



Agenda

Special Meeting of the
Bell City Council

Wednesday, October 14, 2026

6:00 P.M. OPEN SESSION

BELL COMMUNITY CENTER
6250 PINE AVENUE, BELL CA 90201

Ana Maria Quintana
Mayor

Monica Arroyo
Vice-Mayor

Francis Flores
Council Member

Ali Saleh
Council Member

Pablo Sifuentes
Council Member

Welcome to the City Council Meeting

The Bell City Council and staff welcome you. This is your City Government. Individual participation is a basic part of American Democracy and all Bell residents are encouraged to attend meetings of the City Council. Regular City Council meetings are held the second and fourth Wednesday of the month at 7:00 p.m., Bell Community Center, 6250 Pine Avenue. For more information, you may call City Hall during regular business hours 8:00 a.m. to 4:00 p.m., Monday through Friday at (323) 588-6211 Extension 2615.

City Council Organization

There are five City Council members, one of whom serves as Mayor and is the presiding officer of the City Council. These are your elected representatives who act as a Board of Directors for the City of Bell. City Council members are like you, concerned residents of the community who provide guidance in the operation of your City.

Addressing the City Council

If you wish to speak to the City Council on any item which is listed or not listed on the City Council Agenda, please complete a *Request to Speak Card* available in the back of the City Council Chambers. Please submit the completed card to the City Clerk prior to the meeting. The Mayor will call you to the microphone at the appropriate time if you have filled out a *Request to Speak Card*. At that time, approach the podium and please clearly state your name and address, and proceed to make your comments.

Compliance with Americans with Disabilities Act

The City of Bell, in complying with the Americans with Disabilities Act (ADA), request individuals who require special accommodation(s) to access, attend, and or participate in a City meeting due to disability. Please contact the City Clerk's Office, (323) 588-6211, Ext. 2615, at least one business day prior to the scheduled meeting to ensure that we may assist you.

Statement Regarding Compensation for Members of the Bell City Council

Compensation for the members of the Bell City Council is \$673 a month. In accordance with Government Code Section 54952.3, Councilmembers will not receive any additional compensation or stipend for the convening of the following regular meetings: Successor Agency to the Bell Community Redevelopment Agency, the Bell Community Housing Authority, the Bell Public Finance Authority, the Bell Surplus Property Authority, and the Bell Solid Waste Authority.

SPECIAL MEETING OF THE BELL CITY COUNCIL

Wednesday, October 14, 2026

6:00 P.M. Open Session

Location: Bell Community Center, 6250 Pine Avenue, Bell CA 90201

PUBLIC COMMENT/TESTIMONY: Each City Council meeting agenda includes a **Public Comment** period, providing members of the public with an opportunity to address the City Council on items listed on the agenda

Public Comment/Testimony In-Person

Please complete a Request to Speak Card and submit it to the City Clerk prior to the start of the meeting. Speakers will be called in the order in which Speaker Cards are received. When recognized by the Mayor, speakers should approach the podium, state their name for the record, and address the City Council. Each speaker is allotted up to three (3) minutes and may speak once during the Public Comment portion of the agenda.

If there are more than 20 public speakers, the Mayor has the discretion and may limit each speaker to no more than 2 minutes each. Also, the Mayor may limit the total Public Comment period to be no more than 90 minutes.

Public Comment/Testimony via Electronic Submission

You may also submit input electronically through a temporary public comment email established for City of Bell City Council meetings at cityclerk@cityofbell.org. Your written comment must be submitted by 4pm on Wednesday, October 14, 2026. Any emails received after the time indicated will not be included in the record.

Public Comment/Testimony via Zoom

The City provides remote participation through the Zoom audio communication platform. Members of the public may observe the meeting and provide public comment by either:

- Calling the telephone number provided on the agenda; or
- Joining the Zoom meeting using the Meeting ID and Passcode listed on the agenda.

Join Zoom Meeting (ONLY FOR PUBLIC COMMENT)

Phone Number: 1-669-444-9171

Meeting ID: 895 6158 8642

Password: 556682

To provide public comment on **Agenda** items, participants must call no later than **6:00 p.m.**

During the Public Comment period, participants joining via Zoom must use the **Raise Hand** feature to request to speak. Participants joining by telephone must press *9 to raise their hand. Requests to speak must be submitted before the meeting begins. Individuals who join after the meeting has started will not be permitted to speak during Public Comment.

When the Mayor announces your name or phone number, you will be prompted to speak. At that time, please unmute your microphone or telephone line, state your name for the record, and proceed with your comments.

Members of the public attending the meeting in person will be invited to speak first, followed by remote participants. Remote speakers will be recognized in the order their calls are received. Each remote speaker is allotted up to three (3) minutes to address the City Council.

Call to Order

Roll Call of the City Council: Flores, Saleh, Sifuentes, Arroyo, and Quintana

Public Hearing(s)

The following items have been posted as a Public Hearing as required by law. The Mayor will open the Public Hearing(s) to receive public testimony only on the item(s) listed under this section.

If there are more than 20 public speakers, the Mayor has his/her discretion may to limit each speaker to no more than 2-minutes each. Also, the Mayor may limit the total Public Comment period to be no more than 90 minutes.

PUBLIC TESTIMONY can be provided by:

- Calling the telephone number provided on the agenda; or
- Joining the Zoom meeting using the Meeting ID and Passcode listed on the agenda.

During the Public Hearing, participants joining via Zoom must use the **Raise Hand** feature to request to speak. Participants joining by telephone must press *9 to raise their hand.

1. Discussion and Approval of the Relocation Impact Report ("RIR") for the Bell Mobile Home Park Located at 4874 E Gage Avenue RECOMMENDATION. (*City Council*)

Recommendation: *It is recommended that the City Council:*

A. Conduct a Public Hearing to receive comments and public testimony regarding the RIR for the Bell Mobile Home Park located at 4874 E. Gage Avenue;

B. Close the Public Hearing;

C. Approve the RIR; and;

D. Read by title only, waive further reading, and adopt, the Resolution titled:

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL, CALIFORNIA,
APPROVING THE RELOCATION IMPACT REPORT (RIR) FOR THE BELL MOBILE
HOME PARK LOCATED AT 4874 E. GAGE AVENUE**

I, Angela Bustamante, City Clerk of the City of Bell, certify that a true, accurate copy of the foregoing agenda was posted on October 12, 2026 at least twenty-four (24) hours prior to the meeting as required by law.

Angela Bustamante

Angela Bustamante, City Clerk

City of Bell Agenda Report

DATE: October 14, 2026

TO: Mayor and Members of the City Council

FROM: Michael L. Antwine II, City Manager

APPROVED BY: Michael L. Antwine II (e-signature)

Michael L. Antwine II, City Manager

SUBJECT: DISCUSSION AND APPROVAL OF THE RELOCATION IMPACT REPORT ("RIR") FOR THE BELL MOBILE HOME PARK LOCATED AT 4874 E GAGE AVENUE

RECOMMENDATION:

IT IS RECOMMENDED THAT THE CITY COUNCIL:

1. Discuss and approve the RIR for the Bell Mobile Home Park located at 4874 E Gage Avenue
2. Read by title only, waive further reading and adopt Resolution No. 2026-63 titled:

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL
APPROVING THE RELOCATION IMPACT REPORT FOR THE
BELL MOBILE HOME PARK**

BACKGROUND

The Bell Mobile Home and RV Park located at 4874 Gage Avenue in the City of Bell, California ("Park") was privately developed in the 1940's. The 151-space Bell Mobile Home Park (8.56 acres) ("Park") was privately developed in 1946. Currently, residences occupy only 115 of the 151 Park spaces. The Bell Community Housing Authority ("BCHA") acquired the Park in 1995 to improve the BCHA's supply of affordable housing, and in 2005 refinanced the Park by issuing a \$20.8 million bond issue.

BCHA makes the payments on the bonds and covers the operational costs for the mobile home parks, including maintenance, utilities, insurance and personnel costs. BCHA utilizes the rents collected from the residents as a portion of the revenue to cover operating costs.

BCHA bond obligations are required to make annual payments of approximately \$1.3 million per year, and to have a \$1.3 million bond coverage contingency, and the city is required to backstop any deficiencies.

For several years BCHA has been suffering a structural deficit, that has been increasing annually; and it is projected that BCHA's operating deficits will negatively impact on the City's General Fund by subsidizing the BCHA fund.

BCHA rent levels in the Bell Mobile Home Park range from \$492.83 to \$800 per month and haven't been increased by BCHA in 15 years. A survey of nearby mobile home parks indicated that rents averaged \$1,265 a month, demonstrating that BCHA rents are substantially below market.

BCHA spends annually \$4,101,023.80 on operations, including maintenance, utilities, personnel, and insurance with estimated increasing costs on future maintenance.

DISCUSSION

In 1978 the State enacted the Mobile Home Residency Law ("MRL") which provides a comprehensive regulatory scheme governing the use, conversion and closure of mobile home parks. Pursuant to this law, BCHA hired Overland, Pacific & Cutler, Inc. ("OPC") to prepare a Relocation Impact Report Replacement and Relocation Plan ("RIR") which could be enacted to protect residents in case of a relocation process, and a state certified appraiser to do a market analysis of the supply, demand, and marketability of privately owned mobile homes in the region. BCHA and OPC held numerous community meetings in both English and Spanish to prepare the RIR, including on September 22, 2025, October 13, 2025, October 15, 2025, November 6, 2025, and November 17, 2025. Bell Mobile Home Park residents were also provided with an opportunity to schedule personal meetings with OPC relocation personnel to provide information about their households, dwellings, relocation needs and the potential impact a park closure would have on their households. Relocation agents attended community meetings and remained afterwards to schedule many of the residents for personal interviews. OPC also provided phone availability after hours and on weekends, and specifically from February 2, 2026, through February 24, 2026.

On August 5, 2026, BCHA facilitated hand-delivery of the RIR to all residents and non-resident owners and BCHA gave notice of the date, time and place for the public hearing to be held by the City Council on October 14, 2026. Additionally, the RIR was posted on the City's website for public review.

The City Council's action on the RIR does not have the potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment. The City Council's consideration of the RIR relates only to the determination of the measures required to be taken to mitigate the adverse impacts on Park residents who will be displaced should the Park be sold or closed.

There is no redevelopment of the property which is currently proposed in connection with the RIR. Additionally, approval of the RIR does not constitute "approval" of any "project" for purposes of CEQA, because the RIR is not a project, and because approval of the RIR does not commit the City to sell or close the park immediately.

Upon review of the RIR and consideration of the written and oral evidence received at the hearing; the City Council further finds as follows:

The RIR provides reasonable measures which meet and exceed the requirements of state law to mitigate the adverse impact of the park closure on the ability of the park residents to be displaced to find alternative housing.

Some of the provisions that the RIR provides for applicants to take the following measures to mitigate the adverse impacts on the park residents to be displaced by the park closure:

In situations where it is feasible to relocate a mobile home to a comparable park within a reasonable distance and the mobile home owner (with the assistance of the relocation

specialist provided by applicant) has located a new location that will accept the coach, RIR mitigation shall be provided as follows:

- a. Reimbursement for the actual cost to relocate the mobile home, including without limitation, to disassemble, transport, reassemble, and level the mobile home and all legal accessory structures (awnings, skirting, porches, storage structures, etc.) to another mobile home park within 50 miles of the Park;
- b. Full replacement cost of any items damaged during the move, substantiated by receipts or appraisals from a licensed appraiser;
- c. Transportation of the home by a licensed, bonded, and insured mover, who will disconnect and reconnect all utilities and obtain all required permits;
- d. Compensation to install improvements, if required at the new park, such as new steel supporting piers, skirting, and/or landscaping;
- e. Payment of temporary lodging and food expenses or daily living expenses, if the mobile home relocation results in the homeowner being displaced over one or more days, limited to current housing and per diem rates for Los Angeles County at the time of displacement and a reasonable number of days as approved by the owner;
- f. Payment of moving costs associated with moving all personal property, allowance to be determined based on the most current federal fixed move schedule for the State of California and the size of the mobile home and/or based on professional mover bids, including packing and unpacking, if selected by the resident;
- g. A 3 ½ years (42-month) space rent differential payment, if the monthly space rental rate in the replacement mobile home park (not to exceed the space rental rate of comparable space rent as determined by the owner) is greater than the current space rental rate at the Park.
- h. Payment for necessary modifications to the mobile home to accommodate a handicapped or disabled person to comply with decent safe and sanitary requirements;
- i. Services of a relocation specialist to assist owners through aspects of the relocation to include, but not be limited to, an explanation of options and relocation assistance program details, identifying replacement units, coordinating moving arrangements and payment of benefits, and additional services as described on pages 13-17 of the RIR; and
- j. Payment of a one-time required park entrance fee.

In situations where it is not feasible to relocate the mobile home to a comparable park within a reasonable distance, and the mobile homeowner procures/acquires a replacement dwelling or rental unit, RIR mitigation shall be provided as follows to every resident who selects this option:

- k. Payment to the mobile homeowner for the appraised in-place market value of the dwelling and all associated fixed property as determined by the qualified appraiser, pursuant to a Purchase Agreement;
- l. Reimbursement of eligible non-recurring closing costs associated with selling the Park unit to the new owner;

- m. Payment of moving costs associated with moving all personal property, allowance to be determined based on the most current federal fixed move schedule for the state of California and the size of the displacement dwelling and/or professional mover bids, including packing and unpacking, if selected by the resident;
- n. For owners that elect to purchase replacement housing (25 CCR §§ 6102, 6112(c)(5)(A)-(B)), a Price Differential Payment equal to the difference between the purchase price of a comparable replacement dwelling or the actual cost of the replacement dwelling, whichever is less, and the amount paid by the new owner for the Park unit (paragraph 1 above);
- o. For owner-occupants that elect to purchase replacement housing (25 CCR §§ 6102, 6112(c)(5)(A)-(B)), a Mortgage Interest Differential Payment will be provided if there is an existing mortgage or loan on the Park unit and the owner-occupant cannot secure the same interest rate or a lesser interest rate on financing used to purchase the replacement dwelling;
- p. For owner-occupants that elect to purchase replacement housing (25 CCR §§ 6102, 6112(c)(5)(A)-(B)), non-recurring closing costs related to the purchase of a replacement dwelling will be reimbursed to the owner-occupant;
- q. For owner-occupants who elect to rent rather than purchase replacement housing (25 CCR §§ 6104, 6112(c)(5)(C)), a rent differential payment (in accordance with 25 CCR § 6104). In calculating this payment, where an owner-occupant elects to rent a replacement manufactured home or mobile home and site, the average monthly rental shall equal the economic rent for the manufactured home or mobile home plus the actual rent for the site;
- r. Services of a relocation specialist to assist owners through aspects of the relocation to include, but not be limited to, explaining options and relocation assistance program details, identifying replacement units, coordinating moving arrangements and payment of benefits, and additional services as described on pages 13-17 of the RIR; and
- s. Upon receiving title to the dwelling pursuant to a purchase agreement, the owner will pay for the cost of disposing of the dwelling.

In addition to these payments and support for owners of mobile home units, non-owner tenant occupants will be eligible under the RIR for the following assistance:

- t. Payment of moving costs associated with moving all personal property, allowance to be determined based on the most current federal fixed move schedule for the state of California and the size of the displacement dwelling and/or professional mover bids, including packing and unpacking, if selected by the resident;
- u. Each tenant household will receive a rent differential payment if the monthly rental rate of the replacement dwelling (not to exceed the rental rate of a comparable dwelling as determined by the Owner) is greater than the current rental rate at the Park. The rent differential payment will be calculated based on 42 months of assistance. This payment may also be converted to Down Payment

- Assistance to be applied toward the purchase of a comparable replacement dwelling; and
- v. Services of a relocation specialist to assist owners through aspects of the relocation to include, but not be limited to, explaining options and relocation assistance program details, identifying replacement units, coordinating moving arrangements and payment of benefits, and additional services as described on pages 13-17.

Upon approval of the RIR, BCHA will complete a revised housing survey completed and collect household documentation to determine any last resort housing benefits to the extent required by applicable laws (including 25 ccr §6139). To the extent the cost of the replacement housing exceeds the dollar thresholds in relocation guidelines, additional payments will be authorized above these thresholds as necessary to provide any required “last resort housing” benefits in existing housing resources available in the area.

Residents will work with the BCHA-provided relocation specialist identified in the RIR to identify the appropriate relocation housing for them, and if the costs of such housing exceed the resident’s base replacement housing assistance eligibility dictated by the above-referenced dollar thresholds, additional funds will be authorized to provide the “last resort housing” benefits consistent with title 25, section 6139 of the California code of regulations.

The RIR addresses the availability of adequate replacement housing in mobile home parks; and addresses relocation costs, including the costs of moving a mobile home or purchasing an available mobile home in another park or other available housing. These relocation costs are further addressed in the RIR with mitigation measures that include payment of all moving costs related to personal property, payment of first and last month’s rent, and payment of security deposit and relocation assistance.

Prior to any potential displacement of any resident, the resident shall receive at least six (6) months’ written notice pursuant to the civil code.

Staff believe that the RIR, attached hereto as Attachment A, is adequate and sufficient to address the availability of adequate replacement housing in mobile home parks and relocation costs including the costs of moving a mobile home and purchasing an available mobile home in another park or other available housing.

Staff position is that if it retains ownership, it is unlikely it would have the financial resources to manage the property long-term and it will negatively impact the City’s General Fund. Also, future financial projections project that BCHA could potentially violate its bond covenants and require a subsidy from the City to meet the deficit obligations.

Conclusion

For the reasons stated above, staff recommend that the City Council approve the RIR.

ATTACHMENTS:

- A. Resolution 2026-63
- B. Relocation Impact Report for Bell Mobile Home Park
- C. Memo from BCHA

RESOLUTION NO. 2026-63

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL
APPROVING THE RELOCATION IMPACT REPORT FOR THE BELL
MOBILE HOME PARK**

WHEREAS, the Bell Mobile Home and RV Park located at 4874 Gage Avenue in the City of Bell, California ("Park") was privately developed in the 1940's. The Bell Community Housing Authority ("BCHA") acquired the Park in 1995 to improve the BCHA's supply of affordable housing; and

WHEREAS, for years BCHA has suffered structural deficits, due in part to the operational costs and maintenance of the Park, which has required BCHA to utilize reserve funds and at times, borrow funds from the City of Bell's General Fund to cover the BCHA's funding deficit; and

WHEREAS, as a result of BCHA's inability to continue providing for the long-term financial support of the Park and the ongoing fiscal instability it is creating for BCHA, including its maintenance and operational costs, capital investment needs, and liability exposure, BCHA commenced with the process for the closure and/or conversion of the Park; and

WHEREAS, in connection therewith, BCHA, along with its consultants, Overland, Pacific & Cutler ("OPC"), held various community meetings for Park residents to discuss the potential Park closure and process, which all Park residents were invited to attend (via written letters); such meetings occurred on September 22, 2025 at City Hall, October 13, 2025 and October 15, 2025 at the Park, and again on November 6, 2025, and November 17, 2025 at City Hall. The meetings were conducted in English and Spanish, and Park residents were provided an opportunity to schedule personal meetings with OPC relocation personnel to provide information about their households, dwellings, relocation needs and the potential impact a Park closure would have on their households; and

WHEREAS, California Government Code Sections 65863.7 and 66427.4 and Civil Code Section 798.56, govern the requirements for an impact report and the mitigation measures as a condition of conversion of an existing mobile home park to another use or closure of a mobile home park or cessation of use of land as a mobile home park; and

WHEREAS, BCHA has submitted to the City Council, for its approval, a Relocation Impact Report Replacement and Relocation Plan ("RIR") a copy of which is attached hereto as Exhibit "A" and incorporated herein by reference, to determine the relocation impacts and relocation impact mitigation measures related to its proposed closure of the Park; and

WHEREAS, on August 5, 2026, as required by law, BCHA sent notice of, and a copy of, the RIR to all Bell Mobile Home and RV Park owners and residents and gave notice by certified mail to the residents, and any nonresident owners of mobile homes in the Park of the date, time and place for hearing of the application of approval for the RIR by the Bell City Council on October 14, 2026. The RIR was also posted on the City's website for public review on August 5, 2026; and

WHEREAS, on September 30, 2026, BCHA and OPC held an informational meeting at the Bell Community Center regarding the RIR for all mobile home residents to attend, wherein

OPC and BCHA staff presented the RIR and discussed the associated process and answer resident questions; and

WHEREAS, California's Mobile Home Residency Laws ("MRL" or "Relocation Laws") (codified in Cal. Govt. Code Sections 65863.7-65863.8, 720 et seq.; Cal. Civil Code Section 798 et seq., and in the Relocation Assistance and Real Property Acquisition Guidelines adopted by the Department of Housing and Community Development as Title 25, Cal. Code of Regulations Section 6000, et seq.) provides a comprehensive regulatory scheme governing the use, conversion and closure of mobile home parks and ensure the protection of residents in case of a relocation process. The MRL also requires a public hearing on the RIR, prior to any potential Park closure; and

WHEREAS, on August 5, 2026, the RIR was mailed to all residents and non-resident owners and BCHA gave notice of the date, time and place for the public hearing to be held by the City Council on the RIR (i.e., October 14, 2026). Additionally, on August 5, 2026, BCHA also hand-delivered Spanish versions of the cover letter and notice for the public hearing, and follow-up notices were delivered to all Park residents on October 9, 2026; and

WHEREAS, on October 14, 2026, the City Council held a duly noticed public hearing regarding the consideration of approval for the RIR for the Park as required by law and received comments and testimony both orally and in writing and considered all evidence and testimony, including the measures required to mitigate the adverse impacts on displaced residents in the event of a closure of the Park.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF BELL DOES HEREBY FIND, DETERMINE, AND RESOLVE AS FOLLOWS:

SECTION 1. The foregoing recitals are true and correct and are incorporated herein as findings of fact.

SECTION 2. The City Council finds any consideration of or action upon the RIR is not subject to review under the California Environmental Quality Act ("CEQA") because neither the RIR nor the City Council's or BCHA's action thereon constitutes a "project" within the meaning of CEQA. (Pub. Res. Code §21065; 14 CCR §15378). The City Council's action on the RIR does not have the potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment. The City Council's consideration of the RIR relates only to the determination of the measures required to be taken to mitigate the adverse impacts on Park residents who will be displaced should the Park be closed. No redevelopment of the property is currently proposed in connection with the RIR. Additionally, approval of the RIR does not constitute "approval" of any "project" for purposes of CEQA, because the RIR is not a project, and because approval of the RIR does not commit the City to a definite course of action or foreclose options or alternatives in regard to any project intended to be carried out by any person, and because it does not constitute a commitment to issue or the issuance of a discretionary contract, grant, subsidy, loan, or other form of financial assistance, lease, permit, license, certificate, or other entitlement for use of a project (14 CCR §15352).

SECTION 3. Upon review of the RIR and consideration of the written and oral evidence received at the hearing, the City Council finds and determines as follows:

- A. Pursuant to Government Code Section 65863.8, BCHA satisfactorily verified and demonstrated to the City that all Park residents and mobile homeowners have been notified of the proposed Park closure and the City Council's hearing on the RIR in the manner prescribed by law. The RIR was also posted to the BCHA's website.
- B. BCHA and OPC held numerous community meetings in both English and Spanish in connection with the preparation of the RIR, including on September 22, 2025, October 13, 2025, October 15, 2025, November 6, 2025, and November 17, 2025. Park residents were also provided with an opportunity to schedule personal meetings with OPC relocation personnel to provide information about their households, dwellings, relocation needs and the potential impact a Park closure would have on their households. OPC relocation agents attended the community meetings and remained afterwards to schedule many of the residents for personal interviews. OPC also provided phone availability for residents after hours and on weekends, and specifically from February 2, 2026, through February 24, 2026.
- C. The RIR provides reasonable measures which meet and exceed the requirements of state law to mitigate the adverse impact of the Park closure on the ability of the Park residents to find alternative housing. The RIR provides for the following measures to mitigate the potential for such adverse impacts:
 - 1. In situations where it is feasible to relocate a mobile home to a comparable park within a reasonable distance RIR mitigation and assistance shall be provided as follows (all as further detailed in the RIR):
 - (a) Reimbursement for the actual cost to relocate the mobile home, including without limitation, to disassemble, transport, reassemble, and level the mobile home and all legal accessory structures (awnings, skirting, porches, storage structures, etc.) to another mobile home park within 50 miles of the Park;
 - (b) Full replacement cost of any items damaged during the move, substantiated by receipts or appraisals from a licensed appraiser;
 - (c) Transportation of the home by a licensed, bonded, and insured mover, who will disconnect and reconnect all utilities and obtain all required permits;
 - (d) Compensation to install improvements, if required at the new park, such as new steel supporting piers, skirting, and/or landscaping;
 - (e) Payment of temporary lodging and food expenses or daily living expenses, if the mobile home relocation results in the homeowner being displaced over one or more days, limited to current housing and per diem rates for Los Angeles County at the time of displacement and a reasonable number of days as approved by the owner;
 - (f) Payment of moving costs associated with moving all personal property, allowance to be determined based on the most current federal fixed move schedule for the State of California and the size of the mobile home and/or based on professional mover bids, including packing and unpacking, if selected by the resident;
 - (g) A 42-month space rent differential payment, if the monthly space rental rate in the replacement mobile home park (not to exceed the space rental rate of comparable space rent as determined by

- the owner) is greater than the current space rental rate at the Park;
- (h) Payment for necessary modifications to the mobile home to accommodate a handicapped or disabled person to comply with decent safe and sanitary requirements;
 - (i) Services of a relocation specialist to assist owners through aspects of the relocation to include, but not be limited to, an explanation of options and relocation assistance program details, identifying replacement units, coordinating moving arrangements and payment of benefits, and additional services as described in the RIR; and
 - (j) Payment of a one-time required park entrance fee.
2. In situations where it is not feasible to relocate the mobile home to a comparable park within a reasonable distance, and the mobile homeowner procures/acquires a replacement dwelling or rental unit, RIR mitigation shall be provided as follows to every resident who selects this option (all as further detailed in the RIR):
- (a) Payment to the mobile homeowner for the appraised in-place market value of the dwelling and all associated fixed property as determined by the qualified appraiser, pursuant to a purchase agreement;
 - (b) Reimbursement of eligible non-recurring closing costs associated with selling the Park unit to the new owner;
 - (c) Payment of moving costs associated with moving all personal property, allowance to be determined based on the most current federal fixed move schedule for the state of California and the size of the displacement dwelling and/or professional mover bids, including packing and unpacking, if selected by the resident;
 - (d) For owners that elect to purchase replacement housing (25 CCR §§ 6102, 6112(c)(5)(A)-(B)), a Price Differential Payment equal to the difference between the purchase price of a comparable replacement dwelling or the actual cost of the replacement dwelling, whichever is less, and the amount paid by the new owner for the Park unit;
 - (e) For owner-occupants that elect to purchase replacement housing (25 CCR §§ 6102, 6112(c)(5)(A)-(B)), a Mortgage Interest Differential Payment will be provided if there is an existing mortgage or loan on the Park unit and the owner-occupant cannot secure the same interest rate or a lesser interest rate on financing used to purchase the replacement dwelling;
 - (f) For owner-occupants that elect to purchase replacement housing (25 CCR §§ 6102, 6112(c)(5)(A)-(B)), non-recurring closing costs related to the purchase of a replacement dwelling will be reimbursed to the owner-occupant;
 - (g) For owner-occupants who elect to rent rather than purchase replacement housing (25 CCR §§ 6104, 6112(c)(5)(C)), a rent differential payment (in accordance with 25 CCR § 6104). In calculating this payment, where an owner-occupant elects to rent a replacement manufactured home or mobile home and site, the average monthly rental shall equal the economic rent for the

- manufactured home or mobile home plus the actual rent for the site;
 - (h) Services of a relocation specialist to assist owners through aspects of the relocation to include, but not be limited to, explaining options and relocation assistance program details, identifying replacement units, coordinating moving arrangements and payment of benefits, and additional services as described in the RIR; and
 - (i) Upon receiving title to the dwelling pursuant to a purchase agreement, the owner will pay for the cost of disposing of the dwelling.
- 3. In addition to these payments and support for owners of mobile home units, non-owner, tenant occupants will be eligible under the RIR for the following assistance:
 - (a) Payment of moving costs associated with moving all personal property, allowance to be determined based on the most current federal fixed move schedule for the State of California and the size of the displacement dwelling and/or professional mover bids, including packing and unpacking, if selected by the resident;
 - (b) Each tenant household will receive a rent differential payment, if the monthly rental rate of the replacement dwelling (not to exceed the rental rate of a comparable dwelling as determined by the Owner) is greater than the current rental rate at the Park. The rent differential payment will be calculated based on 42 months of assistance. This payment may also be converted to Down Payment Assistance to be applied toward the purchase of a comparable replacement dwelling; and
 - (c) Services of a relocation specialist to assist owners through aspects of the relocation to include, but not be limited to, explaining options and relocation assistance program details, identifying replacement units, coordinating moving arrangements and payment of benefits, and additional services as described in the RIR.
- D. In preparation of the RIR, OPC, on behalf of BCHA, conducted a survey of all mobile home parks within a 60 mile radius of the Park, and identified 49 available spaces that may potentially accept mobile homes from the Park. The survey of available housing resources shall be updated from time to time as required by the MRL prior to determine the potential benefits available to residents. Households shall be required to receive individualized replacement-housing referrals based on current market conditions and their specific housing needs.
- E. Upon approval of the RIR, BCHA will complete a revised housing survey completed and collect household documentation to determine any last resort housing benefits to the extent required by applicable laws (including 25 CCR § 6139). To the extent the cost of the replacement housing exceeds the dollar thresholds in relocation guidelines, additional payments will be authorized above these thresholds as necessary to provide any required “Last Resort Housing” benefits in existing housing resources available in the area. The City will not need to build or produce additional housing because residents will work with the

BCHA-provided relocation specialist identified in the RIR to identify the appropriate relocation housing for them, and if the costs of such housing exceed the resident's base replacement housing assistance eligibility dictated by the above-referenced dollar thresholds, additional funds will be authorized to provide the "Last Resort Housing" benefits consistent with title 25, section 6139 of the California Code of Regulations.

- F. The RIR addresses the availability of adequate replacement housing in mobile home parks; and addresses relocation costs, including the costs of moving a mobile home or purchasing an available mobile home in another park or other available housing. These relocation costs are further addressed in the RIR with mitigation measures that include payment of all moving costs related to personal property, payment of first and last month's rent, and payment of security deposit and relocation assistance. In addition, BCHA requires that should there be a change in use of the Park, the new owner would be required to provide the residents with mitigation measures, assistance, and benefits specified in the RIR.
- G. The RIR identified mobile homes available for purchase within 60 miles of the Park (370 of which were within 60 miles), with purchase prices ranging from \$22,000 to \$699,000, and an average price of \$220,000. Moreover, the RIR identified 115 conventional houses for sale within 15 miles of the Park (30 miles for one-bedroom units) ranging in price from a low of \$260,000 for a one bedroom unit to a high of \$1,330,000 for a four-bedroom unit. The RIR also identified five mobile homes and 227 other low-density units for rent within a 15 mile radius of the Park.
- H. The Report's market survey establishes current market conditions, and its advisory services program, coupled with the last resort housing commitment, ensures each household is matched to a section 6008(c)-compliant unit within its means before any move (25 CCR § 6008). Where the market does not supply an affordable comparable unit, the last resort housing mechanism supplies the difference. The availability requirement is thus met not only by the raw survey alone, but by the survey, the individualized referral process, and the uncapped last resort funding operating together.
- I. As a condition of approval of the RIR, no termination notices shall be sent to residents until the full amount of the relocation funds specified in the RIR are actually available to BCHA to pay for the full cost of relocation of all Park residents, evidence of which must be provided to the City in written documentation within one (1) year of the approval of this Resolution, unless BCHA submits a written request to the City for the extension of such date.
- J. Notwithstanding anything to the contrary, prior to the termination of any tenancy or ownership rights of any resident within the Park, the resident shall receive at least six (6) months written notice pursuant to the requirements of the MRL.

