



May 27, 2021

To Whom It May Concern:

RE: Vagabond Motel

Overland, Pacific & Cutler, LLC (OPC) has evaluated the information provided by Community Development Partners (Developer) related to the rehabilitation and conversion to permanent supportive housing of the Vagabond Motel located at 1245 N. Oxnard Boulevard, Oxnard, CA 93030 (Project site). Our understanding is that the Developer plans to convert the motel currently operating as an interim non-congregate shelter by the owner Mercy House CHDO, Inc, a California nonprofit public benefit corporation, and transition the site to permanent supportive housing through Project Homekey.

The motel is considered a non-congregate emergency shelter, and the existing occupants of the motel are not permanent residents of the Project site at this time. Shelters are considered transitional housing with the goal of securing permanent housing for the occupants through Housing Navigation services and case management.

Further, the Developer fully expects each of the existing occupants to qualify for permanent supportive housing if still on-site at the time of the conversion, and there will be no permanent displacement of existing occupants. There were also no on-site managers or long-term residents of the motel living at the motel at the time of acquisition or currently, who may have or would now qualify for relocation assistance as a permanently displaced tenant.

During the future rehabilitation of the motel unit, vacant units will be renovated first, and existing site occupants will be moved directly into newly rehabbed units, which will allow their units to then be renovated. Existing occupants will receive written notices and assistance in moving to a rehabbed unit on-site per the requirements of the Federal Uniform Relocation and Real Property Acquisition Policies Act of 1970, as amended (URA), California Government Code 7260, and Title 25 of the California Code of Regulations and the procedures outlined therein for temporary relocations or one-way direct transfer on-site.

It is our opinion there are no permanent relocation obligations related to the Vagabond Motel conversion.

Respectfully submitted,

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OPC