost of the comparable dwelling.

Please find attached a listing of other available comparable replacement dwellings that you may want to consider renting. If you need any assistance or transportation to inspect these referrals, please contact the relocation consultant identified below.

B. If you BUY replacement housing, you may file a claim for **DOWNPAYMENT ASSISTANCE** payment. You may then use the full amount of your rental assistance payment, as calculated above based on comparable cost (**\$22,890.00**), for a down payment and incidental expenses (typically known as "closing costs") associated with the purchase of a replacement dwelling. All amounts used as a down-payment and incidental expenses must be applied to the purchase of the replacement dwelling. Any payments you may have received as rental assistance will be deducted from your down payment assistance. Let us know if you prefer to buy a replacement home, and we will help you find such housing.

To be eligible for a replacement housing payment described above, you must rent or purchase and occupy a decent, safe and sanitary replacement dwelling **within 12 months**, as well as file claims for replacement housing or moving payments **within 18 months** from the date you move from your displacement dwelling. **Failure to occupy the replacement dwelling or to submit claims within the above time limits could result in loss of moving and/or replacement housing benefits.**

You do not have to accept any dwelling referred to you by the Displacing Agency. You may choose your own

replacement, but to qualify for relocation assistance payments it must first be inspected to assure that it meets the “decent, safe, and sanitary standards. For this reason, **DO NOT MOVE from your home and DO NOT CONTRACT to rent or purchase a replacement dwelling without first contacting your relocation consultant.** The “decent, safe and sanitary” inspection is **not** a substitute for a professional housing inspection.

You must continue to pay your rent to the Displacing Agency for the period of your tenancy, as well as meet all other conditions stated in your lease or rental agreement. Failure to pay rent may reduce the replacement housing payment which you are eligible to receive.

The Relocation Assistance Program is very complex. It is important that you carefully read and understand the matters explained in this notice and in the Informational Statement which was provided to you. Any person aggrieved by a determination as to eligibility for, or the amount of, a payment authorized by the Displacing Agency’s Relocation Assistance Program may have the appeal application reviewed by the Displacing Agency in accordance with its appeals procedure.

If at any time you have questions or need assistance, please contact your LACAL relocation consultant, Julia Miranda, at 323-951-9887 ext. 1002.

Sincerely,

Natasa Lenic, SR/WA, R/W-RAC
President
LACAL Consulting, Inc.
6728 Fair Oaks Blvd., Suite 400C
Carmichael, CA 95608
Phone: 323-951-9887

Tenant Acknowledgement – I was personally contacted by the Relocation Consultant for the Displacing Agency. I have been given a copy of this notice and I have had the available services and entitlements explained to me. I have been advised that the Relocation Consultant will be available to assist me if any questions arise or assistance is needed.	
Received by:	Delivered date/by:
Claimant signature:	Posted on/by:
Date:	Mailed on/Receipt received:

90-Day Notice to Vacate

August 1, 2025

[Tenant Name] and All Other Occupants
4715 Telegraph Ave., Unit #____
Oakland, CA 94609

Dear [Tenant Name] and All Other Occupants:

The Danco Group of Companies (called here the “Displacing Agency”) as the owner of the property which you occupy located at **4715 Telegraph Ave, Unit #____**, in **Oakland, CA** (called here the “Premises”), provided you with a Notice of Eligibility with referrals to units you may want to consider for a replacement site. The Displacing Agency has now determined that it will be necessary for you to vacate the Premises.

Notice is hereby given that the Displacing Agency elects to terminate your tenancy in ninety (90) days beginning _____ and ending _____. You are hereby noticed to quit and deliver up possession of the property you occupy on or before _____. If you do not vacate the Premises by that date, the Displacing Agency will initiate legal proceedings to recover possession of the Premises, along with any rents and damages.

During this period, **LACAL Consulting** relocation staff will continue to be available to provide assistance with referrals to replacement sites, coordination with movers and other vendors, the processing of relocation benefit claim forms, and other tasks to help facilitate your relocation. Please contact your relocation consultant, Julia Miranda at (323) 951-9887 ext. 1002, if you have any questions regarding this notice or the relocation process. Please contact your consultant prior to signing a lease as the unit you select must be inspected to meet Descent, Safe and Sanitary conditions.

Upon vacating your unit, you are responsible for removing all of your personal property, delivering the Premises in satisfactory condition and turning in the keys to your relocation consultant on the day you schedule your consultant to perform a final abandonment walk-thru of your current unit.

Sincerely,

Natasa Lenic, SR/WA, R/W-RAC
LACAL Consulting, Inc.
6728 Fair Oaks Blvd., Suite 400C
Carmichael, CA 95608

Received by:	Delivered date/by:
Claimant signature:	Posted on/by:
Date:	Mailed on/Receipt received:

Appendix C

Fixed Moving Schedule

Schedule of Fixed Moving Payments

Unfurnished Dwelling (Tenant Owns Furniture)	
Room Count	Amount
One	\$780
Two	\$1,000
Three	\$1,250
Four	\$1,475
Five	\$1,790
Six	\$2,065
Seven	\$2,380
Eight	\$2,690
Each additional	\$285
Furnished Dwelling (Tenant Does Not Own Furniture)	
One	\$510
Two	\$610
Each additional	\$100

Effective August 26, 2021



Appendix D

Public Comments and Response



The relocation plan is being made available to the Maya Motel guests and general public during the plan review period of October 10, 2025 and November 9, 2025. Maya Motel tenants, community organizations, advocates and general public can access relocation plan at the public library, on Danco Communities website, at the Maya Motel office and via email request from LACAL Consulting. Letter to the tenants and public is attached.



30-Day Relocation Plan Review Notice

October 10, 2025

[Tenant Name] and All Other Occupants
4715 Telegraph Ave. #1
Oakland, CA 94609

Dear [Tenant Name] and All Other Occupants:

The Danco Communities (Developer) wants to inform you that the Relocation Plan for Maya Commons project is available for review and comments now, and over the next 30 days, at the following locations:

- 1) Maya Motel at the reception desk (during regular office hours)
- 2) Oakland Public Library: Temescal Branch, 5205 Telegraph Ave, Oakland, CA 94609 (during regular library opening hours)
- 3) The Danco Communities website <https://www.danco-group.com/tenant-resources>
- 4) Electronically by requesting a copy via email: nLenic@lacialconsulting.com

The public is encouraged to provide comments during this 30-day review period (October 10, 2025 to November 9, 2025). Citizen and tenant participation is encouraged as part of this process; members of the community are invited to voice their concerns and provide input on the contents of the Relocation Plan by responding during this review period. To receive a copy of the Plan, submit comments, and ask questions about the proposed project, contact:

Natasa Lenic, SR/WA, R/W-RAC
LACAL Consulting, Inc.
6728 Fair Oaks Blvd., Suite 400C
Carmichael, CA 95608
(323) 951-9887
nLenic@lacialconsulting.com

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