SECTION 4. The City Council hereby finds the RIR, attached hereto as Exhibit "A", adequate and sufficient to address the availability of adequate replacement housing in mobile home parks and relocation costs including the costs of moving a mobile home and purchasing an available mobile home in another park or other available and comparable housing. The City Council finds the proposed measures are adequate and sufficient to mitigate any adverse impact of the change on a displaced resident. Moreover, the City Council finds that the RIR

demonstrates that sufficient existing replacement housing resources are available in the area, such that development of replacement housing is not required under Government Code section 65863.7. The City Council therefore approves the RIR.

SECTION 5. Pursuant to Government Code Section 65863.7(e)(1)(B), the City Council finds that the Park closure, will not result in or materially contribute to a shortage of housing opportunities and choices for low- and moderate-income households within the City given the overall supply of affordable housing.

SECTION 6. This Resolution shall be effective immediately upon its adoption.

SECTION 7. The City Clerk shall certify to the passage and adoption of this Resolution and enter it into the book of original Resolutions.

PASSED, APPROVED and ADOPTED this 14th day of October, 2026.

Ana Maria Quintana
Mayor

ATTEST:

Angela Bustamante, City Clerk

APPROVED AS TO FORM:

Danny Aleshire, City Attorney

CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, Angela Bustamante, City Clerk of the City of Bell, California, do hereby certify that the foregoing resolution, being Resolution No. 2026-63, was duly and regularly adopted by said City at a regular meeting duly and regularly held on the 14th day of October, 2026, and that the same was passed and adopted by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

By: _____
Angela Bustamante, City Clerk

EXHIBIT “A”

Relocation Impact Report for Bell Mobile Home Park

[Attached]

RELOCATION IMPACT REPORT REPLACEMENT AND RELOCATION PLAN Bell Mobile Home Park

Prepared for:

Bell Community Housing Authority
6330 Pine Avenue
Bell, CA 90201

Prepared By:

Overland, Pacific & Cutler, LLC (a GFT Company)
5000 Airport Plaza Drive, Suite 250
Long Beach, CA 90815
(562) 304-2000

July 2026

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Introduction

The Bell Mobile Home & RV Park is a 151-space residential mobile home park (“Park”) situated on real property located in Bell, CA. The property is currently owned and operated by the Bell Community Housing Authority (“BCHA” or “Owner”). The Owner of the Park wishes to cease operating the Park and intends to follow the regulatory process to seek approval of the Park closure. Future development plans for the site have not been approved and are not known at this time.

As part of the Park closure approval process, the Owner is required to prepare this Relocation Impact Report with a Replacement and Relocation Plan (collectively the “Report”) in accordance with the State of California Government Code and Mobile Home Residency Law (Civil Code Section 798 et seq.) (“MRL”) which provides a comprehensive statewide regulatory scheme governing the use and closure of mobile home parks (Civil Code sections 798 et seq. and Government Code sections 65863.7-65863.8.). In addition, California State AB 2782 amended Civil Code Section 798.56 and Government Code Section 65863.7 to impose additional requirements to be discussed later in this Report.

Relocation assistance to Park residents will be provided per the requirements of Government Code 7260 et seq. and the Relocation Assistance and Real Property Acquisition Guidelines adopted by the Department of Housing and Community Development as in Title 25, California Code of Regulations Section 6000, et seq. (“State Relocation Regulations”). The aforementioned MRL, Civil Code, and Government Code provisions (including as amended by AB 2782) and State Relocation Regulations are collectively referred to herein as “the Laws”.

The purpose of the Report is to report on the impact of the proposed Park closure on existing Park residents and to address measures to be taken to mitigate adverse effects of the proposed closure upon the residents of the Park, who would be displaced by the closure. In anticipation of the need to prepare for closure of the Park, Overland, Pacific & Cutler, LLC (a GFT, Inc. company) or OPC, has been contracted to prepare this Report as required by the Laws.

This Report explains the protections afforded the residents of the Park. Among the requirements of Government Code Section 65863.7 are to “report on the impact of the conversion, closure, or cessation of use of the mobile home park, include a replacement

and relocation plan that adequately mitigates the impact upon the ability of the displaced residents of the mobile home park to be converted or closed to find adequate housing in a mobile home park” and provide an appraisal of the “in-place market value of the displaced resident’s mobile home” to be paid to the displaced resident in exchange for title to the displaced resident’s coach if “a displaced resident cannot obtain adequate housing in another mobile home park”, i.e., cannot relocate his or her coach to an available space in another park. The Owner must also notify residents of the Park of the proposed change in use (closure of the Park), in accordance with Government Code Section 65863.8 and Civil Code Section 798.56.

The Owner must submit the Closure Request to the City of Bell City Council, and the Owner must provide each resident at least 60 days’ written notice that the Owner or their representative will be appearing before City Council to seek approval of this Report. A copy of the Report must be given to each resident at the time the notice is given.

Prior to the closure of the Park, the Owner and all residents of the Park shall have the right to, and the availability of, a public hearing before City Council on the sufficiency of this Report and the proposed relocation assistance.

To prepare this Report, OPC reviewed resident data that was provided to us by the Owner, interviewed or made reasonable and good faith efforts to interview all mobile home owners and tenants, and performed a comprehensive study of mobile home park resources and other housing resources.

Consistent with the Laws, this Report considers the impact of the closure of the Park, includes a replacement and relocation plan that adequately mitigates the impact upon the ability of the displaced residents of the Park to find adequate housing in another mobile home park or other replacement housing, and sets forth the in-place market value of each of the mobile homes within the Park that are not owned by BCHA. This Report includes or is based on data pertaining to all homeowners and occupants of the Park as of December 2025. However, any residents who move or are lawfully evicted from the Park (e.g., for nonpayment of rent) between December 2025 and the date when the applicable relocation assistance/benefits would otherwise become due as outlined in this Report will not be entitled to receive any such relocation assistance/benefits. Residents are obligated to continue paying rent until the date they vacate the Park.

The City Council's consideration of the Report is not subject to review under the California Environmental Quality Act (CEQA), because it does not constitute a "project" within the meaning of CEQA. (Pub. Res. Code §21065; 14 CCR §15378). Approval of the Report does not constitute "approval" of any "project" for purposes of CEQA, because the Report is not a project, and because approval of the Report does not commit the BCHA to a definite course of action or foreclose options or alternatives in regard to any project (14 CCR §15352).

Mobile Home Park Location and Description

A. Regional Location

The Park is a residential mobile home park situated on the real property located at 4874 Gage Avenue, Bell, CA 90201 within Los Angeles County (Figure 1: Regional Mobile Home Park Location.)

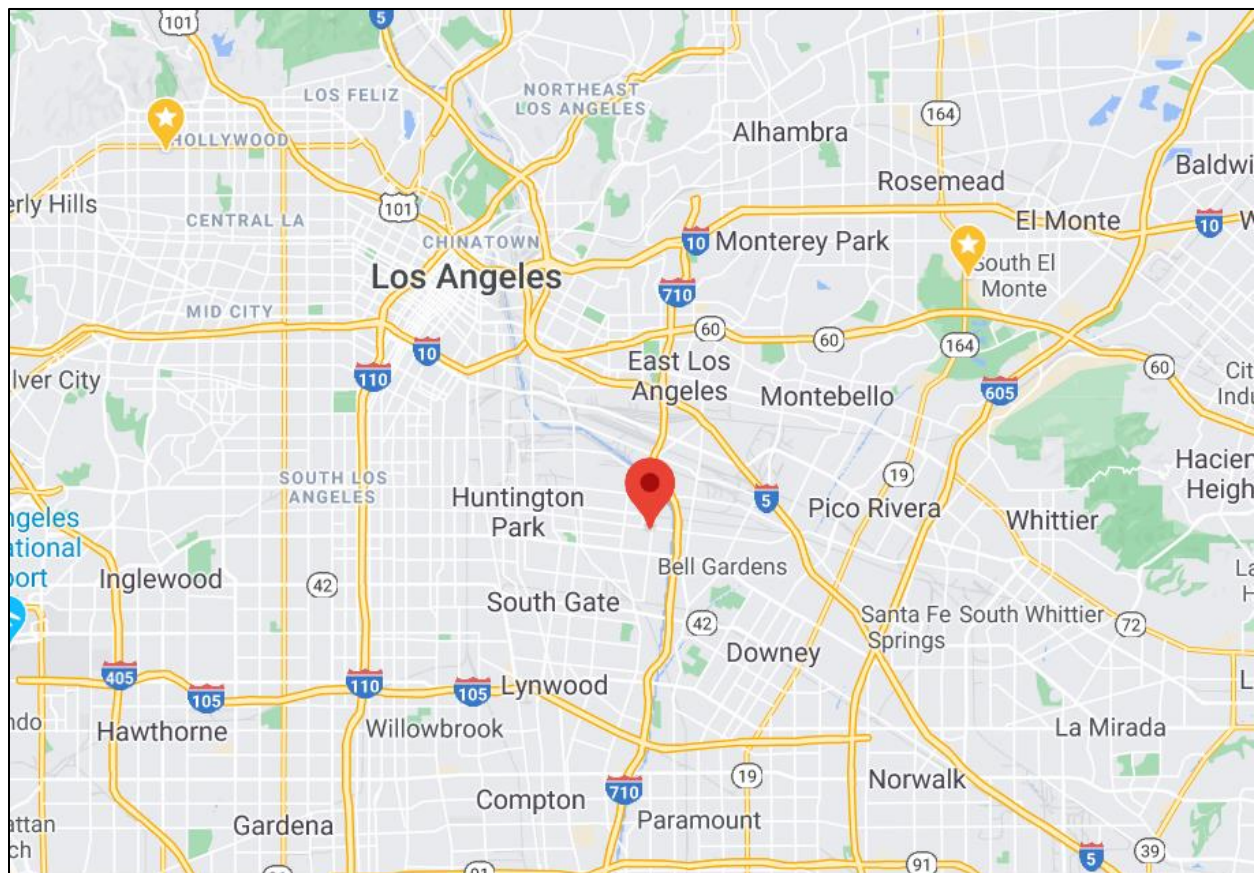


Figure 1: Regional Mobile Home Park Location

B. Park Site Location

The Park, situated on approximately 8.56 acres, is bounded by Gage Avenue to the north, Nevada Street to the south, Wilcox Avenue to the east, and Heliotrope Avenue to the west (Figure 2: Mobile Home Park Site Location.) The legal description of the Park property is found in **Exhibit A** and a site map is found in **Exhibit B**.



C. Mobile Home Park Description

The Park, constructed in 1946, is over 79 years old. The Park contains 151 coach spaces, only 115 of which are occupied by Park residents, and several fixed structures, including an office, a spacious clubhouse with full kitchen, one each of a men's and women's rest room with two showers and two toilets in each, and a laundry facility with coin-operated leased washers and dryers. There are an additional 2 dwellings within the Park, but one is used as a BCHA office and the other is abandoned.

The homes in the Park are quite old and include single and double-wide mobile homes, manufactured homes, travel trailers and motorhomes. Many of the homes have one or more types of improvements such as porches, additions, patios, fences and carports.

The internal roadways are paved with asphalt. The Park is landscaped, with the landscaping being in fair condition.

Most spaces are sub-metered with gas, electricity and water, and most residents are billed monthly with their rent statement the usage for gas, electricity and water based on meter readings. Sewer and trash removal are provided by the Park Owner. A map of the Park is presented in **Exhibit B** of this report.

The average age of the homes in the Park is 48 years old. There are 66 single-wide mobile/manufactured homes, 25 double-wide mobile/manufactured homes, 25 trailers (older model mobile home generally with a tow hitch) and a motor home being used as a home. Space rents range from \$492.83 - \$800.00 per month with an average rental rate of \$613.81. The Owner has not raised rents within the Park in 15 years.

Mobile Home Park Resident Profile

This Report is being prepared based on the known occupants of the Park as of December 2025. Resident surveys were attempted with all Park households. (OPC was also provided limited information regarding each of the households by the Owner, and additional information on the dwellings was provided by the appraiser).

All Park residents were invited via letters (**Exhibit C**) to community meetings for Park residents held on September 22, 2025 at City Hall, October 13, 2025 and October 15, 2025 at the Park, November 6, 2025, and November 17, 2025, at City Hall. At the

community meetings, which were conducted in English and Spanish (a large portion of the Park residents prefer Spanish), Park residents were provided an opportunity to schedule personal meetings with OPC relocation personnel to provide information about their households, dwellings, relocation needs and the potential impacts a Park closure would have on their households. Relocation agents attended the community meetings and remained afterwards to schedule many of the residents for personal interviews.

The letters inviting Park residents to the community meetings also advised the Park residents that if they were unable to attend the community meetings, they should contact one of the relocation specialists listed in the letter at an (800) number provided. Additionally, a Frequently Asked Questions and Answers document (also provided in **Exhibit C**) was provided to the meeting attendees, and copies were posted on the City of Bell website for Park residents who did not attend the meetings. A website was established by the BCHA for the residents and the Bell community to answer questions about the proposed Park closure, to provide information about relocation assistance that will be available to the Park residents and to post copies of documents provided to the residents.

OPC relocation specialists conducted interviews with Park residents from October 10, 2025, through December 3, 2025, and again February 2, 2026, through February 24, 2026. In addition, OPC relocation specialists called residents via phone numbers provided by residents at the community meetings in an effort to contact residents who had not yet scheduled an interview. Relocation staff also made call-backs to residents who called the City's phone number to schedule interview appointments. While at the Park on numerous occasions, OPC relocation specialists "door knocked" and left contact cards with a request of the household to contact an OPC agent to schedule an interview.

After numerous attempts to contact and include data from all Park residents via group resident meetings, phone, mail, and door knocking, OPC was successful in interviewing 59 out of 115 Park households by February 2026.

Additionally, OPC made contact with 16 of the 56 households not interviewed, however the residents declined to interview or provide information about their circumstances. All of the remaining non-interviewed households were made aware of the Report preparation process and the need to interview impacted households, yet as of the date of this Report have chosen not to provide information about their households or schedule an interview date/time at their convenience.

Mobile homes in the Park are either owned by the occupant/resident, owned by the BCHA and rented to the occupant/renter, or possibly owned by an off-site owner and rented to the occupant/renter. There are 19 units owned by BCHA, although only three of those units are occupied by tenants. The other 16 units are vacant. (There are also four vacant spaces within the Park with no structures, and an abandoned trailer to be disposed of by BCHA).

Based upon the information provided by the 59 current households that were interviewed and by Park management, there are three mobile homes that are known to be occupied by renters (of BCHA units), and the remaining homes are occupied by owners of the dwellings. It is possible there are other tenant households within the households not interviewed. Non-owner occupants are not mobile home residents under the Laws. Verification of ownership will be required as part of the relocation process.

The mobile homes within the Park are reported by the appraiser to be one-bedroom, two-bedroom, and three-bedroom units (some bedrooms may be unpermitted), although the bedroom counts are not verified at this time. The age of the units ranges from 14 years old to 71 years old with an average age of 48 years old.

A summary of available Park resident data is provided in **Exhibit D**. There is a lack of complete household data due to the lack of response to multiple interview requests, and/or although a household may have participated in an interview, some residents declined to provide information about specific aspects of their household.

The majority of the 59 respondent households are Spanish-speaking and are comprised of a total of 122 adults and 58 children (17 years or younger). With the assumption that there is at least one occupant in the non-interviewed households, there is a total of at least 236 residents within the Park. There is a total of 46 known seniors (62 years of age or older), and 34 residents who reported having a disability as depicted in **Table 1** below:

TABLE 1: Tenant Occupancy Data – Interviewed Households			
Adults	Children	Senior	Disabled
122	58	46	34

Of the 59 households interviewed, 43 households provided verbal information regarding gross household income, although it was not complete in some cases. According to

income standards for the County of Los Angeles (**Exhibit E**) adjusted for family size as published by the United States Department of Housing and Urban Development (HUD), the households qualify as follows in **Table 2**:

TABLE 2: Park Household Incomes	
Income Level	# of Households
Extremely Low Income (30% or less of area median income)	30
Very Low Income (31% - 50% of area median income)	11
Low Income (51% - 80% of area median income)	5
Unknown Income	69

The 59 interviewed households have lived in the Park for 2-61 years, with an average length of occupancy of 21 years. Based on the appraisal reports, the mobile homes, manufactured homes, trailers and motorhome within the Park are one-bedroom (82), two-bedroom (22), and three-bedroom (13) units. Bedroom count and size of units is reported in **Exhibit D**. (One dwelling is used as a BCHA office, and another dwelling is abandoned). Representative photographs of Park coaches are presented as **Exhibit F**. None of the respondent households reported having an existing loan on their home.

Replacement housing needs, as expressed in this Report, are defined by the total number of required replacement units and distribution of those units by bedroom size. The projected number of required units by bedroom size is calculated by comparing current data for household size with BCHA's replacement housing occupancy standards. These standards, generally, allow for up to two persons in a studio unit, three persons in a one-bedroom unit, five persons in a two-bedroom unit, seven persons in a three-bedroom unit and nine or more persons in a four-bedroom units.

Displaced Park households will be provided assistance in securing replacement housing comparable to what they currently have as far as number of bedrooms, or if they are currently over-crowded based on the occupancy guidelines above, they will be provided assistance to secure replacement housing of a size and number of bedrooms to fit the households' needs. (Note: Because the total number of occupants is not known for so many households within the Park, replacement housing needs are assumed to possibly include four-bedroom units as well).

Replacement Housing Resources

One of the impacts of the proposed closure will be the Park residents' need to identify the availability of replacement sites to which a mobile home could be moved, as well as other replacement housing resources. A search was conducted of all mobile home parks within approximately a 60-mile radius, regardless of actual comparability to the Park. Information on the availability of replacement sites in mobile home parks; mobile homes for sale; and availability of all types of rental housing as of May 2026 is provided in the following sections. (Note: The results shown are meant to establish a look at the current housing market within mobile home parks and for conventional housing for sale or rent, but they are not meant to establish actual replacement housing units for the Park residents, who would not be displaced for quite some time).

A. Mobile Home Park and RV Park Space

A search was conducted to determine the availability of vacant mobile home spaces or pads in parks as described above. A complete list of the parks with the number of available spaces and conditions, and the reported type of mobile homes and residents accepted, is presented in **Exhibit G**.

Based on the survey of mobile home parks where a representative was available to answer questions, 49 available spaces were identified. Space rents for these parks range from \$360 to \$3,200 per month, depending on the size and location, and with an average rent of \$1,265. Typically, a park will only consider accepting mobile homes if they are brand new or in very good condition and are no more than 5-10 years old.

Although some of the mobile homes within the Park are in fair condition, there are other limitations to moving them to another park. Generally accepted standards and practices among mobile home park operators allow homes to be moved into the park if they are less than five years old and deny homes that are more than ten years old. While some park operators may allow homes in excess of 10 years, they are generally not accepted and would have to be approved on an individual basis. None of the existing homes within the Park meet the ten-year age standard based on information provided.

Therefore, under the above generally accepted standards and practices, it is a reasonable assumption that none of the Park mobile homes with associated fixed accessory equipment may be relocated to a comparable mobile home park within the immediate

vicinity, although there may be opportunities to move the dwellings to a park a much greater distance away or to a property other than a mobile home park.

In addition to the mobile homes within the Park, there is one motor home being used as housing. A search of RV and mobile home parks with spaces for RVs within a 50 miles radius was also conducted, and the results are also included in **Exhibit G**. There were three RV parks identified that allow long-term occupancy with monthly rates between \$1,140 - \$1,500 per month.

B. Mobile Homes For Sale

A survey of for-sale mobile homes currently on the market identified 370 mobile homes for sale within parks in a 60-mile radius, with prices ranging from \$22,000 to \$699,000. The average list price of mobile homes for sale was \$220,000. A summary of the identified mobiles homes is below:

Mobile Homes for Sale – Survey Summary				
Distance	# 1BR	# 2BR	# 3BR	# 4BR
0 – 10 miles	2	8	3	0
10 – 20 miles	11	23	10	1
20 – 30 miles	10	39	40	3
30 – 60 miles	8	96	99	17
\$ Range	\$22,000 - \$350,000	\$69,900 - \$590,000	\$69,900 - \$699,000	\$159,900 - \$355,000

Mobile homes with higher sale prices may include the land, making it very much like single family residences or condominium units with common area maintenance monthly dues instead of space rents. Higher prices also indicate more park amenities and newer manufactured homes or mobile homes than exist at the Park. The available mobile homes for sale that were surveyed can also be found in **Exhibit G**.

C. Conventional Homes For Sale

If comparable mobile homes for sale are not available to the displaced owner-occupant Park residents at the time of displacement, additional replacement housing resources may include townhomes, condos and single-family residences for sale. A search for available conventional housing for sale within 15 miles of the Park (30 miles for one-bedroom units) was conducted in May 2026. Results are shown in **Table 3** below and details are provided in **Exhibit H**:

TABLE 3: Availability and Cost of Conventional Housing for Sale				
Bedroom Size	One	Two	Three	Four
No. Found	43	34	25	13
List Price Range	\$260,000 - \$600,000	\$358,800 - \$859,900	\$425,000 - \$890,000	\$595,000 - \$1,330,000

D. Rental Housing

A mobile home within another park would be considered the most comparable dwelling to what the residents currently occupy. A rental survey was also carried out to identify the availability of mobile homes for rent within the Parks identified in **Exhibit G**. Five mobile homes were available, at rental rates from \$2,230 - \$2,559. (**Exhibit G** also includes available units for rent within mobile home parks).

Due to the limited availability of mobile homes for rent in the area, a search for other types of available low-density units (SFR, duplex, tri-plex, quad-plex), townhomes/condos and apartment rental units was conducted. Additional rental housing was identified and is shown in **Table 4** on the following page as a summary of the availability of these types of rental units within a 15-mile radius of the Park. Specific listings for rental units can be found in **Exhibit I**.

TABLE 4: Availability and Cost of Rental Housing					
Bedroom Size	Studio	One	Two	Three	Four
No. Found	20	100	50	50	7
Rent Range	\$1,095 - \$1,610	\$1,550 - \$2,424	\$2,126 - \$2,997	\$2,809 - \$4,190	\$3,500 - \$8,500

Impacts to Residents

The Report is to include a replacement and relocation plan that adequately mitigates the impact upon the ability of the displaced residents of the mobile home park to be converted or closed to find adequate housing in a mobile home park; or, if a displaced resident cannot obtain adequate housing in another mobile home park, for payment to the displaced resident of the in-place market value of the displaced resident's mobile home. The relevant statutory law for the closure of a mobile home park and specific requirements for mitigation are California Government Code Section 65863.7, Civil Code Section 798.56(g), and as amended by State AB 2782, which indicates that prior to closure City Council will review the Report and any additional relevant documentation, and may

require the Owner to take steps to mitigate any adverse impact of the closure on the ability of displaced mobile home park residents to find adequate housing in a mobile home park.

The most immediate impact of a possible Park closure is the effect on the mobile home resident owners, most of who may have been at the Park for significant periods of time. All residents face the issue of the disposition of their mobile home and relocation to a replacement dwelling. Physical relocation of the existing dwelling to another mobile home park is likely not an option for the mobile home owners desiring to stay in the immediate vicinity. Finding available alternative space, particularly for older mobile homes, will be a challenge.

The number one concern of the Park residents is the potential financial impact resulting from the loss of affordable pad rent in the event they must relocate to a more expensive park or conventional market-rate rental housing, and/or the financial inability to purchase or rent a desirable replacement dwelling in a safe and nearby area, if their existing dwelling cannot be relocated. Many of the residents are elderly, disabled and/or on fixed incomes, and there is a high percentage of Extremely Low and Very Low Income households within the Park.

Some Park residents require ramps and rails and are concerned with their ability to relocate to an accessible unit. Resident owners with disability and mobility challenges, including the need for wheelchair access, creates the need for these owners to secure replacement housing capable of accommodating the physical disabilities.

Many interviewed residents expressed the need to remain close to their medical facilities, family, schools and employment. And finally, some of the interviewed households have indicated they have invested significant amounts of money to remodel or improve their Park dwellings and are concerned with the appraisal process and recouping their investments.

Proposed Mitigation Measures

As stated above, this Report is to propose measures to mitigate the adverse impact of the closure of the Park in compliance with Government Code Section 65863.7. Relocation assistance must also be provided to the Park residents in compliance with Government Code 7260 et seq. and the State Relocation Regulations, including 25 CCR §6112

pertaining to manufactured homes or mobile homes. This Report proposes measures to comply with all of the aforementioned laws.

A. Moving Costs

The Owner will pay for all actual, reasonable and necessary costs associated for moving a Park resident's dwelling to another available location (e.g., another mobilehome park) within 50 miles of the Park, if the mobile home can be moved and there is an available location. These costs may include, but are not limited to, the cost to disassemble an existing mobile home and all appurtenances in the Park, to transport the dwelling, and to reassemble the mobile home and all appurtenances in another mobile home park or location.

Options for reimbursement of the costs to relocate the personal property within the mobile home to a replacement dwelling include a payment directly to the Park resident based on the federal Fixed Move Schedule for the state of California (includes utility transfer fees). Payment amount examples include \$1,250 for a one-bedroom unit, \$1,475 for a two-bedroom unit and \$1,790 for a three-bedroom unit, although dwellings with an additional room such as a den or with personal property stored outside of the unit would result in a higher payment. With this option, the resident would be responsible for their move.

As an alternative to the Fixed Move Payment Schedule, the Park residents may elect to have a licensed professional mover perform the move. The actual cost of the moving services, based on at least two acceptable bids, will be compensated by the Owner in the form of a direct payment to the moving company upon presentation of an invoice. Transportation costs are limited to a distance of 50 miles in either case, unless the Owner approves a greater distance. In addition to the actual move, costs associated with utility re-connections (i.e., gas, water, electricity, telephone, and cable, if any), are eligible for reimbursement.

B. Mobile Home Purchase Costs

Appraisals were completed in December 2025 and updated in April 2026 by a State-certified appraiser with experience establishing the value of mobile homes, including accessory structures and appurtenances. The appraiser was instructed to value each dwelling as defined in Government Code Section 65863.7 as amended by AB 2782, which provides for a determination of the in-place market value based upon the current in-place location of the mobile home and assumption of the continuation of the mobile home park.

All owners of the units were offered the opportunity to walk the lot and accompany the appraiser to offer information about the dwelling and improvements. The appraised values of the Park units range from \$1,820 to \$197,000. The Master Appraisal Report is found in **Exhibit K**. The Report that is delivered to each mobile homeowner will include the individual appraisal of that owner's mobile home.

In the event a Park dwelling cannot be moved to a new location, BCHA will make an offer to purchase the unit from the dwelling owner based on the appraised in-place market value (to be updated as may be required). Payments will be offered to the dwelling owners with clear title to their units who execute a purchase and sale agreement ("PSA" or "Purchase Agreement") and Park space tenancy termination agreement utilizing City-approved forms (which may include a requirement to sign and place into escrow a Stipulation for Entry of Judgment [Unlawful Detainer] in favor of BCHA for possession of the coach and space, which could be used by BCHA in the event BCHA makes the required payment but the seller fails to vacate as required by the agreement). Park unit owners will also be able to claim reimbursement of the eligible closing costs/incidental expenses related to BCHA's purchase of the unit. Dwelling owners may accept an offer from BCHA to purchase the dwelling and execute a PSA prior to the date the dwelling owner would otherwise be required to vacate the Park due to Park closure. However, in the event a dwelling owner sells their dwelling to a third party prior to such date (which would require prior BCHA approval), the dwelling owner would forfeit entitlement to any and all otherwise-applicable payments and benefits outlined in this report, unless otherwise required by applicable law.

Upon receiving title to a coach from a dwelling owner pursuant to a PSA, BCHA will facilitate and pay for removal and disposal of the dwelling at no cost to the dwelling owner.

C. Advisory Services

The Owner will retain a qualified relocation consultant to administer the Relocation Program for the permanent displacees. Owner staff will monitor the performance of the relocation consultant and be responsible to approve or disapprove the consultant's recommendations concerning eligibility and benefit determinations and interpretations of the Owner's policies.

Relocation staff will be available to assist any relocated person and/or household with questions about the relocation process, relocation counseling and/or assistance in relocating. Eligible individuals, who need to permanently move from their existing home, will receive advisory assistance.

Advisory assistance services are intended to:

- inform displacees about the relocation program
- help in the process of finding appropriate replacement accommodations
- facilitate claims processing
- maintain a communication link with the Owner
- coordinate the involvement of outside service providers

To follow through on the advisory assistance component of the relocation program and assure that the Owner meets its obligations under the law, OPC staff will perform the following functions:

1. Distribute appropriate written information concerning the Owner's relocation program, including not limited to the right to relocation assistance and benefits (**Exhibit I**);
2. Inform eligible occupants of the nature of, and procedures for, obtaining available relocation assistance and benefits;
3. Determine the needs of each displacee eligible for assistance;
4. Provide the displacees with at least three referrals to comparable replacement housing within a reasonable time prior to displacement. *Generally, a comparable replacement dwelling must satisfy the following criteria (25 CCR §6008(c)):*
 - (a) *The unit is decent, safe and sanitary - electrical, plumbing and heating systems are in good repair - no major, observable hazards or defects. The unit is adequate in size and is 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 than necessary to accommodate the displaced person. The unit is functionally equivalent, including principle features.*
 - (b) *The unit is located in an area not subjected to unreasonable adverse environmental conditions from either natural, or man-made sources,*

and not generally less desirable with respect to public utilities, transportation, public and commercial facilities, including schools and municipal services and reasonably accessible to the displaced person's place of employment.

(c) *The unit is available both on the private market and to all persons regardless of race, color, sex, marital status, religion or, national origin.*

(d) *The monthly rental rate is within the financial means of the displaced residential tenant.*

5. Maintain an updated database of available housing resources, and distribute referral information to displacees for the duration of the vacate period;
6. Arrange for transportation of the tenant, if necessary, to inspect replacement sites within the local area;
7. Inspect replacement housing to ensure it meets decent, safe and sanitary standards as described in the Guidelines;
8. Supply information concerning federal and state programs and other governmental programs providing assistance to displaced persons;
9. Assist eligible occupants in the preparation, and submission, of relocation assistance claims;
10. Provide additional reasonable services necessary to successfully relocate occupants;
11. Make benefit determinations and payments in accordance with applicable law;
12. Assure that no occupant is required to move without a minimum of 180 days' written notice to vacate;
13. Inform all persons subject to displacement of the Owner's policies with regard to eviction and property management;
14. Establish and maintain a formal grievance procedure for use by displaced persons seeking administrative review of the Owner's decisions with respect to relocation assistance; and
15. Provide assistance that does not result in different or separate treatment based on or due to an individual's sex, marital status, race, color, religion,

ancestry, national origin, physical handicap, sexual orientation, and domestic partnership status.

D. Replacement Housing Payments – Owner-Occupants

To be eligible to receive replacement housing assistance benefits, the displaced owner-occupant household must have actually owned and occupied such dwelling for not less than 180 days prior to the initiation of negotiations for its acquisition (or otherwise as provided in 25 CCR §6102), and must purchase or rent and occupy a decent, safe, and sanitary replacement dwelling within one year from the date on which final payment was received from BCHA of all costs of the acquired dwelling, or the date on which the household moves from the acquired dwelling, whichever is later. A displaced owner-occupant may be eligible for a Replacement Housing Payment not to exceed \$22,500, except in the case of Last Resort Housing (discussed in Section G below). The Replacement Housing Payment is comprised of three potential payment types (25 CCR §§6102, 6112):

Price Differential Payment

A payment will be provided to cover the increased cost the displaced owner-occupant may have to pay when purchasing a replacement dwelling. The payment will be based on the difference between: (i) the cost of a comparable replacement dwelling (i.e., a replacement mobilehome, plus the amount necessary to lease, rent or make a downpayment on a replacement site, or if a mobilehome is not available, a conventional replacement dwelling, as provided in 25 CCR §6112(c)(5)(A)-(B)) (as determined by the BCHA) or, if less, the cost of the replacement dwelling the Park resident actually purchases; and (ii) the price paid by BCHA for the Park unit (Section B above).

Mortgage Interest Differential Payment

If a Park resident (owner-occupant) currently has a mortgage or loan on the dwelling, a payment will be offered to the displaced Park owner-occupant to address the loss of favorable financing, if the displacee's existing mortgage/loan interest rate is less than the interest rate that can be secured on a loan related to the replacement dwelling.

Incidental Expense Payment

A payment will be offered to a displaced owner-occupant to reimburse the eligible non-recurring closing costs and incidental expenses charged in escrow for the purchase of a replacement dwelling.

Alternative: Rental Assistance Option

For owner-occupants who elect to rent rather than purchase replacement housing (25 CCR §6104, 6112(c)(5)(C)), a rent differential payment in accordance with 25 CCR section 6104 (except in the case of Last Resort Housing situations) will be offered in lieu of the Price Differential Payment, Mortgage Interest Differential Payment, and Incidental Expense Payment. In calculating this payment, where an owner-occupant elects to rent a replacement manufactured home or mobilehome and site, the average monthly rental shall equal the economic rent for the manufactured home or mobilehome plus the actual rent for the site.

E. Rental Assistance Payment for Tenants (Non-Homeowners) Who Choose to Rent a Replacement Dwelling

To be eligible to receive these rental assistance benefits under the State relocation program (25 CCR §§6104, 6112(c)(2), 6112(c)(5)(C)), the displaced household must be a tenant of a Park coach and must have occupied the dwelling from which the household is displaced for a period of not less than 90 days prior to the initiation of negotiation for acquisition of such dwelling. Except in the case of Last Resort Housing situations, these benefits will be payable over a 42-month period and limited to a maximum of \$5,250. All households eligible for a rental assistance payment will have funds made available to secure the replacement dwelling, and the balance will be paid upon vacation of the park and occupancy of the replacement dwelling.

Table 5 below portrays **an example** of a benefits determination under the State Relocation Regulations (including State income deductions).

TABLE 5: Example Computation of Rental Assistance Payments		
1. Old Rent	\$1,350	Old Rent and Utilities
or		
2. Ability to Pay	\$1,250	30% of Adjusted Monthly Gross Income*

3. Lesser of lines 1 or 2	\$1,250	Base Monthly Rental
Subtracted From:		
4. Actual New Rent	\$1,350	Actual New Rent and Utilities
or		
5. Comparable Rent	\$1,375	Determined by Agency (includes utilities)
6. Lesser of lines 4 or 5	\$1,350	
7. Yields Monthly Need:	\$100	Subtract line 3 from line 6
Rental Assistance Payment	\$4,200	Multiply line 7 by 42 months

*Gross adjusted income means the total amount of annual income of a household less the following: (1) a deduction for each dependent in excess of three; (2) a deduction of 10% of total income for the elderly or disabled head of household; (3) a deduction for recurring extraordinary medical expenses defined for this purpose to mean medical expenses in excess of 3% of total income, where not compensated for, or covered by insurance or other sources; (4) a deduction of reasonable amounts paid for the care of children or sick or incapacitate family members when determined to be necessary to employment of head of household or spouse, except that the amount shall not exceed the amount of income received by the person who would not otherwise be able to seek employment in the absence of such care.

Rental assistance payment amounts are equal to 42 times the difference between the base monthly rent and the lesser of:

- (i) The monthly rent and estimated average monthly cost of utilities for a comparable replacement dwelling; or
- (ii) The monthly rent and estimated average monthly cost of utilities for the decent, safe, and sanitary replacement dwelling actually occupied by the displaced person.

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

- (i) The average monthly cost for rent and utilities at the displacement dwelling for a reasonable period prior to displacement, as determined by the Owner; or
- (ii) Thirty percent (30%) of the displaced person's average, monthly, adjusted, gross household income. If a displacee refuses to provide appropriate evidence of income or is a dependent, the base monthly rent shall be determined to be the average monthly cost for rent and utilities at the displacement dwelling; or
- (iii) The total of the amount designated for shelter and utilities if receiving a welfare assistance payment from a program that designated the amounts for shelter and utilities.

Note: Park residents who rent their Park coaches (i.e., Park coach tenants) are not eligible to receive the benefits set forth in Section B or Section D above. Park residents who own their coaches but elect not to receive the benefits set forth in Section D above are eligible for the benefits set forth in this section.

F. Downpayment Assistance to Tenants (Non-Homeowners) Who Choose to Purchase a Replacement Dwelling

A displaced Park coach tenant household may opt to apply the entire benefit amount for which they are eligible under Section E above toward the purchase of a replacement unit (25 CCR §6104(a)(2), 6112(c)(5)(C)). Stated differently, Park coach tenants, who are otherwise eligible to receive the rental assistance payment described in Section E above, may choose to instead receive a lump sum payment equal to 42 months of rental subsidy (including Last Resort Housing benefits) to purchase a new home. However, the downpayment for which a payment specified under this section may be made, shall not exceed the amount of a reasonable downpayment for the purchase of a comparable replacement dwelling where such purchase is financed, plus expenses incident to the purchase of a replacement dwelling computed in accordance with 25 CCR Section 6102 (25 CCR §6104(d)(2)).

A displaced household, who chooses to utilize up to the full amount of their rental assistance eligibility (including any Last Resort benefits) to purchase a home, will have the funds deposited in an open escrow account, provided that the entire amount is used for the downpayment and eligible, incidental costs associated with the purchase of a decent, safe, and sanitary replacement home. A provision shall be made in the escrow arrangements for the prompt return of Owner funds, in the event escrow should fail to close within a reasonable period of time.

Note: Park residents who own their coaches but elect not to receive the benefits set forth in Section D above are eligible for the benefits set forth in this section. Where the displacee is the owner-occupant of the dwelling, the payment made under this section shall not exceed the amount to which the person would be eligible under Section D above (25 CCR §6104(b)(2)).

G. Last Resort Housing

Based on data derived from the rent rolls, the analyses of the occupants in the survey area and costs of replacement housing resources, it is anticipated that “comparable replacement dwellings” may not be available within the monetary limits described above for many of the households. Specifically, for Park dwelling owners, when the computed replacement housing assistance eligibility exceeds \$22,500, and for renters, when the computed replacement housing assistance eligibility exceeds \$5,250 or replacement dwelling monthly rental costs (including utilities and other reasonable recurring expenses) exceeds 30% of the household’s average monthly income, Last Resort Housing will be provided by BCHA. to the extent required by applicable Laws including 25 CCR §6139. Funds will be used to make payments in excess of the monetary limit specified in the statute (\$22,500 for owners and \$5,250 for renters); hence, satisfying the requirement that “comparable replacement housing” is available.

Recipients of Last Resort rental assistance, who intend to purchase rather than rent replacement housing, will have the right to request a lump sum payment of all benefits in the form of downpayment assistance.

H. Summary of Relocation Assistance

Specific eligibility requirements and benefit plans will be detailed on an individual basis with each displaced household. In the course of a personal interview and follow-up visits, each household will be counseled as to available options and the consequences of any choice with respect to financial assistance.

Relocation Assistance for Resident Owners of Mobile homes

- a) In situations where it is feasible to relocate a mobile home, assistance will be provided as follows:
 - 1. Reimburse the actual cost to relocate the mobile home, including without limitation, to disassemble, transport, reassemble and level the mobile home and all legal accessory structures (awnings, skirting, porches, storage structures, etc.) to another mobile home park within 50 miles of the Park;
 - 2. Provide full replacement cost of any items damaged during the move, substantiated by receipts or appraisals from a licensed appraiser;

3. Transportation of the home will be provided by a licensed, bonded and insured mover, who will disconnect and reconnect all utilities and obtain all required permits;
4. Provide compensation to install improvements, if required at the new park, such as new steel supporting piers, skirting and/or landscaping;
5. Payment of temporary lodging and food expenses or daily living expenses, if the mobile home relocation results in the homeowner being displaced over one or more days, limited to current housing and per diem rates for Los Angeles County at the time of displacement and a reasonable number of days as approved by the Owner;
6. Payment of moving costs associated with moving all personal property, allowance to be determined based on the most current federal fixed move schedule for the State of California and the size of the mobile home and/or based on professional mover bids, including packing and unpacking, if selected by the resident;
7. Each mobile home owner will receive a 42-month space rent differential payment, if the monthly space rental rate in the replacement mobile home park (not to exceed the space rental rate of comparable space rent as determined by the Owner) is greater than the current space rental rate at the Park.
8. Payment for necessary modifications to the mobile home to accommodate a handicapped or disabled person to comply with decent safe and sanitary requirements; and
9. Services of a relocation specialist to assist owners through aspects of the relocation to include, but not be limited to, an explanation of options and relocation assistance program details, identifying replacement units, coordinating moving arrangements and payment of benefits, and additional services as described on pages 13-17.
10. Payment of a one-time required park entrance fee.

- b) In situations where it is **not** feasible to relocate the mobile home, payment will be provided as follows:
1. Payment to the mobile home owner for the appraised in-place market value of the dwelling and all associated fixed property as determined by the qualified appraiser, GW Appraisal Services, pursuant to a Purchase Agreement;
 2. Eligible non-recurring closing costs associated with selling the Park unit to the Owner will be reimbursed,
 3. Payment of moving costs associated with moving all personal property, allowance to be determined based on the most current federal fixed move schedule for the state of California and the size of the displacement dwelling and/or professional mover bids, including packing and unpacking, if selected by the resident;
 4. For owners that elect to purchase replacement housing (25 CCR §§6102, 6112(c)(5)(A)-(B)), a Price Differential Payment equal to the difference between the purchase price of a comparable replacement dwelling or the actual cost of the replacement dwelling, whichever is less, and the amount paid by the Owner for the Park unit (paragraph 1 above);
 5. For owner-occupants that elect to purchase replacement housing (25 CCR §6102, 6112(c)(5)(A)-(B)), a Mortgage Interest Differential Payment will be provided if there is an existing mortgage or loan on the Park unit and the owner-occupant cannot secure the same interest rate or a lesser interest rate on financing used to purchase the replacement dwelling;
 6. For owner-occupants that elect to purchase replacement housing (25 CCR §6102, 6112(c)(5)(A)-(B)), non-recurring closing costs related to the purchase of a replacement dwelling will be reimbursed to the owner-occupant;

7. For owner-occupants who elect to rent rather than purchase replacement housing (25 CCR §6104, 6112(c)(5)(C)), a rent differential payment (in accordance with section 6104). In calculating this payment, where an owner-occupant elects to rent a replacement manufactured home or mobilehome and site, the average monthly rental shall equal the economic rent for the manufactured home or mobilehome plus the actual rent for the site.
8. Services of a relocation specialist to assist owners through aspects of the relocation to include, but not be limited to, explaining options and relocation assistance program details, identifying replacement units, coordinating moving arrangements and payment of benefits, and additional services as described on pages 13-17;
9. Upon receiving title to the dwelling pursuant to a PSA, the Owner will pay for the cost of disposing of the dwelling.

Relocation Assistance for Non-Resident Owners of Mobile Homes

If the dwelling is non-relocatable, non-resident mobile home owners are eligible to receive payment for the dwelling based on an appraisal as described on pages 13. If the dwelling is relocatable, the owner is eligible for a moving payment as described on page 13 under items (a) (1-4, 6) only.

Relocation Assistance for Renters of Mobile Homes

Occupants of Park units who are tenants of the dwelling and space will be eligible for the following assistance (25 CCR §§6104, 6112(b), 6112(c)(2):

1. Payment of moving costs associated with moving all personal property, allowance to be determined based on the most current federal fixed move schedule for the state of California and the size of the displacement dwelling and/or professional mover bids, including packing and unpacking, if selected by the resident;
2. Each tenant household will receive a rent differential payment, if the monthly rental rate of the replacement dwelling (not to exceed the rental

rate of a comparable dwelling as determined by the Owner) is greater than the current rental rate at the Park. The rent differential payment will be calculated based on 42 months of assistance. This payment may also be converted to Down Payment Assistance to be applied toward the purchase of a comparable replacement dwelling.

3. Services of a relocation specialist to assist owners through aspects of the relocation to include, but not be limited to, explaining options and relocation assistance program details, identifying replacement units, coordinate moving arrangements and payment of benefits, and additional services as described on pages 13-17.

Relocation Plan / Explanation of Services

It is not known at the time of this Report, how long the actual physical moves of mobile homes would take, nor how many homes will be able to be moved at all. It is the opinion of the author that very few, if any, mobile homes manufactured in 2015 or older will be able to be accepted at any of the mobile home parks within the County of Los Angeles.

There is ample available housing in the City of Bell and other nearby communities for the residents of the Park. While no two communities are alike, the residents undoubtedly have quality, well-maintained mobile home park communities and other comparable alternatives available for their consideration as housing options.

If the objective of Park residents were to continue owning a mobile home, resident owners could be assisted to purchase a replacement mobile home using the payment for the appraised in-place market value of their home and a potential Price Differential Payment. We have concluded that it will be challenging to move existing mobile homes to another park in the immediate vicinity, although if there are spaces available in other parks willing to accept older units, the Park resident would be provided all moving and related costs as outlined on page 13.

If purchasing a replacement mobile home is considered an option, buyers will find an adequate inventory of for-sale mobile homes in good parks throughout Los Angeles County and surrounding counties. Park residents may also consider purchasing a single-family residence or townhome as alternative options for replacement housing.

In the event it is infeasible to move the mobile home, the rental housing market in Bell and Los Angeles County offers another option to residents. An adequate supply of available housing options exists in the market for the Park residents to consider.

The recommendation of this Report is to offer relocation payments and assistance to the residents as outlined in this Report and per the requirements of the Laws.

Any relocation assistance payments will be conditioned on the completion of either:

a. In the event a dwelling owner is able to relocate his or her coach to another available location within 50 miles of the Park, actual removal of the mobile home and improvements from the Park and all occupants of the mobile home vacating the Park, although advance payments may be made upon proof of need and arrangements to move the mobile home and improvements, or;

b. Otherwise, the transfer of title and possession of the existing mobile home and space to the Owner, and all occupants of the mobile home vacating the Park, although advance payments may be made upon proof of need and arrangements to rent/purchase comparable replacement housing.

Upon BCHA's satisfaction of all applicable relocation assistance and benefit obligations, and following completion of any required relocation process, owners and residents of any mobilehomes remaining within the Park may be required to vacate the Park, including removing or relocating their mobilehomes (if applicable) and removing their belongings from the Park. Any residents, mobilehomes or personal property remaining on-site thereafter may be subject to removal by BCHA under applicable laws, including potential disposal of mobilehomes not conveyed to City and personal property at residents' expense.

Current Park residents should act promptly to select a comparable replacement dwelling and enter into a Purchase Agreement (or make arrangements to relocate their coach if feasible) after the date (if any) when (i) the City Council adopts a resolution or takes other affirmative action that finds under applicable law that this Report is adequate and sufficient, and (ii) the resident receives a six-month notice to vacate/notice of termination of tenancy of coach owners' space leases. Following said six month notice period, provided BCHA (through the relocation specialist) has given a resident a reasonable

number of offers of comparable replacement dwellings within a reasonable time prior to displacement and pays any required relocation benefits/assistance, the resident may be required to vacate the Park even if they have refused such offers or have failed to make arrangements to secure or relocate to replacement housing.

Claims and supporting documentation for relocation benefits must be filed with BCHA within eighteen (18) months from: for owner-occupants, the date the claimant moves from the Park or the date on which final payment for the acquisition of the dwelling is made, whichever is later; for tenants, the date the claimant moves from the Park.

Park residents will be offered the assistance of a relocation counselor to assist in identifying replacement dwellings and to coordinate moving arrangements and the payment of relocation assistance. Requests for funds and relocation assistance claims will be processed timely and in a reasonable manner and signed acknowledgments of receipt of payments will be maintained in individual relocation files.

It is not within the scope of this Report to address any disputed issues that may have been raised in the process of exploring the Park's closure. The recommendations which have been made, however, do provide an equitable basis for determining relocation assistance under current regulatory standards. Under the level of proposed assistance, it is anticipated there is the opportunity for all residents to maintain a residence within or in proximity to Bell and the surrounding communities.

Claim forms and agreements will be provided and payments made based on the relocation arrangements selected within the timeframe specified above. The relocation assistance payments will be based on the relocation arrangements chosen by the Park resident. Upon proof of need, adequate advance payments may be made to assist residents with securing replacement housing and final payments will be made after the resident has vacated the Park.

In situations where it is not feasible to move the mobile home, any mobile home owner that is eligible to receive a relocation payment as the owner of the dwelling will need to provide a valid Department of Motor Vehicles or Department of Housing and Community Development title to confirm ownership. **Any title issues will need to be resolved by the unit owner to the satisfaction of BCHA prior to release of funds.**

The procedures for claiming benefits are to be as follows:

1. Claimants will provide all reasonable and necessary documentation to substantiate eligibility for assistance;
2. Assistance amounts will be determined;
3. Required claim forms and relocation agreements will be prepared by relocation personnel in conjunction with claimants. Signed claims, cooperation agreements, and supporting documentation will be submitted by relocation personnel to the Owner;
4. The Owner will review and if in conformance with the selected relocation program, will reply with concurrence and approval for processing the payment, or request additional information;
5. The relocation specialist will issue benefit checks, which will be available at their offices for pick-up, delivered personally or mailed, depending on circumstances;
6. Upon proof of need, adequate advance payments may be made to assist residents with securing replacement housing, and final payments will be made after the resident has vacated the Park;
7. Receipts of payment will be obtained and maintained in the relocation case file.

Throughout the relocation process, a relocation specialist will be available to assist owners with their relocation assistance needs including the following:

1. Be available to provide an explanation of benefits, so residents have a full understanding of the financial assistance available to them.
2. Provide assistance as needed and requested to lessen hardships by working with real estate agents, property managers, lenders, health care providers and others.
3. Search for, and provide referrals to, available replacement dwellings within and outside of the City of Bell or in the area desired by the resident.
4. Provide assistance in claiming relocation assistance funds from the Owner.
5. Other individual assistance that may be required on a case-by-case basis.

ADMINISTRATIVE PROVISIONS

A. RELOCATION PAYMENT TAX CONSEQUENCES

In general, relocation payments are not considered income for the purpose of Division 2 of the Internal Revenue Code of 1954, which has been redesignated as the Internal Revenue Code of 1986 (Title 26, U. S. Code), or for the purpose of determining the eligibility or the extent of eligibility of any person for assistance under the Social Security Act (42 U. S. Code 301 et seq.) or the Personal Income Tax Law, Part 10 (commencing with Section 17001) of the Revenue and Taxation Code, or the Bank and Corporation Tax Law, Part II (commencing with Section 23001) of Division 2 of the Revenue and Taxation Code. The above statement on tax consequences is not intended as tax advice by BCHA or OPC. (Please note, any payment a dwelling owner receives for an existing Park dwelling is not considered a relocation payment and may be subject to taxes). Residents and dwelling owners are responsible for consulting with their own tax advisors concerning the tax consequences of relocation or other payments.

B. RELOCATION NOTICES

There are three principal notices that will be issued prior to any obligation to relocate:

- 1) Information Statement
- 2) Notice of Relocation Eligibility
- 3) 180-Day Vacate Notice/Notice of Termination of Space Tenancy

Each notice, which the Owner is required to provide to a Park occupant, shall be personally delivered or sent by certified or registered first-class mail, return receipt requested and documented in the case file. Each notice will be written in plain, understandable language. Each notice will indicate the name and telephone number of a person who may be contacted for answers to questions or other needed help.

The Informational Statement (**Exhibit J**) is intended to provide potential relocatees with a general written description of the Owner's relocation program and basic information concerning benefits, conditions of eligibility, noticing requirements and appeal rights.

A Notice of Relocation Eligibility (NOE) will be distributed to each Park household. The NOE to the residential relocatee contains a determination of eligibility for relocation

assistance and a computation of maximum entitlements based on information provided by the affected household and the analysis of comparable replacement properties identified by relocation staff. The NOE will be issued to any eligible permanent displacee, once the Park closure has been approved and an available comparable replacement unit is identified.

No lawful occupant can be required to move without having received at least 180 days advance written notice of the earliest date by which the move will be necessary under the Laws. Occupants will also receive a 90 day notice to vacate in compliance with 25 CCR 6042.

C. PRIVACY OF RECORDS

All personal information obtained from Park residents that is subject to protection under any applicable laws will not be shared without the consent of the Park resident or the Owner. The Owner and relocation staff will ensure safeguarding of relocation files and their contents in accordance with applicable laws.

D. GRIEVANCE PROCEDURES

A person who is dissatisfied with a determination as to eligibility for benefits, a payment amount, the failure to provide comparable housing, or the Owner's property management practices may file a Relocation Assistance Appeal Form or any other written form of appeal with the Owner and have the right of administrative review. The Owner's appeal policies will follow the standards described in Sections 6150 et seq. of the State Relocation Regulations.

Requests for administrative review and informal hearings will be directed to the City Manager, Michael L. Antwine II, who may be reached at mantwine@cityofbell.org or 323.588.6211. All requests for review will receive written responses from the Owner 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 2020 West El

Camino Ave., Sacramento, CA 95833 to review the relocation plan or they may contact HCD at 916-263-2769.

More details 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 Park premises or receipt of final payment for relocation benefits, whichever is later.

E. EVICTION POLICY

1. Eviction may cause the forfeiture of a displacee's right to relocation assistance or benefits. Relocation records will be documented to reflect the specific circumstances surrounding any eviction action.
2. Pursuant to 25 CCR §6058, to the extent applicable, eviction may be undertaken for one, or more of the following reasons:
 - (a) Failure to pay rent, except in those cases where the failure to pay is due to the Owner's failure to keep the premises in habitable condition; is the result of harassment or retaliatory action; or, is the result of discontinuation, or a substantial interruption of services;
 - (b) Performance of a dangerous, and/or illegal act in the unit;
 - (c) A material breach of the rental agreement, and failure upon notification to correct said breach within 30 days of Notice;
 - (d) Maintenance of a nuisance, and failure to abate such nuisance upon notification within a reasonable time following Notice;
 - (e) Refusal to accept one of a reasonable number of offers of replacement dwellings; and/or,
 - (f) A requirement under State, or local law or emergency circumstances that cannot be prevented by reasonable efforts on the part of the Owner.
3. The Owner reserves all rights and remedies available to it pursuant to California Civil Code Section 798.56.

F. TERMINATION OF RELOCATION ASSISTANCE

The Owner's relocation obligations will cease under the circumstances set forth in 25 CCR Section 6056.

Proposed Timetable for Park Closure

The Owner will adhere to all planning, noticing and implementation requirements as outlined in AB 2782, the Government Code and MRL. The Owner estimates the Park closure process and timeline as shown below:

Report submitted to Owner	July 27, 2026
Park residents receive written notice of public meeting and receive a copy of the complete Report and individual appraisals	July 30, 2026
City Council considers the approval of the Report and closure of the Park	October 14, 2026
Park residents receive a written six-month notice to vacate	November or December 2026
Relocation specialists assist Park residents with identifying and securing replacement housing or relocating existing dwelling	November 2026 through June 2027
Park closure and all residents relocated	By end of June 2027

Acquisition and Relocation Budget Estimate

Due to the age and condition of the dwellings within the Park, for budgetary purposes, and as a conservative measure, it is assumed all units will have to be acquired and replacement housing and moving payments provided to the Park residents.

The total cost estimated to acquire all non-Owner owned dwellings and to relocate all Park households is \$40,000,000.00, including a 20% contingency. This is merely an estimate, however, and shall not be construed to create any right or entitlement of the Park residents collectively to receive this amount.

Conclusion

It is the Owner's intent to adhere to all state law and regulatory requirements in consideration of the Park closure. The Owner is offering assistance by:

1. Providing the relocation assistance services of a relocation professional to assist all eligible Park households;
2. Providing financial assistance to move existing housing or to secure replacement housing;
3. Providing financial assistance to move personal property;
4. Absorbing the cost of removing and disposing of the mobile homes left in the Park that are conveyed to the Owner.

List of Exhibits:

- Exhibit A – Legal Description of the Park
- Exhibit B – Park Map
- Exhibit C – Notice of Resident Meetings & Resident Communications
- Exhibit D – Park Resident Data
- Exhibit E – HUD Income Limits
- Exhibit F – Photos of Park Mobile Homes
- Exhibit G – Available Mobile Home and RV Spaces and Units for Rent/Purchase
- Exhibit H – Available Single-family Residences and Townhomes for Sale
- Exhibit I – Available Rental Housing
- Exhibit J – Informational Statement
- Exhibit K – Master Appraisal Report

Exhibit A – Legal Description of the Park

PARCEL 1:

THE WESTERLY 266 FEET OF LOTS 3 AND 4 AND THE NORTHERLY 12 FEET, MORE OR LESS, OF LOT 5 OF STEELE RANCH SUBDIVISION, IN THE CITY OF BELL, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 29 PAGE 77 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, THAT PORTION OF LOT 5, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LYING NORTHERLY OF THE NORTHERLY LINE OF THE LAND FIRST DESCRIBED IN SAID DEED TO EUPHEMIA C. CRANDELL, RECORDED IN BOOK 6738 PAGE 284 OF DEEDS, RECORDS OF SAID COUNTY. EXCEPT THEREFROM THE EASTERLY 125 FEET OF LOT 5.

EXCEPT THEREFROM, ALL OIL, GAS, AND OTHER HYDROCARBON SUBSTANCES BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF, WITHOUT THE RIGHT TO USE THE SURFACE AND SUBSURFACE LYING ABOVE A DEPTH OF 500 FEET, AS RESERVED IN THE DEED RECORDED MAY 22, 1987 AS INSTRUMENT NO. 87-814632.

PARCEL 2:

ALL OF LOTS 3 AND 4 OF STEEL RANCH SUBDIVISION, IN THE CITY OF BELL, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 29 PAGE 77 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE FOLLOWING PARCELS OF LAND.

A) THE WESTERLY 266 FEET OF SAID LAND.

B) THE WEST 118.95 FEET OF EAST 221.95 FEET OF THAT PORTION OF SAID LOT 3, LYING NORTH OF A LINE PARALLEL WITH AND DISTANT 210 FEET SOUTHERLY MEASURED ALONG THE EAST LINE OF SAID LOT FROM THE SOUTH LINE OF GAGE AVENUE, AS DESCRIBED IN DEED RECORDED IN BOOK 3919 PAGE 144, OFFICIAL RECORDS.

C) THE NORTHERLY 100 FEET OF SOUTHERLY 449.17 FEET OF EASTERLY 125 FEET OF SAID LOT 3.

D) THOSE PORTIONS OF SAID LOTS 3 AND 4, DESCRIBED AS FOLLOWS:

THE EASTERLY 125 FEET OF SOUTHERLY 32.55 FEET OF SAID LOT 3, AND THE EASTERLY 125 FEET OF SAID LOT 4.

E) THE EASTERLY 15 FEET OF SAID LOTS WITHIN THE LINES OF WILCOX AVENUE AS WIDENED.

F) THAT PORTION OF LOT 3, DESCRIBED AS FOLLOWS:

A PORTION OF LOT 3 OF STEELE RANCH SUBDIVISION, IN THE CITY OF BELL, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 29 PAGE 77 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF BAKER AVENUE, NOW GAGE AVENUE, AS ESTABLISHED IN SUPERIOR COURT CASE NO. 271956, AND AT THE INTERSECTION OF THE SOUTHERLY LINE OF SAID GAGE AVENUE ABOVE DESCRIBED WITH THE WESTERLY LINE OF WILCOX AVENUE, IN THE CITY OF BELL, AS SAID WILCOX AVENUE IS SHOWN ON SAID MAP; THENCE SOUTHERLY ON SAID WESTERLY LINE OF WILCOX AVENUE, 150 FEET TO A POINT; THENCE

WESTERLY ALONG A LINE 150 FEET SOUTHERLY OF AND PARALLEL WITH THE SAID SOUTHERLY LINE OF BAKER AVENUE, 103 FEET TO A POINT; THENCE NORTHERLY ALONG A LINE 103 FEET, WESTERLY OF AND PARALLEL WITH THE WESTERLY LINE OF SAID WILCOX AVENUE TO THE SAID SOUTHERLY LINE OF GAGE AVENUE; THENCE EASTERLY IN A DIRECT LINE TO THE POINT OF BEGINNING.

G) THAT PORTION OF SAID LOT 3, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF SAID LOT WITH A LINE THAT IS PARALLEL WITH AND DISTANT 449.17 FEET NORTHERLY, MEASURED AT RIGHT ANGLES FROM THE SOUTHERLY LINE OF SAID LOT, SAID POINT BEING THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF THE DEED TO BENNETT ERWIN SIMMONS, JR. AND WIFE, RECORDED AUGUST 5, 1952 IN BOOK 39542 PAGE 22, OFFICIAL RECORDS; THENCE ALONG SAID EASTERLY LINE NORTH 7 DEGREES 14 MINUTES 30 SECONDS EAST 88.92 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF THE LAND CONVEYED TO NAOMA A. KLIPSTEIN, A WIDOW, RECORDED FEBRUARY 28, 1950 IN BOOK 32409 PAGE 343, OFFICIAL RECORDS; THENCE ALONG THE SOUTHERLY LINE OF SAID LAND CONVEYED TO NAOME A. KLIPSTEIN, NORTH 82 DEGREES 48 MINUTES 17 SECONDS WEST 103 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID LOT 3, 67 FEET, MORE OR LESS, TO A LINE PARALLEL WITH AND DISTANT 210 FEET SOUTHERLY MEASURED ALONG THE EAST LINE OF SAID LOT FROM THE SOUTH LINE OF GAGE AVENUE AS DESCRIBED IN DEED RECORDED IN BOOK 3919 PAGE 144, OFFICIAL RECORDS; THENCE NORTH 82 DEGREES 48 MINUTES 17 SECONDS WEST ALONG SAID PARALLEL LINE, 22 FEET; THENCE SOUTH 7 DEGREES 14 MINUTES 30 SECONDS WEST 21.97 FEET, MORE OR LESS, TO THE NORTHWESTERLY CORNER OF THE LAND DESCRIBED IN DEED TO SAID BENNETT ERWIN SIMMONS AND WIFE; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LAND OF SIMMONS AND THE EASTERLY PROLONGATION THEREOF, 125 FEET TO THE POINT OF BEGINNING.

H) THAT PORTION OF LOT 3, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY LINE OF SAID LOT 3, DISTANT NORTHERLY THEREON, 249.17 FEET FROM THE SOUTHEAST CORNER THEREOF; THENCE WESTERLY ALONG A LINE PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT, 118.95 FEET TO A POINT; THENCE NORTHERLY ALONG A LINE PARALLEL WITH THE EASTERLY LINE OF SAID LOT, 50 FEET TO A POINT; THENCE EASTERLY PARALLEL WITH THE AFORESAID SOUTHERLY LINE OF SAID LOT, 118.95 FEET TO THE EASTERLY LINE OF SAID LOT 3; THENCE SOUTHERLY IN A DIRECT LINE TO THE POINT OF BEGINNING.

Exhibit B –Park Map

BELL MOBILE HOME PARK

**4874 Gage Avenue,
Bell CA 90201 (323) 560-1179**

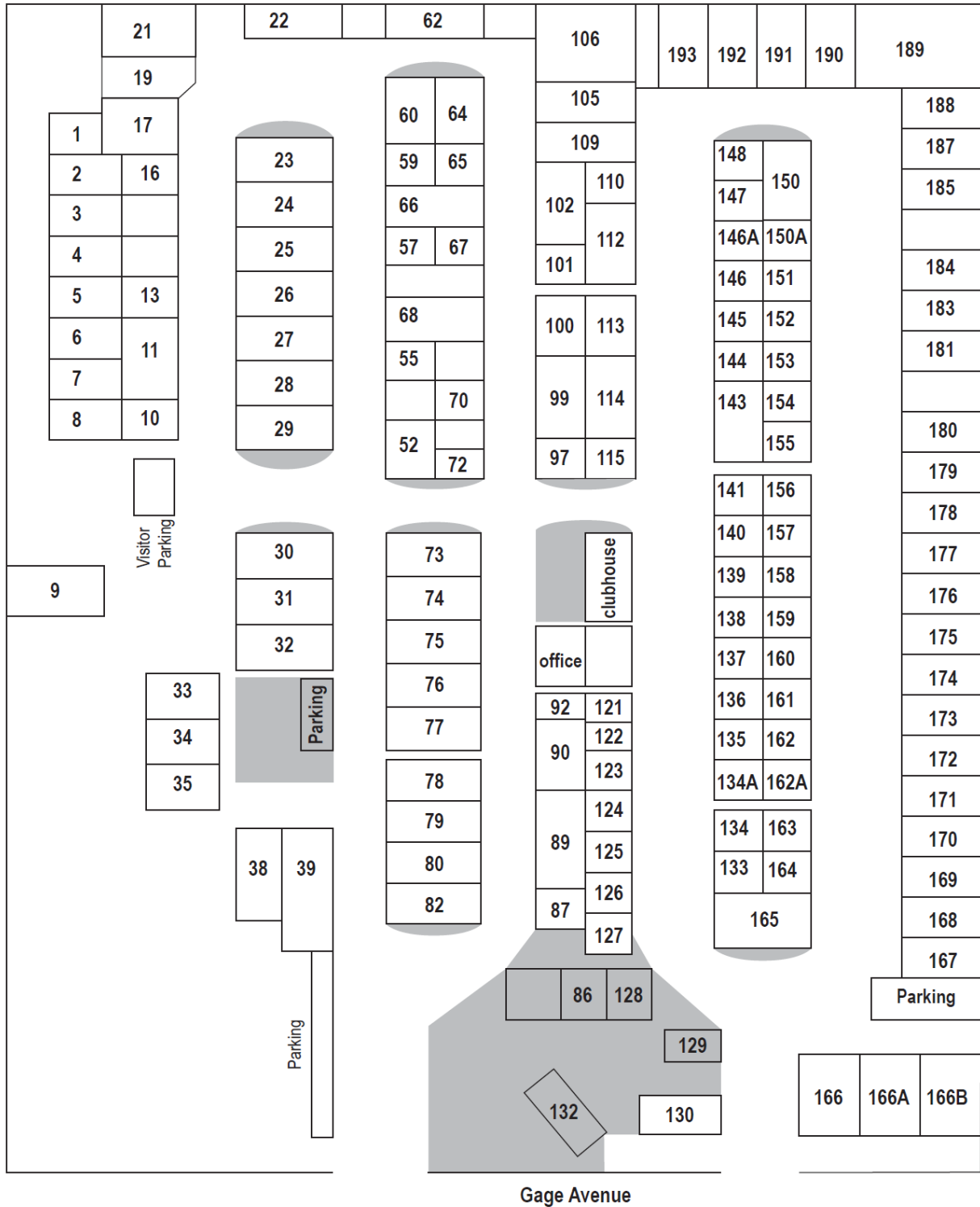


Exhibit C – Notices of Resident Meetings and Other Resident Communications

Bell Mobile & Florence Village Mobile Home Parks: Key Facts and Current Status

About the Parks

The City of Bell issued municipal bonds to purchase the parks. Bell Community Housing Authority (BCHA) purchased both parks in 1995. Based on the City's review of the history of the parks; they were originally designed as a temporary park, ride, and stay facility, not intended for permanent housing.

Resident Profile

Today, there are approximately 250 families total between both Bell Mobile and Florence Village Mobile Home Parks. The park was never originally built with the required infrastructure needed to support permanent and increased long-term housing and residents; as a result, there is severely insufficient and inadequate sewer lines, electrical panels, water lines and street/road construction.

Park residents are from diverse backgrounds that include some moderate-income families, low-income families, and senior citizen residents.

The mobile home parks are not designated as low-income housing, affordable housing nor senior citizen housing neither by the City of Bell, State of California or U.S. Department of Housing and Urban Development (HUD).

More than half of the current residents are not the original leaseholders. Over the years, there have been numerous residents that have moved into the parks without formalizing new lease agreements, and several residents have refused and opted not to sign leases.

Financial Impact

For the last 15 years, each City Council, has discussed the financial challenges associated with the mobile home parks, since the park were acquired. Over the years, city has spent millions of dollars to cover costs associated with the mobile home parks and various scattered residential properties. These are revenues that's been diverted from public safety services, parks and recreation, and senior and youth programming. Summarized, the long-term financial impacts look like this:

- Mobile Home Parks operate in a **deficit each year. The mobile home parks do not generate enough revenue to cover the annual costs.** Frequently, the City uses reserve funds to cover the operating costs for the Mobile Home Parks and scattered residential properties.
- **BCHA borrowed \$14 million** from the City's General Fund to assist with the purchase of the parks and still owes more than \$10 million over 30 years later.
- Debt service on the bonds is **approximately \$1.3 million annually.**
- **Deferred Maintenance and Infrastructure \$15-20 million** in maintenance costs and infrastructure improvements (Streets, Roads, Sewer, Water and Electricity, Buildings, and Amenities) are needed at both parks.

Park Management

Historically, City staff managed the mobile home parks until 2022, when the new City Administration issued a Request for Proposals (RFP) to retain a professional property management company.

The City recognized that the city staff does not have the technical knowledge and expertise to be landlords to manage mobile home parks, which requires specialized technical knowledge and operational expertise beyond the scope of its typical functions. Proper management comes at a cost. Here's the breakdown:

- City Staff costs and Property Management costs approximately **\$400,000 per year**.
- In the last 5 years, the maintenance costs (trash, common areas, amenities, and buildings) has increased to approximately **\$500,000 per year**.
- Over the last 10 years average maintenance costs average **\$300,000 annually**.

Under Consideration: Future of the Parks

The City is exploring future options and uses for the mobile parks. Currently, the city has not approved any sale of the mobile home parks.

In 2020, the City Council approved a Mobile Home Impact Report and Relocation Plan, required for any future sale. Based on that plan, each Homeowner of a Mobile Home would receive the fair "in-place" value of their units in compliance with California law. All Tenants will receive financial assistance for relocation and 42 months of rental assistance. At this time, no purchase offers have been made, and any actions will follow the adopted plan and legal requirements of relocation offers.

- There has been no rent increase at the Mobile Home Park in 15 years.
- The City wants to promote homeownership and approximately 70% of Bell residents are "Renters" and not "Homeowners".
- The City wants to build and create more homeowners in Bell by building new "For Sale" Housing and wants to build up to 100 units of low-income senior housing.
- Over 60% of the population is 18 years old or younger
- City must start to plan and build for our youth, young adults, and young families by creating opportunities for residents to stay in Bell with access and purchase to new high-quality housing and experience Entertainment and Restaurant uses.



CITY OF BELL

Statement from the City of Bell Public Information Office

Statement from the Public Information Office of the City of Bell

The City of Bell is updating the FY 2020 Impact Report and preparing closure plans for Bell Mobile and Florence Village Mobile Home Parks to protect resident safety and support long-term land use planning and community reinvestment.

There have been misconceptions and false information shared about this process: the City has not sold the mobile home parks, and the mobile home parks are not designated as low-income or senior housing properties. If approved, the plan will create new opportunities and development that will benefit the entire City of Bell's 35,000 residents. This includes development of new affordable housing, low-income senior housing, retail shops, sit-down restaurants, a hotel, and family entertainment uses and amenities.

As part of the process, residents are encouraged to meet with relocation specialists to review household and financial needs and with licensed appraisers to establish the fair market value of their homes. These interviews and appraisals inform the Relocation Plan and Impact Report. Some residents have discouraged others from participating; however, by not completing these steps, this can directly negatively affect the financial benefits made available to residents under the Relocation Plan.

The City is committed to working closely with all affected households to ensure they receive support, resources, and assistance in securing future housing. City staff have hosted six community meetings to maintain transparency and open communication during this process.

While current park conditions and operations present challenges, the city has made proactive steps to mitigate issues to maintain park operations.

This is a very difficult but necessary decision reflecting our commitment to the entire City of Bell to provide a safer, more sustainable community. Once complete, the plan will be submitted to the City Council for review and consideration.

On Background – NOT to be directly quoted

- The City of Bell has not sold Bell Mobile or Florence Village Mobile Home Parks.
- The parks operate at a large deficit every year, putting a strain on financial resources to make any significant improvements to the parks.
- The majority of the coaches (mobile homes) are privately owned, with the city owning a select few, approximately 10 mobile home units. Coaches that are leased to residents by residents have not seen a rent increase since 2012, more than 13 years.
- There is at least approximately 50% of all of the mobile home units/coaches between both parks are sub-leased to tenants and they are not occupied by the actual owner of the mobile home unit. Approximately 50% of the mobile home units are owner-occupied.
- The majority of tenants, approximately 90 percent, at both mobile home parks are on month-to-month tenancy agreements.
- There are only a few active or current lease agreements. There are no contracts with residents at the mobile home park.
- The City of Bell purchased the mobile home parks in 1995.
- The city is not approving new sales of mobile homes at either of the mobile home parks. For residents who have purchased mobile home parks since 2022, this was a private transaction between the seller and the buyer, and it was not approved by the City of Bell.
- Only residents who can provide documentation showing that they occupied the parks before the City initiated the closures (March 26, 2025) will be eligible for relocation assistance. Any residents who occupy the parks after the initiation of these closures will not be eligible for relocation benefits. All residents will be required to provide documentation verifying prior occupancy at the parks.
- The City of Bell has hosted a series of public meetings to ensure there is transparency throughout the process. Meeting dates have been posted on the project website, BellRelocationPlan.com and City's website www.cityofbell.org.

Community Meeting Notice
Bell and Florence Village Mobile Home Parks

<<DATE>>

Dear Resident,

The City of Bell has hired OPC, a GFT Company, to assist with relocation. This notice is to inform you about an upcoming community meeting for the Bell and Florence Village Mobile Home Parks. The purpose of this meeting will be to provide information and answer questions regarding the potential future park closures and relocation assistance program. Please join us for an opportunity to learn more about this transition and have your questions answered. The meetings will be conducted in-person as described below:

DATE: September 22, 2025

TIME: 6:00pm to 8:00pm

LOCATION: Bell Community Center, 6250 Pine Avenue, Bell, CA 90201

Topics to be discussed during these meetings include what is a relocation plan, household interview process and purpose, estimated relocation timeline, appraisal process, financial assistance, and general QA. Spanish translation services will be provided.

As a general reminder, we want to assure you that the City is committed to answering all questions and ensuring all residents are treated with care, dignity, and compassion throughout this process.

We appreciate your cooperation and want to emphasize that this process will be guided by the City's commitment to developing a Relocation Plan that includes your input and is fair and transparent. Please don't hesitate to reach out with any questions or concerns.

Sincerely,



Maggie Harry

Program Manager

Overland, Pacific & Cutler, LLC, a GFT Company

5000 Airport Plaza Drive, Suite 250,

Long Beach, CA 90815

mharry@gftinc.com

Aviso de reunión comunitaria
Parques de casas móviles de Bell y Florence Village

<<FECHA>>

Estimado residente,

La ciudad de Bell ha contratado a OPC, una empresa de GFT, para ayudar con la reubicación. Este aviso es para informarle sobre una próxima reunión comunitaria para los parques de casas móviles de Bell y Florence Village. El propósito de esta reunión será proporcionar información y responder preguntas sobre los posibles cierres futuros de parques y el programa de asistencia para la reubicación. Únase a nosotros para tener la oportunidad de obtener más información sobre esta transición y obtener respuestas a sus preguntas. Las reuniones se llevarán a cabo en persona como se describe a continuación:

FECHA: 22 de septiembre de 2025

HORA: 6:00pm a 8:00pm

UBICACIÓN: Centro Comunitario Bell, 6250 Pine Avenue, Bell, CA 90201

Los temas que se discutirán durante estas reuniones incluyen qué es un plan de reubicación, el proceso y el propósito de la entrevista en el hogar, el cronograma estimado de reubicación, el proceso de evaluación, la asistencia financiera y el control de calidad general. Se proporcionarán servicios de traducción al español.

Como recordatorio general, queremos asegurarle que la Ciudad está comprometida a responder todas las preguntas y garantizar que todos los residentes sean tratados con cuidado, dignidad y compasión durante todo este proceso.

Agradecemos su cooperación y queremos enfatizar que este proceso estará guiado por el compromiso de la Ciudad de desarrollar un Plan de Reubicación que incluya su opinión y sea justo y transparente. No dude en comunicarse con cualquier pregunta o inquietud.

Sinceramente



Maggie Harry
Gerente de Programa
Overland, Pacific & Cutler, LLC, una empresa de GFT
5000 Airport Plaza Drive, Suite 250,
Playa larga, CA 90815
mharry@gftinc.com

WHAT YOU NEED TO KNOW ABOUT HOUSEHOLD INTERVIEWS

WHY PARTICIPATION MATTERS

The City urges all residents to complete their household interview to help achieve the best possible outcome for relocation benefits. Your participation helps ensure that the final plan reflects real household financial assistance and housing assistance, enabling fair and effective relocation support.

PURPOSE OF THE HOUSEHOLD INTERVIEW

Households will be interviewed to assess their relocation needs. Information collected during interviews includes:

- Household size and composition
- Ages of household members
- Income and current housing costs

All information collected is confidential and used solely for relocation planning. The Office of Project Coordination (OPC) is a non-reporting agency; no information will be shared publicly.

PARTICIPATION IN THE INTERVIEW

Interviews during the planning stage are voluntary but **strongly encouraged**. By participating, you ensure your household's needs are accurately reflected in the relocation plan. Declining to participate at this stage does not make you ineligible. However, once the relocation plan is approved, households that continue to refuse interviews may risk losing eligibility for benefits.

If a household does not participate, the City may rely on other tenant responses, city data, and exterior appraisals to estimate that household's needs.

WHAT TO EXPECT

The interview can be completed over the phone or in person at the resident's home. The household member completing the interview needs to be at least 18 years of age and able to provide all required information regarding all household members. Information and documentation needed for each household member includes:

- ID copy
- Annual income
- Birthdates of all household members
- Legal disabilities
- Proof of residency
- Length, and proof of title (if an owner)

MORE INFORMATION

Visit BellRelocationPlan.com.



OPC, a GFT Company
5000 Airport Plaza Drive, Suite 250
Long Beach, CA 90815
Tel 800.400.7356
www.gftinc.com

Impact Report Interview Availability

RE: Bell Mobile Home Park Impact Report

November 21, 2025

Dear Residents of Bell Mobile Home Park,

As you may be aware, the **City of Bell** (City) will be completing a Closure Impact Report and Relocation Plan (Impact Report) for the property located at **4874 E. Gage Ave, Bell, CA 90201**, currently known as **Bell Mobile Home Park**. This notice is to introduce you again to Overland, Pacific & Cutler, LLC, a GFT Company (OPC), who will be the party assisting with the interviews and Impact Report.

Please do not move at this time. This is not a notice to vacate or notice of eligibility.

In order to complete the Impact Report, OPC will need to conduct an initial interview regarding your current household. These interviews can be conducted in person or over the phone and will take approximately 30 minutes.

OPC staff will be onsite the following dates/times and available to conduct interviews with each household.

Tuesday: November 25, 2025, from 11:00 am to 3:00 pm

Monday: December 1, 2025, from 11:00 am to 3:00 pm

Tuesday: December 2, 2025, from 11:00 am to 3:00 pm

Wednesday: December 3, 2025, from 11:00 am to 3:00 pm

If you are unable to meet on the dates above, and prefer to schedule an over-the-phone interview, please contact the OPC relocation team below:

Ana Alvarez at (562) 684-8935 or email at aAlvarez@gftinc.com

Angelica Rubio at (213) 793-5391 or email at aRubio@gftinc.com

Ariel Corral at (714) 471-0292 or email at aCorral@gftinc.com

Blanca Morales at (213) 793-4884 or email at bmorales@gftinc.com

Maysa Hochedez at (213) 262-0883 or email at mHochedez@gftinc.com

Sonia Shurlock at (747) 228-2780 or email at sShurlock@gftinc.com.

We appreciate your cooperation and look forward to assisting you.

Sincerely,

Letty Abrica, Project Manager
Overland, Pacific & Cutler, LLC, a GFT Company
5000 Airport Plaza Drive, Suite 250
Long Beach, CA 90815
eabrica@gftinc.com

Disponibilidad de entrevistas de informe de impacto

RE: Informe de impacto del parque de casas móviles Bell

21 de noviembre de 2025

Estimados residentes de Bell Mobile Home Park,

Como sabrán, la **Ciudad de Bell** (Ciudad) completará un Informe de Impacto de Cierre y un Plan de Reubicación (Informe de Impacto) para la propiedad ubicada en **4874 E. Gage Ave, Bell, CA 90201**, actualmente conocida como **Bell Mobile Home Park**. Este aviso es para presentarle nuevamente a Overland, Pacific & Cutler, LLC, una empresa de GFT (OPC), que será la parte que ayude con las entrevistas y el Informe de Impacto.

Por favor, no se mueva en este momento. Este no es un aviso de desalojo o aviso de elegibilidad.

Para completar el Informe de Impacto, OPC deberá realizar una entrevista inicial con respecto a su hogar actual. Estas entrevistas se pueden realizar en persona o por teléfono y durarán aproximadamente 30 minutos.

El personal de OPC estará en el lugar en las siguientes fechas/horas y estará disponible para realizar entrevistas con cada hogar.

Martes: 25 de noviembre de 2025, de 11:00 am a 3:00 pm

lunes: 1 de diciembre de 2025, de 11:00 am a 3:00 pm

martes: 2 de diciembre de 2025, de 11:00 am a 3:00 pm

miércoles: 3 de diciembre de 2025, de 11:am a 3:00 pm

Si no puede reunirse en las fechas anteriores y prefiere programar una entrevista por teléfono, comuníquese con el equipo de reubicación de OPC a continuación:

Ana Álvarez al (562) 684-8935 o envíe un correo electrónico al aAlvarez@gftinc.com

Angélica Rubio al (213) 793-5391 o envíe un correo electrónico al aRubio@gftinc.com

Ariel Corral al (714) 471-0292 o envíe un correo electrónico a aCorral@gftinc.com

Blanca Morales al (213) 793-4884 o envíe un correo electrónico a bmorales@gftinc.com

Maysa Hochedez al (213) 262-0883 o envíe un correo electrónico al mHochedez@gftinc.com

Sonia Shurlock al (747) 228-2780 o envíe un correo electrónico al sShurlock@gftinc.com.

Agradecemos su cooperación y esperamos poder ayudarlo.

Sinceramente



Letty Abrica, Gerente de Proyectos
Overland, Pacific & Cutler, LLC, una empresa de GFT
5000 Airport Plaza Drive, Suite 250
Playa larga, CA 90815
eabrica@gftinc.com

UNDERSTANDING THE APPRAISAL PROCESS

Each household has the opportunity to meet with Geoff Wilhelm, a certified, independent appraiser. The purpose of this process is to establish fair and consistent market valuations for properties. Accurate appraisals benefit all residents by ensuring transparency and fairness.

WHAT IS AN APPRAISAL

- An appraisal provides an objective, fair assessment of value – it **does not require you to sell your home or commit residents to selling their home.**
- It considers factors such the size, condition, features of your home, upgrades, renovations, repairs, and comparable sales in the area.
- Granting access to the appraiser does not constitute an agreement to sell your home. It is solely an opportunity for the appraiser to gather the information needed to produce an accurate evaluation.

WHY YOUR PARTICIPATION MATTERS

- The City encourages all homeowners to participate in the appraisal process. When homeowners refuse to participate, only the exterior inspection will be considered in the value of your home. This could negatively impact the total price of your home.
- A thorough external and internal appraisal ensures that all unique features, improvements, and conditions of your home are properly considered.

WHAT TO EXPECT

- The certified appraiser will be knocking on doors and providing a business card at the time of the visit. Each inspection is expected to take approximately 5 to 10 minutes, covering both the exterior and interior of the property. The homeowner questionnaire is available on BellRelocationPlan.com.
- For liability and access purposes, only individuals 18 years of age or older will be permitted to authorize entry into the residence.
- Appraisals will be done during the month of October. Please contact with Geoff@SocalHomeAppraisers.com.

MORE INFORMATION

- Visit BellRelocationPlan.com.

COMPRENDIENDO EL PROCESO DE EVALUACIÓN

Cada hogar tiene la oportunidad de reunirse con Geoff Wilhelm, un tasador certificado e independiente. El propósito de este proceso es establecer valoraciones de mercado justas y consistentes para las propiedades. Las tasaciones precisas benefician a todos los residentes al garantizar transparencia y equidad.

¿QUÉ ES UNA TASACIÓN?

- Una tasación proporciona una evaluación objetiva y justa del valor; no requiere que venda su casa ni obligue a los residentes a vender su propiedad.
- Considera factores como el tamaño, el estado, las características de su hogar, mejoras, renovaciones, reparaciones y ventas comparables en la zona.
- Permitir el acceso al tasador no constituye un acuerdo para vender su hogar. Es únicamente una oportunidad para que el tasador recopile la información necesaria para producir una evaluación precisa.

POR QUÉ IMPORTA SU PARTICIPACIÓN

- La ciudad anima a todos los propietarios a participar en el proceso de tasación. Cuando los propietarios se niegan a participar, solo se considerará la inspección exterior para determinar el valor de su vivienda. Esto podría afectar negativamente el precio total de su casa.
- Una tasación exhaustiva, tanto externa como interna, garantiza que todas las características únicas, mejoras y condiciones de su hogar sean consideradas adecuadamente.

QUÉ SE PUEDE ESPERAR

- El tasador certificado estará tocando puertas y entregando una tarjeta de presentación en el momento de la visita. Se espera que cada inspección tome aproximadamente de 5 a 10 minutos, cubriendo tanto el exterior como el interior de la propiedad. El cuestionario para propietarios está disponible en BellRelocationPlan.com.
- Por motivos de responsabilidad y acceso, solo se permitirá que personas mayores de 18 años autoricen la entrada a la residencia.
- Las tasaciones se realizarán durante el mes de octubre. Por favor, comuníquese con Geoff@SocalHomeAppraisers.com.

MÁS INFORMACIÓN

- Visite BellRelocationPlan.com.



CITY*of***BELL**

NOTICE

Bell Mobile Home Park Interview Deadline December 3, 2025

The City of Bell would like to inform all Bell Mobile Home Park residents that relocation interviews related to the Bell Relocation Plan Project will be conducted until **December 3, 2025**.

All residents must schedule their appointment for a date before December 3, 2025.

The Household Interviews conducted by OPC specialists are critical to providing the city with important information about your household that will be used to ensure that you receive the maximum financial benefits and assistance available under the Relocation Plan.

These interviews and the interior appraisals are "Voluntary". However, failure to complete your household interview or interior appraisal could result in losing access to the full financial benefits and assistance available under the Relocation Plan.

Interview Contact Information

OPC, a GFT Company
(562) 304-2000
www.gftinc.com



CITYofBELL

AVISO

Bell Mobile Home Park Fecha Límite Para Entrevistas 3 de diciembre de 2025

La Ciudad de Bell desea informar a todos los residentes de **Bell Mobile Home Park** que las entrevistas de reubicación relacionadas con el **Proyecto del Plan de Reubicación de Bell** se llevarán a cabo hasta el **3 de diciembre de 2025**.

Todos los residentes deben programar su cita para una fecha **antes del 3 de diciembre de 2025**.

Las entrevistas de hogares, realizadas por especialistas de **OPC**, son fundamentales para proporcionar a la Ciudad información importante sobre su hogar. Esta información se utilizará para garantizar que reciba los **máximos beneficios financieros y la asistencia disponibles** bajo el **Plan de Reubicación**.

No completar su entrevista del hogar podría resultar en la **pérdida del acceso a los beneficios financieros y asistencia completos** disponibles bajo el Plan de Reubicación.

Información de Contacto para Entrevistas
OPC, a GET Company
(562) 304-2000
www.gftinc.com

Exhibit D – Park Resident Data

Interview Date	Space #	Move In Date	Owner (O)/ Tenant (T)	Total # Occupants	Preferred Language	Rent Roll Space Rent	Date of Manu.	Type	Length / Width	Single- or Double-wide	Age in Yrs	# BRs	# BAs	Total # Rooms (Est.)	SF	Preferred Area to Relocate	Preferred Type of Replacement Housing
11/10/2025	1	7/5/1905	O	3	Spanish/ English	\$648.00	1986	MFG	44 X 12	SINGLE	40	1	1	3	528	Bell	Mobile home
11/19/2025	2	7/5/1905	O	4	Spanish	\$648.00	1981	MFG	50 X 10	SINGLE	45	1	1	3	500	Bell	Mobile home
11/13/2025	3	7/9/1905	O	4	Spanish	\$648.00	1959	TRAILER	43 X 10	N/A	67	1	1	3	430	Bell, Bell Gardens	Mobile home
	4		O			\$584.14	1986	MFG	40 X 14	SINGLE	40	1	1	3	560		
10/22/2025	5	6/7/1905	O	1	English	\$552.69	1982	MFG	48 X 14	SINGLE	44	1	1	3	672		
	6		O			\$572.70	1986	MFG	44 X 14	SINGLE	40	1	1	3	616		
11/20/2025	7	7/8/1905	T	4	Spanish	\$648.00	1985	MFG	56 X 14	SINGLE	41	1	1	3	784	Lancaster	Mobile home
	8		O		English	\$578.41	1984	MFG	53.4 X 20	DOUBLE	42	1	1	3	1068		
10/24/2025	9	6/6/1905	O	4	Spanish/ English	\$730.23	1985	MFG	64 X 24	DOUBLE	41	3	2	5	1536	Bell	Mobile home
11/8/2025	11	1997	O	3	Spanish	\$601.67	1973	MOBILE	40 X 20	DOUBLE	53	2	2	4	800	Bell, Bell Flower, Downey	
	13		O			\$561.47	1998	TRAILER	32 X 8	N/A	28	1	1	3	256		
11/14/2025	16	6/21/1905	O	2	English	\$584.14	1984	MFG	36 X 12	SINGLE	42	1	1	3	432	Bell	Mobile home, apartment
	17		O			\$619.73	1987	MFG	32 X 24	DOUBLE	39	2	1	4	768		
11/13/2025	19		O	1	Spanish/ English	\$492.83		TRAILER	40 X 10	N/A		1	1	3	400		Apartment
	21		O			\$619.73	1991	MFG	44 X 11.67	DOUBLE	35	3	2	5	1026		
10/17/2025	22	6/27/1905	T	1	English	\$648.00		TRAILER	53 X 10	N/A		1	1	3	530	Riverside, Chino	

1/24/2026	24	7/6/1905	O	4	Spanish	\$528.14	1969	TRAILER	46 X 10	N/A	57	1	1	3	460	Bell, Downey	
11/6/2025	25	6/8/1905	O	1	Spanish	\$195.00	1960	MOBILE	50 X 10	SINGLE	66	1	1	3	500	Bell	Mobile home
11/11/2025	26	6/25/1905	O	2	Spanish	\$584.14	1963	MOBILE	48 X 10	SINGLE	63	1	1	3	480	Bell	
	27		O			\$619.73	1996	MFG	45 X 11.9	DOUBLE	30	2	2	4	1071		
	28		O			\$509.56	1975	MOBILE	60 X 12	SINGLE	51	2	1	4	720		
11/13/2025	29	6/24/1905	O	1	English	\$585.29	1958	MOBILE	41.25 X 9.83	SINGLE	68	1	1	3	406	Bell	
10/30/2025	30	5/29/1905	O	3	Spanish	\$584.14	1960	TRAILER	50 X 10	N/A	66	1	1	3	500	Bell	
11/10/2025	31	7/15/1905	O	2	Spanish	\$750.00	1962	MOBILE	48 X 10	SINGLE	64	2	1	4	480	La Mirada, Norwalk, Downey	Apartment
2/25/2026	32	6/21/1905	O	7	Spanish	\$568.26	1962	MOBILE	42 X 12 MEAS 48 X 10	SINGLE	64	1	1	3	504	City of Bell	
11/14/2025	33	7/8/1905	O	4		\$648.00	1962	TRAILER	34 X 10	N/A	64	1	1	3	340	SW Pico Rivero, Norwalk	
	34		O		Spanish	\$584.14	1954	TRAILER	33 X 8	N/A	72	1	1	3	264		
	35		O			\$584.14		TRAILER	36 X 12	N/A		1	1	3	432		
12/2/2025	38	6/22/1905	O	3	Spanish	\$623.54		TRAILER	39 X 10	N/A		1	1	3	390	Bell	Mobile home
Refused Interview	39		O			\$698.00	1959	MOBILE	45 X 10	SINGLE	67	3	2	5			
11/13/2025	52	2015	O	5	Spanish	\$698.00	1997	MFG	40 X 11.80	DOUBLE	29	3	2	5	948		
	60		O			\$584.14	1999	MFG	45 X 11.75	DOUBLE	27	3	2	5	1058		
Refused Interview	62		O			\$571.18	1968	MOBILE	55 X 12	SINGLE/TO	58	1	1	3	660		
11/11/2025	64		O	1	Spanish	\$584.14	1997	MFG	44 X 24	DOUBLE	29	3	2	5	1056		
	68		O			\$584.14		MOBILE	56 X 12	SINGLE		1	1.5	4	672		
	70		O			\$800.00	1973	TRAILER	28 X 8	N/A	53	1	1	3	224		
Refused Interview	72		O			\$648.00		TRAILER	28 X 8	N/A		1	1	3	224		

11/6/2025	73	2006	O	2	Spanish	\$648.00	1969	MOBILE	60 X 12	SINGLE	57	2	1	4	720	Bell, Cudahy	Mobile home, apartment
12/3/2025	74	7/1/1905	O	2	Spanish	\$648.00	1967	MOBILE	60 X 14	SINGLE	59	1	2	3	840	Bell	Mobile home
12/3/2025	75	7/4/1905	O	4	Spanish	\$648.00	1970	MOBILE	55 X 12	SINGLE	56	1	1	3	660	South Gate, Paramount, Montebello	SFR
	76		O			\$584.14	1970	MOBILE	60 X 12	SINGLE	56	2	1.5	4	720		
10/23/2025	77	1995	O	4	Spanish/English	\$585.29	1962	MOBILE	60 X 14	SINGLE	64	2	1	4	840	Riverside	SFR
	86		O			\$648.00		MOBILE	60 X 12	SINGLE		1	1	4	720		
Refused Interview	89		O			\$584.14	1997	MFG	52/50.80 X 24	DOUBLE	29	3	2	6	1232		
11/12/2025	90	7/8/1905	O	3	English	\$698.00	1991	MFG	44 x 24.50	DOUBLE	35	3	1	5	1078	Bell	
11/6/2025	99	7/2/1905	O	1	English	\$584.14	1973	MOBILE	52 X 24	DOUBLE	53	2	2	4	1248	Bell, Downey, Southgate	Mobile home
10/27/2025	100	2004	O	4	Spanish	\$648.00	1981	MFG	36 X 20	DOUBLE	45	2	1	4	720	Downey, Pico Rivera	Mobile home
	101		O			\$584.14	2011	MFG	23 X 12	SINGLE	15	1	1	3	276		
	102		O			\$584.14	1997	MFG	44 X 24	DOUBLE WIDE	29	3	2	5	1056		
Refused Interview	105		O			\$585.29	1963	MOBILE	54 X 10	SINGLE	63	3	1	5			
	106		O			\$648.00	1963	MOBILE	52 X 10	SINGLE	63	1	1	4	520		
	109		O			\$585.29		MOBILE	54 X 10	SINGLE		1	1	3	540		
10/22/2025	112	6/20/1905	O	2	English	\$584.14	1997	MFG	51 X 23.50	DOUBLE	29	3	2	5	1199	LA County	Apartment rental
Refused Interview	115		O			\$533.33	1997	MFG	40 X 23.60	DOUBLE	29	3	2	5	944		
Refused Interview	116		O			\$648.00	1970	TRAILER	24 X 8	N/A	56	1	1	3	192		
	121		O			\$584.14		TRAILER	37 X 10	N/A		1	1	3	370		

	122		O			\$561.47	1986	TRAILER	29 X 8	N/A	40	1	1	3	232		
	124		O					TRAILER	29 X 10	N/A		1	1	3	290		
Refused Interview	126		O			\$584.14		TRAILER	30 X 8	N/A		1	1	3	240		
11/8/2025	127	6/20/1905	O	4	Spanish	\$648.00	1988	MFG	56 X 24	DOUBLE	38	1	2	3	1344	Bell, Montebello, Downey	Mobile home
12/2/2025	128	7/8/1905	O	3	Spanish	\$648.00	1959	MOBILE	46 X 10	SINGLE	67	1	1	3	460	Bell	Mobile home
	129		O			\$648.00		MOBILE	48 X 10	SINGLE		1	1	3	480		
Refused Interview	130		O			\$750.00	1975	MOBILE	48 X 24	DOUBLE	51	3	2	5	1152		
	132		O			\$648.00	1977	MFG	48 X 12	SINGLE	49	1	1	3	576		
Abandoned	133		O				1969	MOBILE	40 X 12	SINGLE	57	1	1	3	480		
	135		O			\$550.86	1966	MOBILE	40 X 10	SINGLE	60	1	1	3	400		
Refused Interview	136		O			\$648.00		MOBILE	36 X 10	SINGLE		1	1	3	360		
	137		O			\$648.00	1993	TRAILER	28 X 8	N/A	33	1	1	3	224		
	139		O			\$561.47	1958	MOBILE	30 X 10	SINGLE	68	1	1	3	300		
	140		O			\$584.14		TRAILER	32 X 8	N/A		1	1	3	256		
	141		O			\$648.00		TRAILER	34 X 8	SINGLE		1	1	4	272		
	143		O				1998	MFG	40 X 27	DOUBLE	28	2	2	4	1080		
	145		O			\$648.00		TRAILER	32 x 8	N/A		1	1	3	256		
	146		O			\$561.47	1975	MOBILE	32 X 20	DOUBLE	51	2	1	4	640		
11/14/2025	147	1964	O	2	English	\$479.92		TRAILER	32 X 8	N/A		1	1	3	256	Norwalk, Bellflower, Downey, Santa Fe Springs	Apartment
Refused Interview	148		O			\$648.00	1976+	MFG	34 X 12	SINGLE		1	1	3	408		

10/30/2025	150	6/3/1905	O	3	English	\$698.00	1988	MFG	32 X 24	DOUBLE	38	2	1	4	768	Bell, LA County	Mobile home
11/12/2025	151	2002	O	6	Spanish	\$584.14	1964	MOBILE	40 X 10	SINGLE	62	1	1	3	400	Bell Gardens	SFR
BCHA Office	152		O				1958	MOBILE	42 X 12	SINGLE	68	1	1	3	504		
11/11/2025	153	2013	O	5	Spanish	\$648.00	1969	MOBILE	36 X 12	SINGLE	57	1	1	3	432	Bell Gardens, Maywood, South Gate, Lynwood	SFR
12/3/2025	155	6/26/1905	O	1	English	\$545.11	1988	MOTOR HOME	30 X 8	N/A	38	1	1	3	240		Mobile home
11/17/2025	158	6/9/1905	O	2	English	\$472.77		MOBILE	39 X 10	SINGLE		1	1	3	390	Downey, Santa Fe Springs	
	159		O			\$601.67	1986	MFG	36 X 12	SINGLE	40	1	1	3	432		
10/16/2025	160	6/28/1905	O	4	English	\$648.00	1972	MOBILE	44 X 12	SINGLE	54	1	1	3	528	Bell, Moreno Valley	
Refused Interview	161		O			\$648.00	1972	MOBILE	40 X 12	SINGLE	54	1	1	3	480		
12/2/2025	163	6/29/1905	O	4	English/Spanish	\$648.00	1970	MOBILE	40 X 12	SINGLE	56	1	1	3	480	Carson, Pico Rivera, Downey	Mobile home
11/13/2025	164	6/30/1905	O	3	Spanish	\$648.00	1982	MFG	44 X 14	SINGLE	44	1	1	3	616	Bell	Mobile home, apartment
11/20/2025	165	2006	O	2	English	\$585.29	1975	MOBILE	60 X 12	SINGLE	51	2	1.5	4	720	Downey, Pico Rivera	Mobile home
11/13/2025	166	2012	O	3	Spanish	\$648.00	1971	MOBILE	48 X 12	SINGLE	55	1	1	3		Bell	Mobile home
12/3/2025	167	6/21/1905	O	3	Spanish	\$584.14	1995	MFG	40 X 19.66	DOUBLE	31	2	2	4	786	Downey, Norfolk	Mobile home
11/13/2025	168	7/14/1905	O	5	Spanish/English	\$572.70	1971	MOBILE	44 X 12	SINGLE	55	1	1	3	528	Bell	Mobile home, apartment.

	169		O			\$623.54		MOBILE	44 X 12	SINGLE		1	1	3	528		
	170		O			\$648.00		TRAILER	32 X 8	N/A		1	1	3	256		
12/2/2025	171	7/15/1905	O	3	English	\$750.00		MOBILE	40 X 10	SINGLE		1	1	3	400	Bell	Apartment
2/24/2026	172	7/11/1905	O	2	Spanish	\$648.00	1979	MOBILE	36 X 10	SINGLE	47	1	1	3	360	Bell	Mobile home
12/1/2025	173	6/24/1905	O	6	English	\$572.70	1980	MFG	44 X 12	SINGLE	46	1	1	3	528	Bell, Downey, Pico	Apartment
	174		O			\$648.00	1977	MFG	40 X 12	SINGLE	49	1	1	3	480		
	176		O			\$584.14		MOBILE	36 X 8	SINGLE		1	1	3	288		
12/4/2025	177	6/20/1905	O	3	Spanish	\$584.14	1974	MOBILE	40 X 12	SINGLE	52	2	1	4	480	Bell, Downey	
12/3/2025	178	6/26/1905	O	6	Spanish	\$553.16	1972	MOBILE	40 X 12	SINGLE	54	1	1	3	480	Bell	Mobile home
Refused Interview	179		O			\$584.14	1984	MFG	44 X 12	SINGLE	42	2	1	4	528		
Refused Interview	181		O			\$585.29	1977	MFG	42 X 24	DOUBLE	49	2	1	4	1008		
12/2/2025	183	7/17/1905	O	4	English	\$750.00	1981	MFG	40 X 14	SINGLE	45	1	1	3	560	Nearby Bell	Mobile home, SFR
11/13/2025	185		T	2	Spanish	\$648.00	1977	MFG	44 X 24	DOUBLE	49	2	2	4	1056		
12/2/2025	187	7/13/1905	O	2	English	\$750.00	1972	MOBILE	44 X 12	SINGLE	54	1	1	3	528	Bell	Mobile home
12/2/2025	188	6/22/1905	O	2	Spanish	\$601.67		MOBILE	43 X 12	SINGLE		1	1	3	516	Bell, Southgate, Downey	Mobile home, apartment
11/11/2025	189	7/2/1905	O	5	English	\$648.00	1958	MOBILE	50 X 10	SINGLE	68	2	1	4	500	Bell	SFR
11/7/2025	190	2011	O	1	Spanish	\$648.00	1960	TRAILER	47 X 10	N/A	66	1	1	3	470	Bell	Mobile home
11/17/2025	191	6/24/1905	O	1	Spanish	\$584.14		TRAILER	47 X 10	N/A		1	1	3	470		Mobile home, SFR
12/1/2025	192	6/24/1905	O	4	English	\$585.29	1971	TRAILER	48 X 10	N/A	55	1	2	3	480	Bell	Mobile home, apartment
	193		O			\$750.00	1978	MFG	56 X 10	SINGLE	48	1	1.5	3	560		
Refused Interview	134A		O			\$584.14	1977	MFG	40 X 12	SINGLE	49	1	1	3	480		
	146A		O			\$572.70	1970	MOBILE	42 X 12	SINGLE	56	1	1	3	504		

11/11/2025	150A		O	1	Spanish/ English	\$698.00	1974	MOBILE	35 X 20	DOUBLE	52	2	1	4	700		
Refused Interview	162A		O			\$584.14		MOBILE	40 X 12	SINGLE		1	1	3	480		
	166A		O		Spanish	\$648.00	1970	MOBILE	60 X 12	SINGLE	56	1	1	3	720		
10/16/2025	166B	6/28/1905	O	3	English	\$648.00	1970	MOBILE	60 X 12	SINGLE	56	2	1	4	720	Bell	

Exhibit E – HUD Income Limits

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

Area Median - \$108,100

Household Size	1	2	3	4	5	6	7	8
Very Low	58,300	66,650	74,950	83,300	89,950	96,600	103,250	110,000
Extremely Low	35,000	40,000	45,000	50,000	54,000	58,000	62,000	66,000
Low	93,300	106,600	119,950	133,250	143,900	154,600	165,250	175,900

Figures are per the Department of Housing and Urban Development, updated in **April 2026**.

Exhibit F – Photos of Park Mobile Homes















**Exhibit G – Available Mobile Home Spaces/Units for Rent/Purchase
Within a 60 Mile Radius of 4874 Gage Avenue**

PARK NAME	ADDRESS	DISTANCE (MILES) FROM PROJECT	MHs AVAIL FOR RENT	RENT	# BRs	SPACE RENT	MHs AVAIL FOR PURCH	PURCH PRICE	# BRs	AVAIL PADS	SPACE RENT	CONTACT PHONE	TOTAL UNITS ON PROP	AGE OF PARK	TYPE	AMENITIES
Shull Gardens Mobile Home Park	5678 Shull St., Bell Gardens, CA 90201	1	N/A	N/A	N/A	N/A	1	\$129,900	1	N/A	\$1,000	562-927-1818	38	1940	All Ages	N/A
Casa Mobile Home Co-Op	7000 Gage Ave, Bell Gardens, CA	3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2	\$360 \$740	562-927-1235	56	1940	55+ Co- op	N/A
Welcome Gardens Mobile Home Park	630 S Maple Ave, Montebello, CA 90640	5	N/A	N/A	N/A	N/A	1	\$169,900	2	N/A	\$1,110	323-728-5748	67	N/A	All Ages	N/A
Rancho La Siesta Mobile Home Park	18194 Bushard Street Fountain Valley, CA 92708	6	N/A	N/A	N/A	N/A	4	\$239,000 \$188,500 \$169,000 \$160,000	2 2 3 3	N/A	\$1,925 \$1,925 \$1,925 \$1,925	714-865-7578 714-963-4123 714-760-4275 714-963-4123	213	1965	55+	Clubhouse, pool, rec facilities.
Hacienda Mobile Home Park	11825 Washington Boulevard, Whittier, CA 90606	8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$0	866-759-8585	10	1945	All Ages	N/A
Aztec Mobile Estates	9530 Alondra Boulevard, Bellflower, CA 90706	9	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$1,450	562-925-2510	N/A	N/A	All Ages	Clubhouse, pool.
Lake Park Mobile Gardens	8811 Park St, Bellflower, CA 90706	9	N/A	N/A	N/A	N/A	1	\$195,000	2	N/A	\$1,095	562-472-6604	79	N/A	All Ages	Clubhouse.
Casa De Jardin	10525 Somerset Blvd, Bellflower, CA 90706	9	N/A	N/A	N/A	N/A	2	\$189,900 \$149,900	2 2	N/A	\$1,395 \$1,395	714-609-2855 714-267-6329	54	N/A	55+	Clubhouse, pool.
Vans Mobile Home Park	8723 Artesia Boulevard, Bellflower, CA 90706	9	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$1,350	562-633-4424	90	1954	All Ages	Laundry facilities, easy freeway access, close to shopping mall
Americana Mobile Home Park	16600 Downey Ave, Paramount, CA	9	N/A	N/A	N/A	N/A	N/A	N/A	N/A	4	\$400 \$750 \$890 \$1,350	562-634-7484	174	1963	All Ages	Pool, Clubhouse
Norwalk Village Mobile Home Park	12737 Rosecrans Avenue,	10	N/A	N/A	N/A	N/A	2	\$249,900 \$189,900	2 2	N/A	\$800 \$800	562-921-5750	104	1962	55+	Billiard room, laundry

	Norwalk, CA 90650															facilities, boat/RV storage, clubhouse, pool, rec facilities.
Del Amo Mobile Home Park	4895 Oregon Avenue, Long Beach, CA 90805	10	N/A	N/A	N/A	N/A	2	\$259,000 \$22,000	3 1	N/A	\$1,020 \$890	800-494-1494 510-575-6522	137	1950	55+	Spa, billiard room, library, laundry facilities, clubhouse, pool, rec facilities.
Windward Village Homeowners Association	3595 Santa Fe Avenue, Long Beach, CA 90810	11	N/A	N/A	N/A	N/A	2	\$525,000 \$649,999	2 3	N/A	\$750 \$750	562-661-5840 562-756-5973	304	1977	All Ages	Spa, basketball court, tennis court, billiard room, laundry facilities, fitness center, boat/RV storage, playground, clubhouse, pool, rec facilities.
Villa Capri Mobile Home Park	1428 Beach St., Montebello, CA 90640	12	N/A	N/A	N/A	N/A	1	\$129,990	1	N/A	\$1,200	323-721-1395	54	1947	All Ages	N/A
Whittier East Mobile Home Park	16540 Whittier Blvd, Whittier, CA 90603	12	N/A	N/A	N/A	N/A	1	\$114,900	1	N/A	\$1,229	562-943-1010	77	1973	All Ages	Clubhouse
Bellfair Mobile Home Park	9023 Rose St., Bellflower, CA 90706	12	N/A	N/A	N/A	N/A	1	\$159,900	1	2	\$1,200	626-842-1741	57	1948	All Ages	N/A
Flamingo Trailer Park	17444 Lakewood Blvd. #15, Bellflower, CA 90706	12	N/A	N/A	N/A	N/A	1	\$27,000	1	N/A	\$925	562-925-1426	47	1947	All Ages	N/A
Dominguez Hills Estates	19009 S Laurel Park Road, Rancho Dominguez, CA 90220	12	N/A	N/A	N/A	N/A	2	\$329,000 \$290,000	2 2	N/A	\$1,217 \$1,217	562-981-6100 323-385-5952	511	1980	All Ages	Clubhouse, pool, rec facilities.
Villa Vermont Mobile Homes	13713 South Vermont	12	N/A	N/A	N/A	N/A	1	N/A	N/A	N/A	N/A	626-377-0638	34	1956	All Ages	N/A

	Avenue, Gardena, CA 90247															
Trade Winds Mobile Estates	3107 N San Gabriel Blvd, Rosemead, CA 91770	12	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	661-256-4890	19	N/A	All Ages	None.
Friendly Village of La Habra	1001 W. Lambert Rd., La Habra, CA 90631	14	N/A	N/A	N/A	N/A	5	\$275,900 \$239,900 \$229,900 \$169,000 \$164,900	2 2 2 3 2	N/A	\$1,650 \$1,650 \$1,650 \$1,650 \$1,575	866-983-5959	329	1971	55+	Spa, golf course, billiard room, laundry facilities, fitness center.
Aboo Trailer Park	4423 N Rosemead Blvd, Rosemead, CA 91770	14	N/A	N/A	N/A	N/A	1	\$99,000	1	N/A	\$1,050	951-685-7647	N/A	N/A	55+	N/A
Buena Park Manor	7142 Orangethorpe Avenue, Buena Park, CA 90621	14	N/A	N/A	N/A	N/A	1	\$149,900	3	N/A	\$1,850	714-222-4667	84	1961	All Ages	Clubhouse, pool.
City Trailer Park	313 West 1st Avenue, La Habra, CA 90631	14	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	909-224-6569	12	N/A	All Ages	N/A
Bloomfield Mobile Home Community	22221 South Bloomfield, Cypress, CA 90630	14	N/A	N/A	N/A	N/A	1	\$264,999	2	N/A	\$1,570	714-317-3449	48	1970	55+	Clubhouse, pool.
Culver City Terrace	11250 Playa Street, Culver City, CA 90230	14	N/A	N/A	N/A	N/A	2	\$199,999 \$150,000	1 2	N/A	\$440 \$440	310-963-1255	117	N/A	All Ages	N/A
Emerald Gardens	17024 South Western Avenue, Gardena, CA 90247	15	N/A	N/A	N/A	N/A	1	\$275,000	3	N/A	\$975	626-343-2106	76	1952	All Ages	N/A
Lake Park Brea	625 North Pueente Street, Brea, CA 92821	16	N/A	N/A	N/A	N/A	6	\$399,500 \$389,000 \$305,000 \$297,500 \$244,900 \$232,000	2 2 2 2 2 2	N/A	\$1,617 \$1,715 \$1,555 \$1,626 \$1,423 \$1,756	562-694-6484	342	1980	55+	Clubhouse, pool, rec facilities.
Anaheim Mobile Estates	3050 West Ball Road,	17	N/A	N/A	N/A	N/A	2	\$389,000 \$274,900	3 3	N/A	\$1,865 \$1,865	714-397-4910	229	1967	All Ages	Clubhouse, pool.

	Anaheim, CA 92804															
Coast Mobile Home Park	24815 Normandie Avenue, Harbor City, CA 90710	17	N/A	N/A	N/A	N/A	1	\$110,000	1	N/A	\$1,000	310-809-3659	95	1961	55+	N/A
Knolls Manor Mobile Home Park	24200 Walnut St., Torrance, CA 90501	18	N/A	N/A	N/A	N/A	1	\$66,995	1	N/A	\$2,200	310-326-1000	73	1968	All Ages	Clubhouse
Wildwood Mobile Country Club	901 S 6th Ave, Hacienda Heights, CA 91745	18	N/A	N/A	N/A	N/A	1	\$379,900	3	5	\$1,525	714-222-4667	454	1972	All Ages	Billiard room, laundry facilities, fitness center, clubhouse, pool, rec facilities.
Plaza Pines Estates	11250 Beach Boulevard, Stanton, CA 90680	18	N/A	N/A	N/A	N/A	4	\$149,900 \$220,000 \$135,000 \$89,900	2 3 2 2	N/A	\$1,400 \$1,450 \$1,450 \$1,450	714-852-9477 714-650-5833 714-650-5833 714-650-5833	144	1971	55+	Clubhouse, pool.
San Rafael Mobile Home Estates	1065 Lomita Boulevard, Harbor City, CA 90710	18	N/A	N/A	N/A	N/A	4	\$325,000 \$255,000 \$249,000 \$232,000	4 2 2 2	N/A	\$1,294 \$1,252 \$1,141 \$1,251	310-413-0658 310-809-3659 310-413-0658 310-809-3659	470	1971	55+	Clubhouse, pool, rec facilities.
Del Este Mobile Estates	1241 North East Street, Anaheim, CA 92805	18	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	714-871-2437	217	1968	All Ages	Playground, clubhouse, pool.
Retreat Mobile Home Park	25841 Walnut Street, Lomita, CA 90717	19	N/A	N/A	N/A	N/A	1	\$150,000	1	N/A	\$1,000	310-534-1750	N/A	N/A	All Ages	N/A
Oak Park Estates	26006 Oak Street, Lomita, CA 90717	19	N/A	N/A	N/A	N/A	1	\$255,900	2	N/A	\$1,250	310-619-4772	29	1970	55+	N/A
Rolling Hills Trailer Park	24725 Pennsylvania Avenue, Lomita, CA 90717	19	N/A	N/A	N/A	N/A	3	\$159,900 \$115,000 \$95,000	3 2 1	N/A	\$1,275 \$1,250 \$1,250	714-222-4667 310-539-8550 310-539-8550	72	N/A	All Ages	Clubhouse.
Gold Crest Mobile Home Park	10770 Katella Avenue, Anaheim, CA 92804	20	N/A	N/A	N/A	N/A	1	\$150,000	3	N/A	\$1,250	714-603-2945	41	1975	All Ages	Clubhouse, pool.
Seal Beach Shores	313 Welcome Lane,	20	N/A	N/A	N/A	N/A	1	\$350,000	1	N/A	\$753	714-480-6828	125	1930s	All Ages	N/A

	Seal Beach, CA 90740															
Palos Verdes Rancho Mobile Home Park	26200 Frampton Avenue, Harbor City, CA 90710	20	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	310-530-1621	93	1974	55+	Shuffleboard court, billiard room, laundry facilities, restrooms, BBQ area, clubhouse, pool, rec facilities.
Fernwood Mobile Home Park	10550 Western Avenue, Stanton, CA 90680	21	N/A	N/A	N/A	N/A	5	\$350,000 \$248,000 \$99,900 \$99,500 \$200,000	3 3 2 2 2	N/A	\$2,200 \$2,200 \$2,200 \$1,925 \$2,100	714-785-9465 714-785-9465 714-785-9465 714-760-4275 714-232-1504	165	1971	All Ages	Clubhouse, sidewalks, pool, rec facilities.
La Lampara Mobile Home Club	7271 Katella Avenue, Stanton, CA 90680	22	N/A	N/A	N/A	N/A	1	\$165,000	1	N/A	\$740	714-650-5833	102	1968	55+	Clubhouse, pool.
Covina Hills MHC	17350 E. Temple Avenue, La Puente, CA 91744	22	N/A	N/A	N/A	N/A	6	\$355,000 \$325,000 \$224,000 \$198,800 \$185,000 \$155,000	4 3 3 3 2 2	5	\$999 \$999 \$999 \$999 \$999 \$999	253-277-7800 562-478-9924 253-277-7800 253-277-7800 253-277-7800 818-606-9891	500	1968	All Ages	Spa, sauna, volleyball court, basketball court, billiard room, library, laundry facilities, fitness center.
Los Robles Mobile Home Estates	13100 Melanie Lane, Westminster, CA 92683	22	N/A	N/A	N/A	N/A	1	\$199,999	2	N/A	\$1,975	760-580-6285	101	1980	All Ages	Clubhouse, pool, rec facilities.
Skandia Mobile Country Club	16444 Bolsa Chica St, Huntington Beach, CA 92649	23	N/A	N/A	N/A	N/A	5	\$273,500 \$215,000 \$150,000 \$279,900 \$169,990	3 3 2 3 2	N/A	\$2,670 \$2,670 \$2,625 \$2,670 \$2,670	714-988-2662 949-244-4392 714-369-0688 714-232-1504 760-580-6285	167	1963	55+	Clubhouse, pool.
Rio Vista Mobile Estates	320 North Park Vista Street, Anaheim, CA 92806	23	N/A	N/A	N/A	N/A	2	\$219,000 \$174,500	4 2	N/A	\$2,777 \$2,777	714-267-6329 714-251-7932	200	1967	All Ages	Clubhouse, pool.
Carriage Mobile Estates	201 W Collins Ave,	24	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	714-639-1934	146	1970	All Ages	Spa, billiard room, laundry

	Orange, CA 92867															facilities, clubhouse, pool.
Starlite Mobile Estates	1045 North Azusa Avenue, Covina, CA 91722	25	N/A	N/A	N/A	N/A	3	\$179,900 \$179,900 \$165,000	3 2 2	N/A	\$1,650 \$1,650 \$1,625	909-986-2555	249	1970	All Ages	Playground, clubhouse, pool.
Rancho Del Rey Mobile Home Estates	16222 Monterey Lane, Huntington Beach, CA 92649	25	N/A	N/A	N/A	N/A	10	\$359,000 \$249,000 \$212,425 \$199,000 \$165,000 \$285,000 \$285,000 \$240,000 \$215,900 \$189,900	3 3 2 2 2 3 2 3 2 3	N/A	\$2,350 \$2,350 \$2,350 \$2,350 \$2,350 \$2,350 \$2,350 \$2,350 \$2,350 \$2,350	714-402-0084 714-988-2662 714-402-0084 714-760-4275 714-402-0084 714-334-1425 714-334-1425 714-334-1425 714-334-1425 760-580-6285	379	1965	55+	Spa, sauna, shuffleboard court, billiard room, library, laundry facilities, club house, pool.
Tree Lane Mobile Home Park	1020 Bradbourne Ave., Duarte, CA 91010	26	N/A	N/A	N/A	N/A	2	\$148,000 \$64,999	1 1	N/A	\$1,300 \$1,300	626-358-8116	90	1969	55+	Pool, Clubhouse
Hillview Park	3825 Valley Blvd. #46, Walnut, CA 91789	26	N/A	N/A	N/A	N/A	1	\$69,990	1	N/A	\$1,877	909-595-3246	59	1953	All Ages	Pool, Clubhouse
Mobile Aire Estates	716 North Grand Avenue, Covina, CA 91724	26	N/A	N/A	N/A	N/A	1	\$95,000	2	N/A	\$1,699	909-986-2555	103	1955	All Ages	Clubhouse, pool, rec facilities.
Orange Grove MHP	19548 E Cypress St, Covina, CA 91724	26	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	626-966-0811	45	1925	All Ages	Pool.
Diamond Bar Estates	21217 Washington Street, Walnut, CA 91789	26	N/A	N/A	N/A	N/A	1	\$400,000	3	N/A	\$1,395	951-779-1765	146	1981	All Ages	Playground, clubhouse, pool.
Driftwood Mobile Park	15621 Beach Boulevard, Westminster, CA 92683	26	N/A	N/A	N/A	N/A	1	\$109,000	3	N/A	\$1,850	714-760-4275	178	1963	55+	Shuffleboard court, billiard room, library, laundry facilities, boat/RV storage, clubhouse,

																pool, rec facilities.
Sea Aira Mobile Estates	6241 & 6301 Warner Avenue, Huntington Beach, CA 92647	26	N/A	N/A	N/A	N/A	6	\$269,000 \$247,500 \$219,000 \$199,000 \$179,000 \$164,000	3 2 3 2 3 2	N/A	\$1,999 \$1,999 \$1,999 \$1,999 \$1,999 \$1,999	714-988-2622 714-988-2662 714-760-4275 714-760-4275 714-760-4275 714-760-4275	231	1961	All Ages	Spa, billiard room, laundry facilities, playground, clubhouse, pool, rec facilities.
Foothill Vista Mobile Home Park	840 East Foothill Boulevard, Azusa, CA 91702	28	N/A	N/A	N/A	N/A	2	\$189,000 \$140,000	2 2	N/A	\$1,400 \$1,400	626-643-2950 626-536-2178	205	1963	55+	Clubhouse, pool.
Shelter Isle Mobile Estates	10965 Glenoaks Blvd, Pacoima, CA 91331	28	N/A	N/A	N/A	N/A	1	\$159,900	2	N/A	\$829	661-250-9060	260	1963	All Ages	Clubhouse, pool, rec facilities.
Orange Crest Mobile Home Park	5215 East Chapman Avenue, Orange, CA 92869	28	N/A	N/A	N/A	N/A	1	\$198,000	2	N/A	\$1,200	714-349-4013	89	1976	55+	Clubhouse, pool.
Cienega Valley Mobile Estates	1245 West Cienega Avenue, San Dimas, CA 91773	29	N/A	N/A	N/A	N/A	2	\$399,000 \$369,000	3 3	N/A	\$1,655 \$1,655	714-397-4910	244	N/A	All Ages	Clubhouse, pool, rec facilities.
Fountain Valley Mobile Estates	9320 Talbert Avenue, Fountain Valley, CA 92708	29	N/A	N/A	N/A	N/A	6	\$234,000 \$219,900 \$215,000 \$139,000 \$199,900 \$163,000	3 4 3 3 3 3	N/A	\$2,700 \$2,700 \$2,700 \$2,600 \$2,700 \$2,700	714-963-4123 714-760-4275 714-369-0688 714-760-4275 760-580-6285 760-580-6285	192	1965	All Ages	Clubhouse, pool, rec facilities.
Monte Vista Mobile Home Estates	8100 Foothill Boulevard, Sunland, CA 91040	29	N/A	N/A	N/A	N/A	3	\$159,000 \$129,000 \$52,900	2 1 1	N/A	\$885 \$885 \$885	818-353-7910	70	N/A	55+	Clubhouse.
Huntington Mobile Estates	7652 Garfield Ave, Huntington Beach, CA 92648	29	N/A	N/A	N/A	N/A	3	\$309,000 \$265,000 \$184,400	2 2 2	N/A	\$1,499 \$1,549 \$1,500	714-988-2662 714-760-4275 714-232-1504	105	1960	All Ages	Clubhouse, pool, rec facilities.
Brookfield Manor	9850 Garfield Avenue, Huntington Beach, CA 92646	30	N/A	N/A	N/A	N/A	9	\$375,000 \$299,000 \$279,900 \$274,900 \$239,000 \$349,900	2 3 3 3 3 3	N/A	\$2,150 \$2,150 \$2,150 \$2,150 \$2,150 \$2,150	714-963-4123 714-760-4275 714-760-4275 714-760-4275 714-760-4275 714-760-4275	139	1972	55+	Sauna, whirlpool, billiard room, library, fitness

								\$329,500 \$295,000 \$277,900	3 3 2		\$2,150 \$2,150 \$2,150	760-580-6285 714-232-1504 714-905-6624 760-580-6285				center, BBQ area, clubhouse, pool, rec facilities.
Alosta Mobile Home Park	826 E Route 66, Glendora, CA 91740	30	N/A	N/A	N/A	N/A	2	\$94,900 \$94,900	1 1	N/A	\$1,150 \$1,150	909-315-2336	26	1946	All Ages	None.
Santiago Creek Orange Estates	692 North Adele Lane, Orange, CA 92867	30	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	714-639-4240	129	1982	55+	Clubhouse, pool.
Sherman Grove Mobile Home Park	10711 Sherman Grove Avenue, Sunland, CA 91040	30	N/A	N/A	N/A	N/A	1	\$89,999	1	N/A	\$900	818-535-5502	75	N/A	55+	Pool.
Thunderbird Mobile Lodge	13102 Partridge St, Garden Grove, CA 92843	30	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	949-220-7925	103	1962	All Ages	Playground, clubhouse, rec facilities.
Rancho Huntington Mobile Home Estates	19361 Brookhurst Street, Huntington Beach, CA 92646	30	N/A	N/A	N/A	N/A	15	\$335,000 \$310,000 \$295,000 \$249,999 \$244,900 \$239,000 \$209,000 \$189,999 \$150,000 \$145,000 \$130,000 \$129,000 \$109,000 \$99,000 \$300,000	3 3 2 2 3 3 2 3 2 2 2 2 3 2 3	N/A	\$2,518 \$2,715 \$2,798 \$2,118 \$2,815 \$2,815 \$1,876 \$2,455 \$2,695 \$2,248 \$2,815 \$2,815 \$2,815 \$2,807 \$2,274 \$2,692	714-963-4123 714-318-6271 714-865-7578 714-865-7578 714-760-4275 714-760-4275 714-865-7578 949-204-9860 714-760-4275 714-865-7578 714-760-4275 714-760-4275 714-760-4275 714-760-4275 949-272-0777	194	1968	All Ages	Clubhouse, pool, rec facilities, sauna, billiard room, library, laundry facilities.
Del Mar Mobile Estates	19251 Brookhurst Street, Huntington Beach, CA 92646	30	N/A	N/A	N/A	N/A	1	\$185,000	2	N/A	\$2,150	714-865-7578	142	1971	55+	Clubhouse, pool, rec facilities.
Hyde Park Mobile Estates	2934 West 1st Street, Santa Ana, CA 92703	30	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	714-541-0181	118	1965	55+	Clubhouse, pool, rec facilities.
Taggin Wagon Mobile Home Park	2767 W. 1st St. Space 12, Santa Ana, CA 92703	30	N/A	N/A	N/A	N/A	1	\$119,888	1	N/A	\$1,450	714-953-6172	77	1972	All Ages	Clubhouse

Orange Village Mobile Home Park	1540 East Trenton Avenue, Orange, CA 92867	31	N/A	N/A	N/A	N/A	7	\$219,000 \$264,900 \$219,000 \$179,900 \$159,900 \$129,900 \$112,000	3 3 3 2 2 3 2	N/A	\$1,650 \$1,650 \$1,650 \$1,500 \$995 \$995	714-245-9833 714-245-9833 714-760-4275 714-760-4275 562-397-6018 714-603-2945 714-603-2945	150	1962	55+	Clubhouse, pool, rec facilities.
Bandera Estates	327 Ash St, Brea, CA, 92821	31	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	714-990-1466	87	1977	55+	Clubhouse, pool, rec facilities.
Charter Oak Mobile Estates	801 West Covina Boulevard, San Dimas, CA 91773	31	N/A	N/A	N/A	N/A	4	\$279,900 \$249,000 \$219,000 \$224,900	3 3 2 3	N/A	\$990 \$990 \$990 \$975	909-927-7028 626-428-9910 626-428-9910 661-444-0454	185	1962	55+	Clubhouse, pool, rec facilities.
Mariner's Pointe Mobile Home Park	19350 Ward Street, Huntington Beach, CA 92646	31	N/A	N/A	N/A	N/A	4	\$265,000 \$239,000 \$129,000 \$79,900	2 3 2 2	N/A	\$2,095 \$2,095 \$2,095 \$2,095	714-760-4275 714-988-2662 714-760-4275 714-760-4275	98	1971	55+	Clubhouse, pool, rec facilities.
Lake Park Yorba Linda	3700 Rose Drive, Yorba Linda, CA 92886	31	N/A	N/A	N/A	N/A	2	\$385,000 \$245,000	2 2	N/A	\$1,665 \$1,787	714-524-3033	288	1970	55+	Spa, billiard room, library, laundry facilities, waterfront.
Monterey Mobile Manor	10900 Sepulveda Boulevard, Mission Hills, CA 91345	31	N/A	N/A	N/A	N/A	1	\$249,000	2	N/A	\$875	661-250-9060	71	1965	55+	Spa, laundry facilities, boat/RV storage, shower facilities, clubhouse, pool.
Fairview Village	206 South Sullivan Street, Santa Ana, CA 92704	32	N/A	N/A	N/A	N/A	1	\$200,000	4	N/A	\$1,949	714-603-2945	118	1969	All Ages	Clubhouse, pool, rec facilities.
Garden West Estates	17700 S Western Ave, Gardena, CA 90248	32	N/A	N/A	N/A	N/A	3	\$269,900 \$199,900 \$108,888	2 2 2	2	\$1,579 \$1,550 \$1,550	714-224-6864 310-413-0658 310-413-0658	202	1960	55+	Clubhouse, pool, rec facilities.
Kings Way Gardens	2755 Arrow Hwy, La Verne, CA 91750	33	N/A	N/A	N/A	N/A	5	\$258,999 \$255,999 \$80,000 \$189,000 \$150,000	3 2 2 2 2	1	\$1,400 \$1,400 \$1,744 \$1,400 \$1,700	714-288-1191 714-288-1191 909-973-9677 818-802-0209 626-632-2559	176	1965	All Ages	Spa, billiard room, laundry facilities, boat/RV storage, doc park,

																walking trails, playground, clubhouse, pool, rec facilities.
Copacabana MHP	2717 Arrow Highway, La Verne, CA 91750	33	N/A	N/A	N/A	N/A	N/A	\$159,000	N/A	N/A	\$753	909-593-3011	173	1970	All Ages	Clubhouse, pool, rec facilities.
La Verne Mobile Country Club	3620 Moreno Avenue, La Verne, CA 91750	33	N/A	N/A	N/A	N/A	2	\$279,900 \$259,900	2 2	N/A	\$689 \$689	951-265-0756 626-643-2950	187	1971	55+	Clubhouse, pool.
The Meadows	14851 Jeffrey Road, Irvine, CA 92618	33	N/A	N/A	N/A	N/A	6	\$445,000 \$249,900 \$249,900 \$230,000 \$225,000 \$184,900	2 2 2 2 2 2	N/A	\$1,600 \$1,650 \$1,600 \$1,600 \$1,650 \$1,650	949-441-5111 714-478-1921 714-760-4275 714-760-4275 949-842-9088 714-715-6421	360	1971	55+	Spa, billiard room, library, laundry facilities, fitness center, clubhouse, pool, rec facilities.
Huntington By the Sea Mobile Estates	21851 Newland St., Huntington Beach, CA 92646	33	N/A	N/A	N/A	N/A	13	\$249,000 \$243,800 \$199,800 \$192,995 \$179,985 \$179,900 \$179,898 \$169,895 \$139,900 \$269,900 \$169,999 \$164,900 \$263,300	3 3 3 4 3 3 3 3 3 4 2 3 3	N/A	\$3,115 \$3,115 \$3,115 \$3,115 \$3,115 \$3,115 \$3,115 \$3,115 \$3,115 \$3,115 \$3,901 \$4,100 \$3,000	714-536-3826 714-536-3826 714-536-3826 714-536-3826 714-536-3826 714-536-3826 714-536-3826 714-536-3826 714-536-3826 760-403-3620 833-397-6454 951-410-5093 760-580-6285	306	1963	All Ages	Playground, clubhouse, pool, rec facilities, spa, billiard room, laundry facilities, fitness center.
Liberty Mobile Home Park	432 S. Harbor Blvd. Space 135, Santa Ana, CA 92704	34	N/A	N/A	N/A	N/A	1	\$87,000	1	N/A	\$1,350	714-775-6704	97	1965	55+	Gated, pool, clubhouse
Tradewinds	2191 Harbor Boulevard, Costa Mesa, CA 92627	34	N/A	N/A	N/A	N/A	1	\$25,000	1	N/A	\$2,140	949-680-9652	75	1965	All Ages	Laundry facilities, clubhouse.
Play Port Mobile Village	903 West 17th Street, Costa Mesa, CA 92627	35	N/A	N/A	N/A	N/A	2	\$249,500 \$130,000	3 2	N/A	\$1,400 \$1,400	714-396-8479 949-633-8887	103	1950	55+	Pool.

Foothill Village Mobile Home Park	301 East Foothill Boulevard, Pomona, CA 91767	35	N/A	N/A	N/A	N/A	5	\$239,900 \$239,900 \$168,000 \$99,900 \$159,000	3 3 2 2 2	N/A	\$875 \$875 \$985 \$950 \$925	951-265-0756 951-265-0756 562-221-6760 951-265-0756 909-260-5534	169	1967	55+	Clubhouse, pool.
Twin Oaks Mobile Home Park	3800 Bradford Street, La Verne, CA 91750	35	N/A	N/A	N/A	N/A	1	\$225,000	2	N/A	\$817	626-643-2950	331	1971	55+	Clubhouse, pool, rec facilities.
Foothill Terrace Mobile Home Park	4095 Fruit Street, La Verne, CA 91750	35	N/A	N/A	N/A	N/A	4	\$409,000 \$369,900 \$249,000 \$185,000	2 3 2 2	2	\$1,029 \$1,029 \$958 \$1038	626-643-2950 714-397-4910 626-643-2950 909-720-8283	376	1973	55+	Clubhouse, pool, rec facilities.
Starlite Village	2060 Newport Blvd, Costa Mesa, CA 92627	35	N/A	N/A	N/A	N/A	1	\$89,999	1	N/A	\$725	714-313-3268	55	1965	All Ages	Clubhouse, pool.
Samoa Village	310 E. Philadelphia St., Ontario, CA	35	N/A	N/A	N/A	N/A	2	\$142,000 \$75,000	3 2	N/A	\$1,500 \$1,550	909-986-2555	267	1972	All Ages	N/A
Green River Village	4901 Green River Drive, Corona, CA 92880	36	N/A	N/A	N/A	N/A	5	\$280,995 \$275,995 \$270,995 \$259,995 \$244,995	3 3 3 4 4	N/A	\$1,120 \$1,120 \$1,120 \$1,120 \$1,120	951-737-7374	333	1971	All Ages	Playground, clubhouse, pool, rec facilities.
Ocean Breeze	525 Fairfax Drive, Costa Mesa, CA 92627	36	N/A	N/A	N/A	N/A	1	\$144,900	2	N/A	\$1,600	714-251-7932	43	1965	All Ages	N/A
Rolling Homes Mobile Park	1973 Newport Boulevard, Costa Mesa, CA 92627	36	N/A	N/A	N/A	N/A	1	\$199,000	1	N/A	\$1,200	714-397-4910	55	1955	55+	Pool.
Vista Verde Mobile Home Park	1741 Pomona Avenue, Costa Mesa, CA 92627	36	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	949-852-5575	48	1950	All Ages	None.
Four Seasons Mobile Home Park	5925 Riverside Drive, Chino, CA 91710	36	N/A	N/A	N/A	N/A	1	\$59,500	1	N/A	\$995	714-918-8376	32	N/A	All Ages	N/A
Regal Estates Mobile Home Park	1845 Monrovia Avenue, Costa Mesa, CA 92627	37	N/A	N/A	N/A	N/A	1	\$227,999	3	N/A	\$1,500	714-396-8479	94	1970	55+	Spa, billiard room, library, laundry facilities, boat/RV storage, restroom, BBQ area,

																clubhouse, pool, rec facilities.
Crescent Valley	23500 The Old Road, Newhall, CA 91321	38	N/A	N/A	N/A	N/A	1	\$69,900	3	N/A	\$1,394	661-250-9060	87	1960	All Ages	Clubhouse, pool.
Greenleaf Park	1750 Whittier Avenue, Costa Mesa, CA 92627	38	N/A	N/A	N/A	N/A	3	\$395,000 \$319,500 \$239,000	2 3 1	N/A	\$1,800 \$1,800 \$1,300	949-791-7508 714-396-8479 949-791-7508	92	1960	55+	Clubhouse, pool, rec facilities.
Laguna Hills Estates	23301 Ridge Route Drive, Laguna Hills, CA 92653	38	N/A	N/A	N/A	N/A	11	\$459,000 \$400,000 \$424,900 \$335,000 \$320,000 \$270,000 \$249,900 \$225,000 \$225,000 \$220,000	3 3 3 3 2 3 3 3 3 3	N/A	\$1,995 \$1,995 \$1,995 \$1,750 \$1,750 \$1,635 \$1,850 \$1,635 \$1,540 \$1,635	714-448-5968 714-609-2855 714-397-4910 909-466-9221 714-603-2945 714-603-2945 714-603-2945 714-603-2945 714-603-2945 714-603-2945	252	1975	All Ages	Clubhouse, pool.
Bayside Village	300 East Coast Highway, Newport Beach, CA 92660	39	N/A	N/A	N/A	N/A	2	\$419,000 \$509,000	3 2	1	\$3,200 \$3,200	949-378-3330 949-874-1321	270	1958	All Ages	Spa, shuffleboard court, billiard room, library, laundry facility, fitness center, clubhouse, pool, rec facilities.
Calabasas Village	23777 Mulholland Highway, Calabasas, CA 91302	39	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	818-222-8500	210	1974	All Ages	Clubhouse, pool, rec facilities.
Rancho Ontario	1456 East Philadelphia Street, Ontario, CA 91761	39	N/A	N/A	N/A	N/A	2	\$169,900 \$149,000	3 2	N/A	\$1,300 \$1,700	714-603-2945 909-202-0776	451	1979	55+	Spa, sauna, tennis court, shuffleboard court, billiard room, library, laundry facilities, fitness center.

Flamingo Mobile Lodge	1203 West 6th Street, Corona, CA 92882	40	N/A	N/A	N/A	N/A	1	\$239,900	3	N/A	\$850	951-265-0756	93	1968	55+	Clubhouse, pool.
Upland El Dorado Mobile Home Park	1400 West 13th Street, Upland, CA 91786	40	N/A	N/A	N/A	N/A	5	\$379,900 \$299,900 \$289,900 \$229,900 \$379,900	3 2 2 2 3	N/A	\$896 \$1,200 \$873 \$1,200 \$1,200	909-466-9221	210	1970	55+	Clubhouse, pool, rec facilities.
Fernwood Ontario Manufactured Home Community	1512 East 5th Street - Office, Ontario, CA 91764	40	N/A	N/A	N/A	N/A	4	\$179,900 \$155,000 \$119,000 \$80,000	3 3 2 1	1	\$1,505 \$1,505 \$1,505 \$1,505	909-986-2555	212	1962	All Ages	Spa, billiard room, laundry facilities, boat/RV storage, clubhouse, pool, rec facilities.
El Dorado Mobile Home Park	11301 S Euclid Street, Garden Grove, CA 92840	40	N/A	N/A	N/A	N/A	3	\$368,000 \$338,900 \$324,900	3 3 4	N/A	\$1,825 \$1,850 \$1,850	714-760-4275	146	1968	All Ages	Clubhouse, pool.
Casa Volante Estates	8651 Foothill Boulevard, Rancho Cucamonga, CA 91730	40	N/A	N/A	N/A	N/A	2	\$279,900 \$145,000	2 2	N/A	\$1,327 \$1,257	909-466-9221	203	1969	55+	Spa, sauna, shuffleboard court, billiard room, library, laundry facilities, fitness center, clubhouse, pool, rec facilities.
Country Meadows	1855 E. Riverside Drive, Ontario, CA 91761	40	N/A	N/A	N/A	N/A	1	\$219,000	3	N/A	\$1,700	909-443-7104	437	1971	All Ages	Playground, clubhouse, pool, rec facilities, spa, basketball court, billiard room, library, laundry facilities, fitness center.

Lamplighter Ontario MHP	2139 East 4th Street, Ontario, CA 91764	41	N/A	N/A	N/A	N/A	3	\$249,000 \$239,900 \$239,900	3 3 3	3	\$1,450 \$1,450 \$1,450	714-600-2054 909-238-4353 909-238-4353	246	1968	All Ages	Spa, basketball court, billiard room, laundry facilities, fitness center, boat/RV storage, playground, clubhouse, pool, rec facilities.
Forest Gardens Mobile Home Community	24001 Muirlands Boulevard, Lake Forest, CA 92630	42	N/A	N/A	N/A	N/A	3	\$379,900 \$229,900 \$219,000	2 2 2	N/A	\$1,295 \$1,295 \$1,295	626-726-1617 714-448-5968 714-760-4275	494	1974	55+	Clubhouse, pool, rec facilities.
Summit Mobile Home Park	24425 Woolsey Canyon Road, West Hills, CA 91304	43	N/A	N/A	N/A	N/A	1	\$129,900	2	N/A	\$2,200	661-678-3465	203	1981	All Ages	Clubhouse, pool, rec facilities.
Granada Villa Mobile Home Park	18540 Soledad Canyon Road, Canyon Country, CA 91351	43	N/A	N/A	N/A	N/A	3	\$159,900 \$119,000 \$159,900	4 3 4	N/A	\$2,090 \$2,034 \$1,986	661-678-3465 661-250-9060 661-678-3465	179	1960	All Ages	Playground, clubhouse, pool, rec facilities.
Caravilla Mobile Home Park	18035 Soledad Canyon Road, Canyon Country, CA 91351	43	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	661-252-2200	84	1962	All Ages	Clubhouse, pool.
Sierra Park	18204 Soledad Canyon Road, Santa Clarita, CA 91387	43	N/A	N/A	N/A	N/A	N/A	N/A	N/A	3	\$750 \$750 \$750	661-383-1289	74	1975	55+	Clubhouse, pool.
Greenbrier Mobile Estates East	21425 Soledad Canyon Rd, Canyon Country, CA 91351	44	N/A	N/A	N/A	N/A	2	\$369,900 \$209,000	3 2	N/A	\$1,234 \$1,233	661-251-9949 661-607-3860	318	1977	55+	Clubhouse, pool.
Chaparral Heights MHP	6880 Archibald Avenue, Alta Loma, CA 91701	44	N/A	N/A	N/A	N/A	6	\$349,900 \$324,900 \$314,999 \$312,500 \$249,900 \$175,000	2 2 2 2 2 2	N/A	\$840 \$950 \$871 \$1,031 \$1,016 \$946	909-466-9221 909-466-9221 909-941-3530 909-202-7726 909-941-3530 909-202-7726	154	1978	55+	Spa, bocce ball, shuffleboard court, billiard room, library,

																laundry facilities, boat/RV storage, clubhouse, pool, rec facilities.
Mountain View Village	24303 Woolsey Canyon Road, West Hills, CA 91304	45	5	\$2,230 \$2,259 \$2,559 \$3,400 \$2,259	3 2 2 2 2	N/A	28	\$189,000	3	N/A	\$2,205	480-423-5700	156	1979	All Ages	Spa, billiard room, fitness center, boat/RV storage, clubhouse, pool, rec facilities.
								\$159,900	3		\$2,205	480-423-5700				
								\$154,900	2		\$2,205	480-423-5700				
								\$154,900	2		\$2,205	480-423-5700				
								\$149,900	2		\$2,205	480-423-5700				
								\$139,900	3		\$2,205	480-423-5700				
								\$129,900	2		\$2,205	480-423-5700				
								\$129,900	2		\$2,205	480-423-5700				
								\$129,000	2		\$2,205	480-423-5700				
								\$119,000	2		\$2,205	480-423-5700				
								\$99,900	3		\$2,205	480-423-5700				
								\$99,900	2		\$2,205	480-423-5700				
								\$89,900	2		\$2,205	480-423-5700				
								\$79,900	2		\$2,205	480-423-5700				
								\$79,900	2		\$2,205	480-423-5700				
								\$79,900	3		\$2,205	480-423-5700				
								\$69,900	2		\$2,205	480-423-5700				
								\$69,900	2		\$2,205	480-423-5700				
								\$69,900	2		\$2,205	480-423-5700				
								\$175,500	3		\$2,205	714-642-9226				
								\$159,000	3		\$2,205	714-642-9226				
								\$159,000	2		\$2,205	480-423-5700				
								\$154,900	3		\$2,205	714-642-9226				
								\$149,900	2		\$2,205	714-642-9226				
								\$139,900	3		\$2,205	714-642-9226				
								\$129,900	2		\$2,205	480-423-5700				
								\$129,900	2		\$2,205	480-423-5700				
								\$129,000	2		\$2,205	480-423-5700				
Alta Laguna	10210 Baseline, Rancho Cucamonga, CA 91701	45	N/A	N/A	N/A	N/A	2	\$150,000	2	N/A	\$1,400	866-227-4204	295	1971	55+	Spa, golf course, billiard room, library, fitness center, clubhouse, pool, rec facilities.
								\$233,500	3		\$1,400	909-224-7858				
Bravo Estates	4080 Pedley Rd, Riverside, CA 92509	46	N/A	N/A	N/A	N/A	4	\$229,000	3	N/A	\$1,850	909-986-2555	238	1986	All Ages	Playground, clubhouse, pool, rec facilities, billiard
								\$169,000	4		\$1,850					
								\$165,000	3		\$1,800					
								\$145,000	3		\$1,850					

																room, laundry facilities, boat/RV storage.
Canyon Country Mobile Home Estates	16274 Vasquez Canyon Road, Canyon Country, CA 91351	47	N/A	N/A	N/A	N/A	1	\$215,000	2	N/A	\$1,030	661-250-9060	101	1960	All Ages	Playground, clubhouse, pool.
The Groves	5200 Irvine Boulevard, Irvine, CA 92620	47	N/A	N/A	N/A	N/A	2	\$590,000 \$399,000	2 2	N/A	\$950 \$950	949-771-7121	533	1979	55+	Clubhouse, pool, rec facilities, spa, sauna, whirlpool, basketball court, tennis court, billiard room, library, laundry facilities, fitness center, pickleball, dob park.
San Dimas Royal Mobile Home Park	1630 West Covina Boulevard, San Dimas, CA 91773	48	N/A	N/A	N/A	N/A	1	\$235,000	2	N/A	\$1,180	626-485-4341	112	1968	55+	Clubhouse, pool.
Lily of the Valley Manufactured Home Village	29021 Bouquet Canyon Road, Saugus, CA 91390	48	N/A	N/A	N/A	N/A	4	\$225,000 \$125,000 \$269,000 \$249,900	2 2 4 3	4	\$1,297 \$1,240 \$1,104	661-250-9060	182	1963	All Ages	Basketball courts, laundry facilities, playground, clubhouse, pool, rec facilities.
Jurupa Hills Mobile Park	8086 Mission Blvd, Riverside, CA 92509	49	N/A	N/A	N/A	N/A	3	\$169,000 \$144,900 \$139,900	2 1 2	N/A	\$1,100 \$1,050 \$1,100	951-685-7647	322	1970	All Ages	Playground, clubhouse, pool, rec facilities.
Mission Village	3700 Buchanan Avenue, Riverside, CA 92503	49	N/A	N/A	N/A	N/A	5	\$184,500 \$164,000 \$149,900 \$109,900 \$89,900	3 2 2 2 2	5	\$1,075 \$1,075 \$1,075 \$1,075 \$1,075	951-417-6380	217	1971	55+	Spa, sauna, billiard room, library, laundry facilities,

																boat/RV storage, clubhouse, pool, rec facilities.
Villa Magnolia Mobile Home Park	3500 Buchanan Street, Riverside, CA 92503	50	N/A	N/A	N/A	N/A	5	\$289,900 \$139,900 \$104,900 \$79,900 \$129,900	3 3 2 2 3	N/A	\$1,200 \$1,175 \$1,175 \$1,175 \$1,175	714-224-6864 714-437-6670 909-437-6670 909-437-6670 909-437-6670	242	1970	55+	Sauna, horseshoes, bocce ball, billiard room, library, laundry facilities, fitness center, boat/RV center, clubhouse, pool, rec facilities.
Meadows Mobile Home Park	4000 Pierce St, Riverside, CA 92505	50	N/A	N/A	N/A	N/A	6	\$264,900 \$258,500 \$224,900 \$159,900 \$100,000 \$119,900	2 3 3 3 2 2	N/A	\$1,225 \$1,225 \$1,155 \$1,215 \$1,215 \$1,175	951-687-3030 951-687-3030 951-687-3030 951-687-1419 951-687-3030 909-437-6670	354	1972	55+	Spa, shuffleboard court, billiard room, library, laundry facility, fitness center, BBQ area.
Rancho Riverside MHC	3701 Fillmore St, Riverside, CA 92505	51	N/A	N/A	N/A	N/A	6	\$175,000 \$169,900 \$150,000 \$149,000 \$143,000 \$229,995	3 3 2 3 3 4	4	\$1,295 \$1,240 \$1,495 \$1,240 \$1,240 \$1,240	951-688-8178 253-277-7800 253-277-7800 253-277-7800 253-277-7800 714-337-2429	194	1972	All Ages	Spa, whirlpool, basketball court, billiard room, laundry facilities, fitness center, boat/RV storage, clubhouse, pool, rec facilities.
Sierra Mobile Estates MHC LLC	17333 Valley Blvd, Fontana, CA 92335	51	N/A	N/A	N/A	N/A	2	\$229,000 \$179,900	3 3	N/A	\$995 \$950	714-267-6329 909-268-9058	214	1980	55+	Pool.

San Juan Mobile Estates	32302 Alipaz Street, San Juan Capistrano, CA 92675	53	N/A	N/A	N/A	N/A	1	\$699,000	3	N/A	\$1,092	949-422-7843	312	1970	All Ages	Clubhouse, sidewalks, pool, rec facilities, spa, horseshoes, billiard room, library, laundry facilities, fitness center, boat/RV storage.
Cedar Village MHP	10701 Cedar Ave, Bloomington, CA 92316	53	N/A	N/A	N/A	N/A	2	\$169,900 \$114,000	3 3	N/A	\$1,200 \$1,200	909-986-2555	239	1970	All Ages	Playground, clubhouse, pool.
Parque La Quinta	350 South Willow Avenue, Rialto, CA 92376	55	N/A	N/A	N/A	N/A	3	\$229,000 \$219,900 \$184,900	3 3 2	N/A	\$750 \$750 \$750	855-507-5507	167	N/A	All Ages	Spa, whirlpool, billiard room, laundry facilities, playground, clubhouse, pool.
Fruition Mobile Parks	3444 W. Center Street, Riverside, CA 92501	57	N/A	N/A	N/A	N/A	18	\$244,995 \$239,900 \$239,900 \$238,995 \$238,995 \$234,900 \$229,900 \$229,000 \$215,000 \$212,995 \$211,995 \$209,000 \$207,995 \$205,995 \$202,995 \$202,995 \$199,995 \$199,000	4 4 4 4 4 3 3 4 3 3 3 3 3 3 3 3 3 3 3	N/A	\$1,499 \$1,499 \$1,499 \$1,499 \$1,499 \$1,499 \$1,499 \$1,499 \$1,499 \$1,499 \$1,499 \$1,499 \$1,499 \$1,499 \$1,499 \$1,499 \$1,499 \$1,499	909-591-4700	99	2024	All Ages	Community center, pool, rec facilities, pet park.
El Dorado Mobile Home Park	160 South Eucalyptus Avenue,	58	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	909-820-9764	121	1970	All Ages	Clubhouse, pool.

	Rialto, CA 92376															
Grand Terrace MHP	21845 Grand Terrace Road, Grand Terrace, CA 92313	58	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	213-375-4860	66	1960	All Ages	Laundry facilities.
Grand Royal Estates	22111 Newport Ave, Grand Terrace, CA 92313	59	N/A	N/A	N/A	N/A	1	\$235,995	3	5	\$825	909-825-2468	177	1960	All Ages	Spa, billiard room, laundry facilities, boat/RV storage, playground, clubhouse, pool, rec facilities.

Exhibit H – Available Conventional Housing for Sale within 15 Miles

Address	Type	SQFT	BR	BA	Distance	Purchase Price
6416 Corona Ave, Bell, CA 90201	Single-Family	792	1	1	1.1	\$585,000
11410 Brookshire Ave # 316, Downey, CA 90241	Condo	571	1	1	4.5	\$349,000
4610 Leonis St., Commerce, CA 90040	Single-Family	490	1	1	4.6	\$510,000
7302 Quill Dr #198, Downey, CA 90242	Condo	736	1	1	4.6	\$449,900
7340 Quill Dr #81, Downey, CA 90242	Condo	955	1	1	4.6	\$484,999
11410 Brookshire Ave. #421, Downey, CA 90241	Condo	571	1	1	4.8	\$355,000
11410 Dolan Ave #319, Downey, CA 90241	Condo	573	1	1	5.2	\$308,000
15000 Downey Ave #122, Paramount, CA 90723	Condo	620	1	1	6.8	\$324,000
15000 Downey Ave. #224, Paramount, CA 90723	Condo	630	1	1	6.8	\$357,000
15000 Downey Ave. #337, Paramount, CA 90723	Condo	624	1	1	6.8	\$299,900
12624 S Mona Blvd, Compton, CA 90222	Single-Family	396	1	1	7	\$468,900
1226 Hooper Ave, Los Angeles, CA 90021	Single-Family	924	1	1	8	\$450,000
7324 Quill Dr. #44, Downey, CA 90242	Condo	736	1	1	8.4	\$445,000
10814 Watts Ave., Los Angeles, CA 90059	Single-Family	504	1	1	9	\$600,000
16211 Downey Ave #65, Paramount, CA 90723	Condo	750	1	1	9	\$465,000
619 W. Cherry St. Compton, CA 90222	Single-Family	399	1	1	10	\$320,000
9342 Rush St, South El Monte, CA 91733	Condo	582	1	1	10.8	\$474,900
12123 163rd St., Norwalk, CA 90650	Single-Family	504	1	1	11.5	\$424,900
14025 Bayside Dr.,m Norwalk, CA 90650	Condo	848	1	1	11.6	\$435,000
3740 Santa Rosalia Dr # 212, Los Angeles, CA 90008	Condo	720	1	1	11.9	\$455,000
655 Hope St., # 701, Los Angeles, CA 90017	Condo	650	1	1	11.9	\$449,000
10651 Lakefront Dr., Norwalk, CA 90650	Condo	847	1	1	12	\$425,000
13936 Edgewater Dr., Norwalk, CA 90650	Condo	848	1	1	12	\$449,000
4125 S Figueroa St # 218, Los Angeles, CA 90037	Condo	581	1	1	12	\$279,990
1610 Neil Armstrong St. #313, Montebello, CA 90640	Condo	646	1	1	12.2	\$359,900
1661 Neil Armstong St., Montebello, CA 90640	Condo	733	1	1	12.2	\$325,999
1661 Neil Armstrong St. #231, Montebello, CA 90640	Condo	733	1	1	12.2	\$260,000
3565 Linden Ave. #165, Long Beach, CA 90807	Condo	660	1	1	12.4	\$320,000
3565 Linden Ave. #226, Long Beach, CA 90807	Condo	660	1	1	12.4	\$359,900
3565-3565 Linden Ave #235, Long Beach, CA 90807	Condo	660	1	1	12.4	\$389,000
211 S. Berendo St.#3, Los Angeles, CA 90004	Condo	712	1	1	14	\$399,000
8021 Towne Ave., Los Angeles, CA 90003	Single-Family	440	1	1	14	\$490,000
329 Marie Ave, Los Angeles, CA 90001	Single-Family	888	1	1	14.3	\$475,000
360 W. Ocean Blvd. #607, Long Beach, CA 90802	Condo	777	1	1	14.3	\$478,000
320 S. Ardmore Ave. #236, Los Angeles, CA 90020	Condo	566	1	1	14.5	\$299,888
525 S. Ardmore Ave.#107, Los Angeles, CA 90020	Condo	566	1	1	14.5	\$399,000
657 W 66th St, Los Angeles, CA 90044	Single-Family	560	1	1	14.5	\$599,000
1598 Long Beach Blvd #201, Long Beach, CA 90813	Condo	910	1	1	15	\$475,000
4431 Don Ricardo Dr # 10, Los Angeles, CA 90008	Condo	622	1	1	15	\$335,000
2150 Ohio Ave # E, Signal Hill, CA 90755	Condo	638	1	1	15.4	\$350,000
2525 E 19th St # 24, Signal Hill, CA 90755	Condo	666	1	1	15.5	\$385,000
3680 S Bear St, Santa Ana, CA 92704	Condo	821	1	1	33.5	\$350,000

1000 W Macarthur Blvd # 58, Santa Ana, CA 92707	Condo	587	1	1	34.8	\$315,000
6336 Wilcox Ave, Bell, CA 90201	Single-Family	858	2	1	0.5	\$499,900
4940 Beck Ave, Bell, CA	Single-Family	1,156	2	1	0.6	\$599,000
6833 Crafton Ave, Bell, CA 90201	Single-Family	836	2	1	0.8	\$680,000
6837 Mayflower Ave, Bell, CA 90201	Single-Family	1,159	2	1	0.9	\$699,000
6021 Gage Ave. #4, Bell Gardens, CA 90201	Condo	858	2	1	1	\$408,888
6838 King Ave, Bell, CA 90201	Single-Family	1,419	2	1	1	\$749,888
3415 Missouri Ave, South Gate, CA 90280	Single-Family	676	2	1	1.5	\$610,000
9616 Bowman Ave, South Gate, CA 90280	Single-Family	732	2	1	1.8	\$599,999
9413 Virginia Ave, South Gate, CA 90280	Single-Family	768	2	1	2	\$675,000
10372 Mariposa Ln, South Gate, CA 90280	Single-Family	866	2	2	2.3	\$649,000
8022 Jaboneria Rd, Bell Gardens, CA 90201	Single-Family	743	2	1	2.5	\$619,999
6057 Roosevelt Ave, South Gate, CA 90280	Single-Family	1,274	2	1	2.8	\$700,000
36249 Hollenbeck St., Huntington Park, CA 90255	Single-Family	676	2	1	3	\$585,000
6100 Rugby Ave. #313, Huntington Park, CA 90255	Condo	952	2	2	3	\$410,000
10411 Saint James Ave, South Gate, CA 90280	Single-Family	2,084	2	2	3.2	\$859,900
11410 Brookshire Ave #319, Downey, CA 90241	Condo	770	2	2	4.5	\$437,500
11410 Dolan Ave #341, Downey, CA 90241	Condo	771	2	1	4.7	\$358,800
7033 Stewart and Gray Rd., # 24, Downey, CA 90241	Condo	1,705	2	2	4.8	\$519,000
7316 Quill Dr #8, Downey, CA 90242	Condo	809	2	1	5.2	\$495,000
7330 Quill Dr #56, Downey, CA 90242	Condo	1,003	2	2	5.3	\$545,000
10346 Kalmia St., Los Angeles, CA 90002	Single-Family	775	2	2	5.5	\$499,900
1109 S. Dacotah St., Los Angeles, CA 90023	Single-Family	784	2	1	6	\$540,000
1259 Alma Ave., Los Angeles, CA 90023	Single-Family	620	2	1	6	\$459,000
15000 Downey Ave., # 135, Paramount, CA 90723	Condo	858	2	1	6.8	\$457,000
15137 Gundry Ave., # F, Paramount, CA 90723	Condo	1,081	2	2	6.8	\$498,000
7221 Petrol St., # 53, Paramount, CA 90723	Townhome	898	2	2	6.8	\$460,000
1818 N. Rose Ave., Compton, CA 90221	Single-Family	689	2	1	7.4	\$580,000
14008 Clarkdale Ave, Norwalk, CA	Condo	1,045	2	2	7.5	\$450,000
12627 Woods Ave #2, Norwalk, CA 90650	Condo	1,192	2	2	8	\$515,000
7330 Quill Dr. #59, Downey, CA 90242	Condo	809	2	2	8.4	\$449,900
13919 Bayside Dr, Norwalk, CA 90650	Condo	979	2	1	8.5	\$525,000
12415 Imperial Hwy #38, Norwalk, CA 90650	Condo	1,202	2	2.5	9	\$660,000
5905 Rosemead Blvd., # 21, Pico Rivera, CA 90060	Condo	1,027	2	2	9.9	\$495,000
1301 S. Greenwood Ave., #31, Montebello, CA 90640	Condo	825	2	2	12	\$437,965
6408 Perry Rd., Bell Gardens, CA 90201	Single-Family	1,178	3	1	1	\$599,900
9933 San Anselmo Ave, South Gate, CA 90280	Single-Family	1,190	3	1	2	\$699,000
8669 San Gabriel Ave, South Gate, CA 90280	Single-Family	1,254	3	2	2.2	\$570,000
5950 Imperial Hwy #83, South Gate, CA 90280	Townhome	1,540	3	3	2.3	\$589,000
10525 Washington Ave, South Gate, CA 90280	Single-Family	1,318	3	2	2.5	\$724,900
6532 Scout Ave, Bell Gardens, CA 90201	Single-Family	1,200	3	2	2.5	\$759,999
9903 Karmont Ave, South Gate, CA 90280	Townhome	1,329	3	3	2.8	\$619,000
5915 Stafford Ave., #K, Huntington Park, CA 90255	Condo	1,186	3	2	3	\$519,000
5921 Templeton St., # G, Huntington Park, CA 90255	Townhome	1,204	3	1	3	\$590,000

5921 Templeton St., # G, Huntington Park, CA 90255	Townhome	1,204	3	2	3	\$590,000
6100 Arbutus Ave., # 42, Huntington Park, CA 90255	Condo	1,243	3	3	3	\$590,000
7018 Rita Ave. #404, Huntington Park, CA 90255	Condo	1,027	3	2	3	\$436,000
7810 Comolette St, Downey, CA 90242	Single-Family	1,216	3	2	5	\$815,000
9602 Borson St, Downey, CA 90242	Single-Family	1,641	3	2	5.2	\$825,000
9221 Pico Vista Rd, Downey, CA 90240	Single-Family	1,721	3	2	5.3	\$890,000
2368 # 107th St., Los Angeles, CA 90002	Single-Family	800	3	1	5.5	\$524,000
14134 Orizaba Ave., Paramount, CA 90723	Townhome	1,719	3	3	6.8	\$549,000
16710 Orange Ave., # A1, Paramount, CA 90723	Townhome	1,361	3	3	6.8	\$549,900
12927 Lariat Ln, Norwalk, CA 90650	Condo	1,237	3	2	8	\$639,000
11866 Sproul St #B, Norwalk, CA 90650	Condo	1,319	3	3	8.2	\$665,000
11425 Hayford St, Norwalk, CA 90650	Single-Family	1,524	3	2	8.3	\$839,900
12624 Rexton St, Norwalk, CA 90650	Single-Family	1,149	3	2	8.5	\$719,900
13900 Studebaker Rd #24, Norwalk, CA 90650	Condo	1,444	3	3	8.5	\$625,000
10749 Weigand Ave., Los Angeles, CA 90059	Single-Family	1,205	3	2	9	\$425,000
15019 Roseton Ave, Norwalk, CA 90650	Single-Family	1,629	3	2	9	\$800,000
10001 Bowman Ave, South Gate, CA 90280	Single-Family	1,790	4	2	1.8	\$715,000
9832 San Miguel Ave, South Gate, CA 90280	Single-Family	1,475	4	2.5	2	\$749,900
3310 Cherokee Ave, South Gate, CA 90280	Single-Family	1,626	4	3	2.5	\$998,800
5940 Cecilia St, Bell Gardens, CA 90201	Single-Family	884	4	1	2.7	\$699,000
9643 Karmont Ave, South Gate, CA 90280	Townhome	1,571	4	3	2.7	\$660,000
8312 Devenir Ave, Downey, CA 90242	Single-Family	1,714	4	2	5	\$1,050,000
8410 Cavel St, Downey, CA 90242	Single-Family	1,463	4	2	5.1	\$929,997
9044 Bigby St, Downey, CA 90241	Single-Family	2,080	4	3	5.3	\$1,330,000
11614 Pruess Ave, Downey, CA 90241	Single-Family	1,936	4	2	5.4	\$790,200
1765 E. 113th St., Los Angeles, CA 90059	Single-Family	1,017	4	1	9	\$595,000

Exhibit I – Available Rental Housing Within 15 Miles

Address	Type of Unit	BR	Rent
5610 1/2 Atlantic Blvd, Maywood, CA	Apartment	Studio	\$ 1,095.00
5610 1/2 Atlantic Blvd, Maywood, CA	Apartment	Studio	\$ 1,145.00
7209 Seville Ave, Huntington Park, CA	Apartment	Studio	\$ 1,200.00
6052 Mayflower Ave, Maywood, CA	Apartment	Studio	\$ 1,250.00
7209 Seville Ave, Huntington Park, CA	Apartment	Studio	\$ 1,250.00
2701 Randolph St, Huntington Park, CA	Apartment	Studio	\$ 1,275.00
7847 Gilliland Ave, Bell Gardens, CA	Apartment	Studio	\$ 1,300.00
6536 Ajax Ave, Bell Gardens, CA	Apartment	Studio	\$ 1,300.00
6052 Mayflower Ave, Maywood, CA	Apartment	Studio	\$ 1,300.00
2701 Randolph St, Huntington Park, CA	Apartment	Studio	\$ 1,325.00
7847 Gilliland Ave, Bell Gardens, CA	Apartment	Studio	\$ 1,350.00
6536 Ajax Ave, Bell Gardens, CA	Apartment	Studio	\$ 1,350.00
9458 Firestone Blvd, Downey, CA	Apartment	Studio	\$ 1,495.00
7028 Marbrisa Ave, Huntington Park, CA	Apartment	Studio	\$ 1,500.00
10800 Wright Rd, South Gate, CA	Apartment	Studio	\$ 1,545.00
9458 Firestone Blvd, Downey, CA	Apartment	Studio	\$ 1,545.00
7028 Marbrisa Ave, Huntington Park, CA	Apartment	Studio	\$ 1,550.00
7814 Arnett St, Downey, CA	Apartment	Studio	\$ 1,560.00
10800 Wright Rd, South Gate, CA	Apartment	Studio	\$ 1,595.00
7814 Arnett St, Downey, CA	Apartment	Studio	\$ 1,610.00
8123 Otis St, South Gate, CA	Apartment	1BR	\$ 1,550.00
2569 Clarendon Ave #1, Huntington Park, CA	Apartment	1BR	\$ 1,575.00
2569 Clarendon Ave #1, Huntington Park Unit 60, CA	Apartment	1BR	\$ 1,575.00
2913 E 61st St, Huntington Park, CA	Apartment	1BR	\$ 1,600.00
8123 Otis St, South Gate Unit 68, CA	Apartment	1BR	\$ 1,625.00
6924 Wilcox Ave, Bell, CA	Apartment	1BR	\$ 1,649.00
6924 Wilcox Ave, Bell Unit 40, CA	Apartment	1BR	\$ 1,649.00
6924 Wilcox Ave, Bell Unit 80, CA	Apartment	1BR	\$ 1,649.00
6633 Pine Ave, Bell, CA	Apartment	1BR	\$ 1,650.00
7113 Miles Ave, Huntington Park, CA	Apartment	1BR	\$ 1,650.00
9821 Dearborn Ave #C, South Gate, CA	Apartment	1BR	\$ 1,650.00
2566 Southern Ave #F, South Gate, CA	Apartment	1BR	\$ 1,650.00
6633 Pine Ave, Bell Unit 46, CA	Apartment	1BR	\$ 1,675.00
7113 Miles Ave, Huntington Park Unit 56, CA	Apartment	1BR	\$ 1,675.00
2913 E 61st St, Huntington Park Unit 58, CA	Apartment	1BR	\$ 1,675.00
9821 Dearborn Ave #C, South Gate Unit 61, CA	Apartment	1BR	\$ 1,675.00
6633 Pine Ave, Bell Unit 86, CA	Apartment	1BR	\$ 1,675.00
7113 Miles Ave, Huntington Park Unit 96, CA	Apartment	1BR	\$ 1,675.00
2913 E 61st St, Huntington Park Unit 98, CA	Apartment	1BR	\$ 1,675.00
6905 Walker Ave, Bell, CA	Apartment	1BR	\$ 1,700.00
6333 Corona Ave, Bell, CA	Apartment	1BR	\$ 1,700.00

3807 Grand Ave Apt B, Huntington Park, CA	Apartment	1BR	\$ 1,700.00
6905 Walker Ave, Bell Unit 45, CA	Apartment	1BR	\$ 1,700.00
2566 Southern Ave #F, South Gate Unit 67, CA	Apartment	1BR	\$ 1,700.00
6905 Walker Ave, Bell Unit 85, CA	Apartment	1BR	\$ 1,700.00
6829 Malabar St, Huntington Park, CA	Apartment	1BR	\$ 1,725.00
11914 Downey Ave, Downey, CA	Apartment	1BR	\$ 1,725.00
6829 Malabar St, Huntington Park Unit 55, CA	Apartment	1BR	\$ 1,725.00
6829 Malabar St, Huntington Park Unit 95, CA	Apartment	1BR	\$ 1,725.00
6729 Middleton St #A, Huntington Park, CA	Apartment	1BR	\$ 1,741.00
6620 Crafton Ave, Bell, CA	Apartment	1BR	\$ 1,750.00
6220 Prospect Ave, Bell, CA	Apartment	1BR	\$ 1,750.00
6510 Marbrisa Ave #D, Huntington Park, CA	Apartment	1BR	\$ 1,750.00
10236 California Ave #E, South Gate, CA	Apartment	1BR	\$ 1,750.00
6333 Corona Ave, Bell Unit 47, CA	Apartment	1BR	\$ 1,750.00
6333 Corona Ave, Bell Unit 87, CA	Apartment	1BR	\$ 1,750.00
3807 Grand Ave Apt B, Huntington Park Unit 53, CA	Apartment	1BR	\$ 1,775.00
11914 Downey Ave, Downey Unit 72, CA	Apartment	1BR	\$ 1,775.00
3807 Grand Ave Apt B, Huntington Park Unit 93, CA	Apartment	1BR	\$ 1,775.00
6729 Middleton St #A, Huntington Park Unit 52, CA	Apartment	1BR	\$ 1,791.00
6729 Middleton St #A, Huntington Park Unit 92, CA	Apartment	1BR	\$ 1,791.00
11604 Bellflower Blvd, Downey, CA	Apartment	1BR	\$ 1,795.00
7031 Chanslor Ave, Bell, CA	Apartment	1BR	\$ 1,800.00
7525 Jaboneria Rd, Bell, CA	Apartment	1BR	\$ 1,800.00
2529 Walnut St #2533, Huntington Park, CA	Apartment	1BR	\$ 1,800.00
11604 Bellflower Blvd, Downey Unit 76, CA	Apartment	1BR	\$ 1,820.00
6620 Crafton Ave, Bell Unit 43, CA	Apartment	1BR	\$ 1,825.00
6220 Prospect Ave, Bell Unit 48, CA	Apartment	1BR	\$ 1,825.00
10236 California Ave #E, South Gate Unit 63, CA	Apartment	1BR	\$ 1,825.00
6620 Crafton Ave, Bell Unit 83, CA	Apartment	1BR	\$ 1,825.00
6220 Prospect Ave, Bell Unit 88, CA	Apartment	1BR	\$ 1,825.00
4345 Florence Ave, Bell, CA	Apartment	1BR	\$ 1,850.00
7102 Malabar St #H, Huntington Park, CA	Apartment	1BR	\$ 1,850.00
7031 Chanslor Ave, Bell Unit 42, CA	Apartment	1BR	\$ 1,850.00
2529 Walnut St #2533, Huntington Park Unit 57, CA	Apartment	1BR	\$ 1,850.00
6510 Marbrisa Ave #D, Huntington Park Unit 59, CA	Apartment	1BR	\$ 1,850.00
7031 Chanslor Ave, Bell Unit 82, CA	Apartment	1BR	\$ 1,850.00
2529 Walnut St #2533, Huntington Park Unit 97, CA	Apartment	1BR	\$ 1,850.00
6510 Marbrisa Ave #D, Huntington Park Unit 99, CA	Apartment	1BR	\$ 1,850.00
9435 Nance Ave, Downey, CA	Apartment	1BR	\$ 1,875.00
7102 Malabar St #H, Huntington Park Unit 51, CA	Apartment	1BR	\$ 1,875.00
7102 Malabar St #H, Huntington Park Unit 91, CA	Apartment	1BR	\$ 1,875.00
3505 Michigan Ave, South Gate, CA	Apartment	1BR	\$ 1,895.00
10640 Parrot Ave, Downey, CA	Apartment	1BR	\$ 1,895.00
8161 Evergreen Ave #B, South Gate, CA	Apartment	1BR	\$ 1,900.00

7525 Jaboneria Rd, Bell Unit 49, CA	Apartment	1BR	\$ 1,900.00
7525 Jaboneria Rd, Bell Unit 89, CA	Apartment	1BR	\$ 1,900.00
5005 Michigan Ave #D, South Gate, CA	Apartment	1BR	\$ 1,925.00
12054 Downey Ave, Downey, CA	Apartment	1BR	\$ 1,925.00
8161 Evergreen Ave #B, South Gate Unit 66, CA	Apartment	1BR	\$ 1,925.00
6221 Fishburn Ave, Bell, CA	Apartment	1BR	\$ 1,950.00
7101 Seville Ave #F, Huntington Park, CA	Apartment	1BR	\$ 1,950.00
4345 Florence Ave, Bell Unit 44, CA	Apartment	1BR	\$ 1,950.00
9435 Nance Ave, Downey Unit 73, CA	Apartment	1BR	\$ 1,950.00
4345 Florence Ave, Bell Unit 84, CA	Apartment	1BR	\$ 1,950.00
9304 San Gabriel Ave #1/4, South Gate, CA	Apartment	1BR	\$ 1,975.00
6221 Fishburn Ave, Bell Unit 41, CA	Apartment	1BR	\$ 1,975.00
5005 Michigan Ave #D, South Gate Unit 62, CA	Apartment	1BR	\$ 1,975.00
9304 San Gabriel Ave #1/4, South Gate Unit 65, CA	Apartment	1BR	\$ 1,975.00
6221 Fishburn Ave, Bell Unit 81, CA	Apartment	1BR	\$ 1,975.00
3505 Michigan Ave, South Gate Unit 69, CA	Apartment	1BR	\$ 1,995.00
10640 Parrot Ave, Downey Unit 79, CA	Apartment	1BR	\$ 1,995.00
8178 Chestnut Ave #B, South Gate, CA	Apartment	1BR	\$ 2,000.00
12054 Downey Ave, Downey Unit 78, CA	Apartment	1BR	\$ 2,000.00
9220 Brookshire Ave, Downey, CA	Apartment	1BR	\$ 2,050.00
7101 Seville Ave #F, Huntington Park Unit 54, CA	Apartment	1BR	\$ 2,050.00
9220 Brookshire Ave, Downey Unit 75, CA	Apartment	1BR	\$ 2,050.00
7101 Seville Ave #F, Huntington Park Unit 94, CA	Apartment	1BR	\$ 2,050.00
10800 Wright Rd, South Gate, CA	Apartment	1BR	\$ 2,070.00
10800 Wright Rd, South Gate Unit 70, CA	Apartment	1BR	\$ 2,070.00
10415 Paramount Blvd, Downey, CA	Apartment	1BR	\$ 2,095.00
8178 Chestnut Ave #B, South Gate Unit 64, CA	Apartment	1BR	\$ 2,100.00
10415 Paramount Blvd, Downey Unit 77, CA	Apartment	1BR	\$ 2,145.00
6815 Seville Ave #B, Huntington Park, CA	Apartment	1BR	\$ 2,289.00
6815 Seville Ave #B, Huntington Park Unit 50, CA	Apartment	1BR	\$ 2,289.00
6815 Seville Ave #B, Huntington Park Unit 90, CA	Apartment	1BR	\$ 2,289.00
11410 Brookshire Ave, Downey, CA	Condo	1BR	\$ 2,300.00
10930 Garfield Ave, South Gate, CA	Apartment	1BR	\$ 2,399.00
11410 Brookshire Ave, Downey Unit 74, CA	Condo	1BR	\$ 2,400.00
10930 Garfield Ave, South Gate Unit 71, CA	Apartment	1BR	\$ 2,424.00
6028 Wilcox Ave, Maywood, CA	Fourplex	2BR	\$ 2,126.00
6024 Wilcox Ave, South Gate, CA	ADU	2BR	\$ 2,138.00
6031 Garfield Ave, Downey, CA	Triplex	2BR	\$ 2,200.00
6049 Walker Ave, Downey, CA	Triplex	2BR	\$ 2,203.00
6010 Wilcox Ave, Huntington Park, CA	Fourplex	2BR	\$ 2,253.00
6041 Atlantic Blvd, Bell, CA	Triplex	2BR	\$ 2,303.00
6006 Imperial Hwy, Bell, CA	Fourplex	2BR	\$ 2,312.00
6017 Atlantic Blvd, Downey, CA	Single-Family	2BR	\$ 2,314.00
6014 Fishburn Ave, Huntington Park, CA	Triplex	2BR	\$ 2,319.00

6037 Florence Ave, Downey, CA	Triplex	2BR	\$ 2,329.00
6016 Wilcox Ave, South Gate, CA	Single-Family	2BR	\$ 2,349.00
6048 San Luis Ave, Maywood, CA	Triplex	2BR	\$ 2,350.00
6029 Walker Ave, Downey, CA	Apartment	2BR	\$ 2,351.00
6033 Atlantic Blvd, South Gate, CA	Triplex	2BR	\$ 2,351.00
6011 Florence Ave, Huntington Park, CA	Apartment	2BR	\$ 2,361.00
6013 San Luis Ave, Downey, CA	Apartment	2BR	\$ 2,364.00
6042 Wilcox Ave, Downey, CA	Fourplex	2BR	\$ 2,373.00
6002 Garfield Ave, South Gate, CA	Duplex	2BR	\$ 2,384.00
6021 Imperial Hwy, Huntington Park, CA	Fourplex	2BR	\$ 2,384.00
6007 Gage Ave, Bell, CA	Fourplex	2BR	\$ 2,411.00
6008 San Luis Ave, Bell, CA	Single-Family	2BR	\$ 2,419.00
6004 Wilcox Ave, Huntington Park, CA	Single-Family	2BR	\$ 2,423.00
6047 Atlantic Blvd, Downey, CA	Fourplex	2BR	\$ 2,434.00
6039 Garfield Ave, Bell Gardens, CA	Duplex	2BR	\$ 2,437.00
6025 Imperial Hwy, Bell, CA	Fourplex	2BR	\$ 2,448.00
6026 Florence Ave, South Gate, CA	Apartment	2BR	\$ 2,452.00
6035 Wilcox Ave, Bell, CA	Triplex	2BR	\$ 2,502.00
6003 Atlantic Blvd, South Gate, CA	Single-Family	2BR	\$ 2,510.00
6030 Imperial Hwy, Maywood, CA	Duplex	2BR	\$ 2,513.00
6023 Fishburn Ave, Bell Gardens, CA	Triplex	2BR	\$ 2,516.00
6036 Gage Ave, Bell Gardens, CA	Single-Family	2BR	\$ 2,533.00
6001 Gage Ave, Huntington Park, CA	ADU	2BR	\$ 2,570.00
6009 Clara St, Bell Gardens, CA	Fourplex	2BR	\$ 2,573.00
6018 San Luis Ave, Downey, CA	Triplex	2BR	\$ 2,578.00
6015 Fishburn Ave, Downey, CA	Fourplex	2BR	\$ 2,629.00
6019 Atlantic Blvd, Bell Gardens, CA	Triplex	2BR	\$ 2,642.00
6045 Fishburn Ave, Huntington Park, CA	Duplex	2BR	\$ 2,663.00
6044 Wilcox Ave, Maywood, CA	ADU	2BR	\$ 2,706.00
6005 Florence Ave, South Gate, CA	Single-Family	2BR	\$ 2,710.00
6043 Gage Ave, Bell, CA	Triplex	2BR	\$ 2,777.00
6034 Imperial Hwy, Bell, CA	Triplex	2BR	\$ 2,836.00
6012 Clara St, Bell, CA	Single-Family	2BR	\$ 2,844.00
6046 Wilcox Ave, Maywood, CA	Duplex	2BR	\$ 2,907.00
6022 Garfield Ave, Maywood, CA	Fourplex	2BR	\$ 2,930.00
6027 Fishburn Ave, Huntington Park, CA	ADU	2BR	\$ 2,937.00
6000 Imperial Hwy, Bell, CA	Triplex	2BR	\$ 2,948.00
6020 Garfield Ave, Bell Gardens, CA	Single-Family	2BR	\$ 2,951.00
6038 Fishburn Ave, South Gate, CA	ADU	2BR	\$ 2,957.00
6032 Garfield Ave, Downey, CA	ADU	2BR	\$ 2,960.00
6040 Atlantic Blvd, Maywood, CA	ADU	2BR	\$ 2,997.00
7010 Wilcox Ave, Bell, CA	ADU	3BR	\$ 2,809.00
7000 Walker Ave, Downey, CA	ADU	3BR	\$ 2,811.00
7005 Wilcox Ave, Bell, CA	Triplex	3BR	\$ 2,815.00

7018 Imperial Hwy, South Gate, CA	Duplex	3BR	\$ 2,895.00
7034 Imperial Hwy, Downey, CA	Fourplex	3BR	\$ 2,913.00
7047 Atlantic Blvd, Downey, CA	Single-Family	3BR	\$ 2,942.00
7030 Wilcox Ave, Bell Gardens, CA	Single-Family	3BR	\$ 2,951.00
7046 Clara St, South Gate, CA	Fourplex	3BR	\$ 3,002.00
7027 Clara St, Bell Gardens, CA	Triplex	3BR	\$ 3,123.00
7009 San Luis Ave, Maywood, CA	ADU	3BR	\$ 3,146.00
7032 Atlantic Blvd, Huntington Park, CA	ADU	3BR	\$ 3,157.00
7041 Fishburn Ave, South Gate, CA	Fourplex	3BR	\$ 3,197.00
7036 Clara St, South Gate, CA	Duplex	3BR	\$ 3,203.00
7002 Fishburn Ave, Maywood, CA	Apartment	3BR	\$ 3,283.00
7016 Wilcox Ave, South Gate, CA	Single-Family	3BR	\$ 3,331.00
7012 Florence Ave, Huntington Park, CA	Fourplex	3BR	\$ 3,335.00
7035 Clara St, Bell, CA	Single-Family	3BR	\$ 3,350.00
7019 Garfield Ave, Bell, CA	Fourplex	3BR	\$ 3,351.00
7042 Fishburn Ave, Downey, CA	ADU	3BR	\$ 3,370.00
7024 Florence Ave, Maywood, CA	Apartment	3BR	\$ 3,394.00
7048 Gage Ave, South Gate, CA	Apartment	3BR	\$ 3,399.00
7020 Florence Ave, South Gate, CA	Apartment	3BR	\$ 3,412.00
7029 Clara St, Maywood, CA	Single-Family	3BR	\$ 3,421.00
7037 Clara St, Huntington Park, CA	Duplex	3BR	\$ 3,432.00
7004 Walker Ave, Bell, CA	Single-Family	3BR	\$ 3,465.00
7011 San Luis Ave, South Gate, CA	Single-Family	3BR	\$ 3,490.00
7040 Garfield Ave, Maywood, CA	Apartment	3BR	\$ 3,519.00
7023 Garfield Ave, Maywood, CA	Single-Family	3BR	\$ 3,550.00
7031 Imperial Hwy, Bell, CA	Duplex	3BR	\$ 3,565.00
7003 Fishburn Ave, South Gate, CA	Fourplex	3BR	\$ 3,572.00
7007 San Luis Ave, South Gate, CA	Single-Family	3BR	\$ 3,607.00
7049 Imperial Hwy, Bell, CA	Apartment	3BR	\$ 3,657.00
7044 Florence Ave, Maywood, CA	Fourplex	3BR	\$ 3,677.00
7015 Wilcox Ave, Huntington Park, CA	Duplex	3BR	\$ 3,695.00
7008 San Luis Ave, South Gate, CA	Apartment	3BR	\$ 3,716.00
7028 Wilcox Ave, Bell, CA	Single-Family	3BR	\$ 3,741.00
7038 Clara St, Bell Gardens, CA	ADU	3BR	\$ 3,844.00
7006 Walker Ave, Bell, CA	Single-Family	3BR	\$ 3,847.00
7043 San Luis Ave, Huntington Park, CA	Fourplex	3BR	\$ 3,865.00
7026 Garfield Ave, Huntington Park, CA	Duplex	3BR	\$ 3,868.00
7045 Florence Ave, Huntington Park, CA	Duplex	3BR	\$ 3,882.00
7025 Wilcox Ave, Downey, CA	ADU	3BR	\$ 3,903.00
7021 Clara St, Downey, CA	Apartment	3BR	\$ 3,933.00
7022 Imperial Hwy, Downey, CA	ADU	3BR	\$ 3,953.00
7014 Garfield Ave, Bell Gardens, CA	Apartment	3BR	\$ 4,013.00
7033 Imperial Hwy, Bell Gardens, CA	Fourplex	3BR	\$ 4,071.00
7001 Clara St, Downey, CA	ADU	3BR	\$ 4,077.00

7013 Garfield Ave, Huntington Park, CA	Triplex	3BR	\$ 4,085.00
7039 Imperial Hwy, South Gate, CA	Single-Family	3BR	\$ 4,143.00
7017 San Luis Ave, South Gate, CA	Fourplex	3BR	\$ 4,190.00
12937 Morning Ave, Downey, CA	Single-Family	4BR	\$ 3,500.00
12937 Morning Ave, Downey, CA	Single-Family	4BR	\$ 3,700.00
7165 De Palma St, Downey, CA	Single-Family	4BR	\$ 4,200.00
9703 Richeon Ave, Downey, CA	Single-Family	4BR	\$ 4,200.00
7524 Purdy Ave, Bell Gardens, CA	Multifamily	4BR	\$ 4,200.00
6311 Heliotrope Ave, Bell, CA	Single-Family	4BR	\$ 4,400.00
8417 Tweedy Ln, Downey, CA	Single-Family	4BR	\$ 4,400.00
7165 De Palma St, Downey, CA	Single-Family	4BR	\$ 4,400.00
9703 Richeon Ave, Downey, CA	Single-Family	4BR	\$ 4,400.00
7524 Purdy Ave, Bell Gardens, CA	Multifamily	4BR	\$ 4,400.00
7220 Via Amorita, Downey, CA	Single-Family	4BR	\$ 4,500.00
6311 Heliotrope Ave, Bell, CA	Single-Family	4BR	\$ 4,600.00
8417 Tweedy Ln, Downey, CA	Single-Family	4BR	\$ 4,600.00
7220 Via Amorita, Downey, CA	Single-Family	4BR	\$ 4,700.00
8525 Donovan St, Downey, CA	Single-Family	4BR	\$ 5,100.00
8525 Donovan St, Downey, CA	Single-Family	4BR	\$ 5,300.00
12260 Caladre Ave, Downey, CA	Single-Family	4BR	\$ 8,300.00
8438 Byers St, Downey, CA	Single-Family	4BR	\$ 8,300.00
12260 Caladre Ave, Downey, CA	Single-Family	4BR	\$ 8,500.00
8438 Byers St, Downey, CA	Single-Family	4BR	\$ 8,500.00

Exhibit J – Informational Statement

Relocation Assistance Informational Statement
Families and Individuals
(CA State)

Displacing Agency:

Bell Community Housing Authority

Site Name:

Bell Mobile Home Park

Displacing Agency Representative:

Overland, Pacific & Cutler, LLC (OPC),
a GFT Company
5000 Airport Plaza Drive, Suite 250
Long Beach, CA 90815
Phone: 800.400.7356

Informational Statement Content:

1. General Information
2. Assistance In Locating A Replacement Dwelling
3. Moving Benefits
4. Replacement Housing Payment - Tenants And Certain Others
5. Replacement Housing Payment – Homeowners
6. Space Rent Differential Payment – Homeowners
7. Qualification For And Filing Of Relocation Claims
8. Last Resort Housing Assistance
9. Rental Agreement
10. Evictions
11. Appeal Procedures – Grievance
12. Tax Status of Relocation Benefits
13. Non-Discrimination and Fair Housing
14. Additional Information And Assistance Available

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

Informational Statement for Families and Individuals

(CA State)

1. GENERAL INFORMATION

The dwelling in which you now live is in a mobile home park that is subject to closure by the Displacing Agency using state and/or local funds. If and when the closure proceeds, and it is necessary for you to move from your dwelling, you may be eligible for certain benefits. You will be notified in a timely manner as to the date by which you must move. Please read this information, as it will be helpful to you in determining your eligibility and the amount of the relocation benefits you may receive under the state law. You will need to provide adequate and timely information to determine your relocation benefits. The information is voluntary, but if you don't provide it, you may not receive the benefits or it may take longer to pay you. We suggest you save this informational statement for reference.

The Displacing Agency has retained the professional firm of **Overland, Pacific & Cutler, LLC (OPC)** to provide relocation assistance to you. The firm is available to explain the program and benefits. Their address and telephone number is listed on the cover.

PLEASE DO NOT MOVE PREMATURELY. THIS IS NOT A NOTICE TO VACATE YOUR DWELLING. However, if you desire to move sooner than required, you must contact your agent at OPC, so you will not jeopardize any benefits. This is a general informational brochure only, and is not intended to give a detailed description of either the law or regulations pertaining to the Displacing Agency's relocation assistance program.

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

2. ASSISTANCE IN LOCATING A REPLACEMENT DWELLING

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

When a suitable replacement dwelling unit has been found, your relocation agent will carry out an inspection and advise you as to whether the dwelling unit meets decent, safe and sanitary housing requirements. A decent, safe and sanitary housing unit provides adequate space for its occupants, proper weatherproofing and sound heating, electrical and plumbing systems. Your new dwelling must pass inspection before relocation assistance payments can be authorized.

3. MOVING BENEFITS – PERSONAL PROPERTY

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

- A Fixed Moving Payment based on the number of rooms you occupy (see below); **or**
- A payment for your Actual Reasonable Moving and Related Expenses based on at least

- two written estimates and receipted bills; **or**
- A combination of both (in some cases).

For example, you may choose a Self-Move, receiving a payment based on the Fixed Residential Moving Cost Schedule shown below, plus contract with a professional mover to transport items that require special handling. In this case, there may be an adjustment in the number of rooms which qualify under the Fixed Residential Moving Cost Schedule.

A. Fixed Moving Payment (Self-Move)

A Fixed Moving Payment is based upon the number of rooms you occupy and whether or not you own your own furniture. The payment is based upon a schedule approved by the Displacing Agency, and ranges, for example, from \$510.00 for one furnished room to \$2,690.00 for eight rooms in an unfurnished dwelling. (For details see the table). Your relocation agent will inform you of the amount you are eligible to receive, if you choose this type of payment.

If you select a fixed payment, you will be responsible for arranging for your own move, and the Displacing Agency will assume no liability for any loss or damage of your personal property. A fixed payment also includes utility hook-ups and other related moving fees.

Fixed Moving Schedule CALIFORNIA (Effective 2021)	
Occupant Owns Furniture:	
1 room	\$780
2 rooms	\$1,000
3 rooms	\$1,250
4 rooms	\$1,475
5 rooms	\$1,790
6 rooms	\$2,065
7 rooms	\$2,380
8 rooms	\$2,690
Each additional room	\$285
Occupant does NOT Own Furniture:	
1 room	\$510
Each additional room	\$100

B. Actual Moving Expense (Professional Move)

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

4. MOVING THE EXISTING DWELLING - HOMEOWNERS

The Displacing Agency will pay for all actual, reasonable, and necessary costs associated with moving a Park resident's dwelling to another available location within 50 miles of the Park, if the home can be relocated. For mobile homes, assuming the mobile home could be moved and there was an available location, these costs may include, but are not limited to, the cost to disassemble the existing mobile home and all appurtenances in the Park, to transport the dwelling, and to reassemble the mobile home and all appurtenances in another mobile home park or location. Costs to move a travel trailer or RV to a location within 50 miles of the Park will also be paid for by the Displacing Agency, but would not require assembly.

The Displacing Agency will also provide a 42-month space rent differential payment, if the monthly space rental rate in the replacement mobile home park (not to exceed the space rental rate of comparable space rent as determined by the Owner) is greater than the current space rental rate at the Park.

5. ACQUISITION PAYMENT - HOMEOWNERS

In the event a mobilehome, trailer, or RV cannot be moved to another mobilehome or RV park, the Displacing Agency will agree to purchase the unit from the dwelling owner based on the appraised in-place market value. Acquisition Payments will be made to the dwelling owners who sign a Purchase and Sale Agreement and a Tenancy Termination Agreement and provide clear title to their units. The Displacing Agency will provide an appraisal of the current dwelling at no cost to the owner.

6. REPLACEMENT HOUSING PAYMENT - HOMEOWNERS

- A. If you own and occupy a dwelling to be purchased by the Displacing Agency for **at least 180 days** prior to the initiation of negotiations (or otherwise as provided in 25 CCR §6102), you may be eligible to receive a payment to assist you in purchasing a comparable replacement unit. This payment is not to exceed \$22,500, except in the case of Last Resort Housing situations, and is intended to cover the following items:
1. **Purchase Price Differential** - An amount which, when added to the amount for which the Displacing Agency purchased your property, equals the lesser of the actual cost of your replacement dwelling **or** the amount determined by the Displacing Agency as necessary to purchase a comparable replacement dwelling. Your relocation agent will explain both methods to you.
 2. **Mortgage Interest Differential** - The amount which covers the increased interest costs, if any, required to finance a replacement dwelling. Your relocation agent will explain limiting conditions.
 3. **Incidental Expenses** - Those one time incidental costs related to purchasing a replacement unit, such as escrow fees, recording fees, and credit report fees. Recurring expenses such as prepaid taxes and insurance premiums are not compensable.
- B. **Rental Assistance Option** - If you are an owner-occupant and choose to rent rather than purchase a replacement dwelling, then in lieu of items 1-3 above, you may be eligible for a rental assistance payment, not to exceed \$5,250 except in the case of Last Resort Housing situations, based on the difference between an economic rent of the dwelling you occupy and the rent you must pay for a comparable replacement dwelling over a 42-month period pursuant to 25 CCR §6112(c)(5)(C).

If you receive a rental assistance payment, as described above, and later decide to purchase a replacement dwelling, you may apply for a payment equal to the amount you would have received if you had initially purchased a comparable replacement dwelling, less the amount you have already received as a rental assistance payment.

7. SPACE RENT DIFFERENTIAL PAYMENT - HOMEOWNERS

If you own a dwelling to be purchased by the Displacing Agency for **at least 180 days** prior to the initiation of negotiations and will be purchasing a comparable replacement unit in another mobilehome park, you may be eligible to receive a payment to assist you in renting a comparable

replacement space for the unit in another park (25 CCR §6112(c)(5)(B)). This payment is determined as follows:

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

8. REPLACEMENT HOUSING PAYMENT - TENANTS (NON-HOMEOWNERS) AND CERTAIN OTHERS

If you rent your Park coach, you may be eligible for a payment to assist you in renting or purchasing a comparable replacement dwelling. In order to qualify, you must either be a tenant who has occupied the present dwelling for at least 90 days prior to the initiation of negotiations.

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

- OR -

- B. **Down-payment Assistance.** If you qualify, and **wish to purchase** a home that is a comparable replacement dwelling, you can apply up to the total amount of your rental assistance payment towards the down-payment and non-recurring incidental expenses. The downpayment amount shall not exceed the amount of a reasonable downpayment for the purchase of a comparable replacement dwelling where such purchase is financed, plus expenses incident to the purchase of a replacement dwelling. Your relocation agent will clarify procedures necessary to apply for this payment.

Where a tenant is sharing a dwelling with an owner-occupant and paying the owner-occupant rent for the privilege, the tenant shall not be entitled to more than one-half of the rental assistance otherwise payable.

9. QUALIFICATION FOR, AND FILING OF, RELOCATION CLAIMS

To qualify for a Replacement Housing Payment, you must rent or purchase and occupy a comparable replacement unit **within one year from the following:**

- For a tenant, the date you move from the displacement dwelling.
- For an owner-occupant, the latter of:
 - a. The date you receive final payment for the displacement dwelling, or, in the case

of condemnation, the date the full amount of estimated just compensation is deposited in court,: **or**

b. The date you move from the displacement dwelling.

All claims for relocation benefits must be filed with the Displacing Agency **within eighteen (18) months** from the date on which you receive final payment for your property, or the date on which you move, whichever is later.

10. LAST RESORT HOUSING ASSISTANCE

If comparable replacement dwellings are not available when you are required to move, or are not available within the monetary limits described above, the Displacing Agency will provide Last Resort Housing assistance to enable you to rent or purchase a replacement dwelling on a timely basis. Last Resort Housing assistance is based on the individual circumstances of the displaced person, as provided in the approved Relocation Impact Report. Your relocation agent will explain the process for determining whether or not you qualify for Last Resort assistance.

If you are a tenant, and you choose to purchase rather than rent a comparable replacement dwelling, the entire amount of your rental assistance and Last Resort eligibility must be applied toward the down-payment and eligible incidental expenses of the home you intend to purchase.

11. EVICTIONS

Any person, who occupies the real property and is not in unlawful occupancy, is presumed to be entitled to relocation benefits. Except for the causes of eviction set forth below, no person lawfully occupying property to be developed by the Agency will be required to move without having been provided with at least 180 days written notice from the Agency. Pursuant to 25 CCR §6058, to the extent applicable, eviction will be undertaken only in the event of one or more of the following reasons:

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

The Displacing Agency reserves all rights and remedies available to it pursuant to California Civil Code Section 798.56.

12. TERMINATION OF RELOCATION ASSISTANCE

The Displacing Agency's relocation obligations will cease under the circumstances set forth in 25 CCR Section 6056.

13. APPEAL PROCEDURES - GRIEVANCE

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. Complete details on appeal procedures are available upon request from the Displacing Agency.

14. TAX STATUS OF RELOCATION BENEFITS

California Government Code Section 7269 indicates no relocation payment received shall be considered as income for the purposes of the Personal Income Tax Law, Part 10 (commencing with Section 170 01) of Division 2 of the Revenue and Taxation Code, or the Bank and Corporation Tax law, Part 11 (commencing with Section 23001) of Division 2 of the Revenue and Taxation Code. Furthermore, federal regulations (49 CFR Part 24, Section 24.209) also indicate that no payment received under this part (Part 24) shall be considered as income for the purpose of the Internal Revenue Code of 1954, which has been redesignated as the Internal Revenue Code of 1986. No federal dollars are anticipated for this closure. Therefore, federal regulations may not apply and the IRS may consider relocation payments as income. The preceding statement is not tendered as legal advice in regard to tax consequences, and displacees should consult with their own tax advisor or legal counsel to determine the current status of such payments.

(IRS Circular 230 disclosure: To ensure compliance with requirements imposed by the IRS, we inform you that any tax advice contained in this communication (including any attachments) was not intended or written to be used, and cannot be used, for the purpose of (i) avoiding tax-related penalties under the Internal Revenue Code or (ii) promoting marketing or recommending to another party any matters addressed herein)

14. NON-DISCRIMINATION AND FAIR HOUSING

No person shall on the grounds of race, color, national origin or sex, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under the Displacing Agency's relocation assistance program pursuant to Title VI of the Civil Rights Act of 1964, Title VIII of the Civil Rights Act of 1968, and other applicable state and federal anti-discrimination and fair housing laws. You may file a complaint if you believe you have been subjected to discrimination. For details contact the Displacing Agency.

15. ADDITIONAL INFORMATION AND ASSISTANCE AVAILABLE

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

Exhibit K – Master Appraisal Report

Bell Mobile Home Park Master Appraisal Report



LOCATED AT

4874 E Gage Avenue
Bell, CA 90201

FOR

City of Bell
6330 Pine Avenue
Bell, CA 90201

AS OF

03/31/2026

BY

Geoff Wilhelm
GW Appraisal Services
PO Box 6550
Orange, CA 92863
(714) 875-2401
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geoff@socalhomeappraisers.com

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03/31/2026

Michael L. Antwine II
City of Bell
6330 Pine Avenue
Bell, CA 90201

Re: Property: 4874 E Gage Avenue
Bell, CA 90201
Client: City of Bell
File No.: Bell MHP Master Appraisal 03-31-2026

Opinion of Value: \$ TBD
Effective Date: 03/31/2026

Dear Friends,

Pursuant to the scope of work agreement, I performed individual physical inspections and developed 117 separate Appraisal Reports covering the Mobile, Manufactured, Trailer & Recreational Vehicle homes situated within the Bell Mobile Home Park community, as specified herein. This assignment is developed under an **Extraordinary Assumption** that the descriptive information and property characteristics of the community and the individual subjects, as provided, are factual and accurate. The final, consolidated Master Appraisal Report is herewith attached. **The use of this Extraordinary Assumption was necessary to complete the assignment and may have affected the final value conclusions.**

Pursuant to the client's request, the 117 individual **Updated Appraisal Reports** are prepared to convey an **Opinion of Market Value** for each subject property, effective **March 31, 2026**. This assignment requires the application of an **Extraordinary Assumption** regarding the physical characteristics, condition, and all market influences pertinent to each subject property based on typical appraisal methods and information including but not limited to information provided by the client and/or homeowner. The property attributes and characteristics were confirmed via physical inspections conducted between **October 06, 2025 to March 31, 2026**, and are further supported and supplemented by prior In-Office Appraisal Files, available MLS records, Homeowner/Occupant disclosures and/or client-furnished details. The purpose of this assignment is to provide a credible and well-supported Opinion of Market Value for each individual property, valued as improved, with an **unencumbered Chattel / Personal Property ownership interest**. **The use of this Extraordinary Assumption may have influenced the assignment results.**

I have the requisite knowledge and experience to competently complete this assignment, possessing specific familiarity with the subject property types and the immediate market area. My professional background and extensive experience in the surrounding market neighborhoods provide a comprehensive understanding of current market characteristics, influences, and trends. The data relied upon for this assignment was gathered from appropriate public and private sources, including, but not limited to, public land records, tax data, Multiple Listing Service (MLS), and aerial and geo-spatial imagery (e.g., Google Earth Pro), as available and relevant to the subject's location.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for comparable properties. This Master Appraisal and the 117 appraisal valuations were developed and prepared in accordance with the **Uniform Standards of Professional Appraisal Practice (USPAP)**. Enclosed is the Master Appraisal Report, which includes relevant data gathered during the investigation. The valuation methods and reasoning applied to the physical and economic characteristics of the subject community are detailed within. It has been a pleasure to assist you. Please feel free to contact me or my staff if we may be of further service.

Respectfully submitted,



Geoff Wilhelm
California Licensed Residential Real Estate Appraiser
License or Certification #: 005914
State: CA Expires: 07/30/2027
www.socalhomeappraisers.com

Client	City of Bell					File No.	Bell MHP Master Appraisal 03-31-2026
Property Address	4874 E Gage Avenue						
City	Bell	County	Los Angeles	State	CA	Zip Code	90201
Appraiser	Geoff Wilhelm						

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COVID-19 MARKET CONDITIONS COMMENTS

File No. Bell MHP Master Appraisal 03-31-2026

Client	City of Bell				
Property Address	4874 E Gage Avenue				
City	Bell	County	Los Angeles	State	CA
				Zip Code	90201
Appraiser	Geoff Wilhelm				

COVID-19 Market Impact Statement:

This appraisal was conducted during a period of public awareness regarding the COVID-19 pandemic and its impact on residents throughout the United States. As of the effective date of this appraisal, COVID-19 continues to present widespread health and economic challenges. However, the specific effects on the real estate market in the subject property's area have not been quantifiable based on reliable, verifiable data.

The analyses and opinion of value presented in this report are based on the information available to the appraiser as of the effective date and reflect market conditions at that time. No part of this appraisal should be interpreted as a forecast of future market trends or property values.

Given that the subject market remains in a transitional phase related to the COVID-19 pandemic, it is premature to determine whether the pandemic has had, or will have, a measurable impact on property values or marketability.

As of the effective date, the California Department of Public Health has lifted most statewide directives that previously restricted certain business operations and public gatherings in response to COVID-19.

Intended User / Intended Use

Client	City of Bell				
Property Address	4874 E Gage Avenue				
City	Bell	County	Los Angeles	State	CA
				Zip Code	90201
Appraiser	Geoff Wilhelm				

Intended Use Statement:

This **General Purpose Master In-Park Appraisal Report** was prepared at the specific request of the client, **Michael Antwine, City Manager, for the City of Bell** and includes a physical inspection of the subject community. The appraisal process-including data collection, analysis, and development of the final opinion of value for each individual home-was conducted entirely within the appraiser's office, both prior to and following the inspection, utilizing all relevant and credible sources, including public records pertaining to the subject and comparable properties.

The only intended user of this appraisal is the client, the **City of Bell**. This Appraisal Report is intended only for the use of the Client and any other named intended user(s) by the client. There is no other intended user named by the appraiser. No party, other than the intended user, should rely upon this appraisal for any purpose, whatsoever. The appraiser has not identified any relative to the client, purchaser, borrower or seller as an intended user of this appraisal and such parties should not rely on this appraisal for their own purposes.

Intended Use and User Statement:

This Appraisal Report is intended solely for use by the client and any other intended user(s) specifically identified by the client. Users of this report should understand that not all supporting rationale for the opinions and conclusions stated herein may be included in the report; additional documentation is retained in the appraiser's workfile.

The intended use of this appraisal assignment is to evaluate the subject community and 117 separate homes for the client's private use, in accordance with the stated scope of work, the purpose of the appraisal, the reporting requirements of this appraisal report form, and the definition of market value as applied.

No additional intended users have been identified by the appraiser. Any use of this report by parties other than the named client, its successors, or assigns is considered unauthorized. The appraiser assumes no responsibility for unauthorized use of this report.

The sole intended user of this appraisal report is the client, the **City of Bell**. No other party-including any purchaser, seller, or borrower-is identified as an intended user of this report. No party other than the named client should rely upon this appraisal for any purpose.

The fact that a party other than the client may have paid for the appraisal, either directly or indirectly, does not confer intended user status. The appraiser does not assume responsibility for any use of this report by individuals or entities not specifically identified as intended users.

Prospective Borrower, Seller, or Buyer Reliance Disclaimer:

This appraisal report was prepared for the exclusive use of the client, the **City of Bell**, who may be acting as the property owner, executor, trustee, or in another capacity related to the ownership or disposition of the subject property. No other parties-including prospective buyers, real estate agents, lenders, or third-party stakeholders-are intended users of this report. The appraisal was developed solely to assist the client in evaluating potential purchase decisions or other property-related actions within their authorized role. Reliance by any other party is not advised and may result in misinterpretation of the appraiser's analyses or conclusions. **The appraiser makes no representations or warranties to any third party regarding the reliability or applicability of the report for purposes such as:**

- Determining whether to purchase or sell the subject property
- Establishing market value for lending or underwriting decisions
- Establishing the market value of the property
- Assessing the investment potential of the property
- Evaluating the physical condition of the property, including the presence of defects or need for repairs
- Identifying environmental hazards or risks associated with the property
- Interpreting the sketch or the appraiser's statements regarding Gross Living Area (GLA)
- Determining flood zone status or the need for flood insurance
- Estimating appropriate levels of property insurance coverage
- Calculating reconstruction costs in the event of partial or total loss
- Using the report for insurance underwriting, claims, or replacement cost determinations

This appraisal develops an opinion of market value, as defined within the report, and does not establish replacement cost, reproduction cost, or any other valuation standard typically used for insurance purposes. If a prospective borrower, seller, buyer, or any other party has questions or concerns regarding the subject property's value, condition, insurability, or suitability for any purpose, they are advised to obtain an independent appraisal or consult with the appropriate professionals.

This appraisal report is not intended to serve as the basis for any "conventional" property purchase decision, nor should it be used to satisfy any appraisal contingency within a purchase agreement related to the subject property.

Appraisal Comment Addendum

Client	City of Bell				
Property Address	4874 E Gage Avenue				
City	Bell	County	Los Angeles	State	CA
				Zip Code	90201
Appraiser	Geoff Wilhelm				

Non-Intended User Advisory:

The appraiser has not identified any outside purchaser, borrower, or seller as an intended user of this appraisal report. These parties should not rely upon the report for their own purposes. **Neither payment for the appraisal nor receipt of a copy of the report by such parties-or by any other third party-confers intended user status.**

If an outside purchaser, borrower, seller, or other party requires an appraisal for their own use, they are advised to obtain an independent appraisal from a qualified appraiser of their choosing.

This appraisal report is not intended to serve as the basis for any outside property purchase decision, nor should it be used to satisfy any appraisal contingency within a purchase agreement related to the subject property.

Scope of Work and Methodology Summary:

The appraiser conducted an onsite inspection of the subject community, including both the interior and exterior elements of the park itself.

A total of 117 individual dwelling inspections were performed within the community:

- **77 Homes:** A full interior and exterior inspection was conducted.
- **40 Homes:** The inspection was limited to the exterior only, as interior access was not granted to the appraiser.

(- 117 Homes: Updated valuations were performed with an effective date of 03/31/2026.)

For each individual dwelling, the appraiser personally measured the exterior dimensions to estimate the finished living area (or Gross Living Area, GLA). Current and prior Multiple Listing Service (MLS) data were also reviewed and analyzed for relevance to the valuation process when available.

To maintain consistency with the data used for the comparables, if a conflict existed between the appraiser’s measured dimensions and the documented Title GLA, the Title GLA was utilized for consistency with reported Title GLA of the comparable sales data. Any additions made to the original dwelling were separately measured and reported to accurately reflect the total square footage of the improvement independently.

The **Sales Comparison Approach** was developed as the primary method of valuation (see Sales Comparison Comments addendum).

The **Cost Approach to Value** was considered but not developed for this assignment. As the approach is generally most relevant for new construction or complex properties, and given the property type and the specific scope of work defined by the client, the Cost Approach was determined to be unnecessary for credible results and was therefore omitted. Furthermore, the analysis derived from the Sales Comparison Approach provides a sufficient and credible basis for the final Opinion of Value.

The **Income Approach** was not developed. Manufactured homes of this type are rarely rented, and sufficient market data necessary to credibly apply the income approach was not available. The income approach is not necessary to produce credible assignment results for this property type and intended use.

Individual Property Condition and Inspection Disclaimer:

When interior access was made available, the appraiser conducted an interior and exterior inspection of all readily accessible areas of the subject property improvements. The appraiser did not enter the attic scuttle or crawl space, nor were any personal property items or furnishings moved during the inspection.

All observations are limited to readily observable conditions-that is, those that are immediately noticeable and discernible during a typical site visit. The appraiser is not responsible for evaluating the functionality of appliances, mechanical systems, or structural components that are not visible or accessible.

This appraisal does not guarantee or imply that the property is free from defects, environmental concerns, or other physical condition issues. The appraiser is not a licensed home inspector, structural engineer, or environmental specialist.

It is strongly recommended that the client obtain a professional property inspection and take any necessary steps to ensure that the subject property meets their expectations and requirements.

Main File No. Bell MHP Master Appraisal 03-31-2026Page # 7

Appraisal DefinitionsFile No. Bell MHP Master Appraisal 03-31-2026

Client	City of Bell				
Property Address	4874 E Gage Avenue				
City	Bell	County	Los Angeles	State	CA
				Zip Code	90201
Appraiser	Geoff Wilhelm				

Appraisal Definitions:

Definition of Chattel:

Chattel refers to tangible, movable personal property that is not classified as real estate and is not permanently affixed to real estate. Under common law, the term encompassed a broad range of non-real property assets, including leases, livestock, and personal belongings. In modern usage, chattel typically denotes items of personal property that are movable and not part of the real estate.
(Source: Legal Information Institute, Cornell Law School - https://www.law.cornell.edu/wex/fee_simple)

Definition of "Extraordinary Assumption":

According to the **Uniform Standards of Professional Appraisal Practice (USPAP)**, an extraordinary assumption is: "An assumption, directly related to a specific assignment, as of the effective date of the appraisal results, which, if found to be false, could alter the appraiser's opinions or conclusions."

Extraordinary assumptions are used when the appraiser must presume as fact otherwise uncertain information about:

- Physical, legal, or economic characteristics of the subject property
- Conditions external to the subject property, such as market trends or environmental factors
- The integrity or reliability of data used in the analysis

The use of an extraordinary assumption may have a direct impact on the final value conclusion. If the assumption is later found to be false, the credibility of the appraisal results may be affected. **The use of an Extraordinary Assumption might have affected the assignment results.**

Definition of "Hypothetical Condition":

According to the Uniform Standards of Professional Appraisal Practice (USPAP), a Hypothetical Condition is:

"that which is contrary to what exists but is supposed for the purpose of analysis."

Explanation:

In appraising, a hypothetical condition is used when an appraiser needs to analyze or value a property as if a certain situation existed, even though it doesn't currently exist. The appraiser must clearly state the hypothetical condition and explain the impact it has on the valuation.

For example, an appraiser might use a hypothetical condition to value a vacant lot as if the proposed structure had already been built, or to value a burned-out building as if it were fully restored.

Definition of Market Value:

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third-party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

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File No. Bell MHP Master Appraisal															
Client		City of Bell													
Property Address		4874 E Gage Avenue													
City		Bell		County		Los Angeles		State		CA		Zip Code		90201	
Appraiser		Geoff Wilhelm													

Property Condition and Reliance Disclaimer:

The appraisal report is not a home inspection. The appraiser conducted a visual inspection of accessible areas only. The report should not be relied upon to identify, confirm, or diagnose physical defects, structural issues, or health and safety concerns.

As an appraiser, I can describe observable conditions and provide commentary and photographic documentation of any issues that are visually apparent. However, determining the existence, nature, cause, or remedy of any damage or hazard is beyond the scope of the appraiser’s expertise.

The 117 individual valuations provide an opinion of market value for appraisal purposes only. It does not constitute a certification of property condition, nor should it be relied upon to determine the physical integrity, adequacy, or functionality of any component of the subject property. A professional **home inspection** and/or **environmental assessment** is strongly recommended.

The client should not rely upon the appraisal report for any of the following purposes:

- Determining whether the property is free from defects or in need of repairs
- Identifying the presence of environmental hazards or risks
- Establishing flood zone status or the need for flood insurance
- Deciding how much insurance coverage to obtain
- Estimating the cost to rebuild the property in the event of partial or total loss

For any of the above concerns, the client is advised to consult with qualified professionals in the appropriate fields.

Inspection and Property Condition Disclaimer:

The appraisal report is not a home inspection and does not guarantee or imply that any of the subject properties are free of defects. The appraiser is not a licensed home inspector, and no representation is made regarding the adequacy, functionality, or condition of any structural, mechanical, electrical, plumbing, roofing, or foundation components.

The term “**inspected**” as used within the report shall be interpreted to mean “**viewed**” - limited to a visual observation of reasonably accessible areas. The appraiser’s inspection is restricted to what is readily observable and does not include invasive testing, diagnostic evaluation, or assessment of concealed or inaccessible components.

It is strongly recommended that the client obtain a **professional home inspection** and/or **environmental assessment** prior to any final conclusions and/or decisions, and take any necessary steps to ensure the property is acceptable for their intended use.

Scope of Expertise and Property Condition Disclaimer:

The appraiser is not qualified to warrant or certify the condition of any part or whole of the subject property.

The appraiser is not a licensed home inspector, environmental consultant, surveyor, or legal expert for such. This appraisal report is not a home inspection and should not be relied upon as such.

The appraiser is not qualified to evaluate the adequacy, capacity, quality, or operating status of any systems or components, including but not limited to:

- Electrical service or system capacity
- Heating, cooling, plumbing, or mechanical systems
- Sewer or septic systems
- Water supply or pressure
- Type, quantity, or quality of insulation

The appraiser assumes no responsibility for the verification, performance, or condition of any of the above systems or components. The appraiser is not qualified to detect or assess the presence of hazardous materials or environmental contaminants, including but not limited to mold, radon, asbestos, or lead-based paint. This appraisal has been prepared under the assumption that no such substances exist at the subject property. Flood zone status was reviewed using publicly available FEMA mapping resources, if accessible. However, the appraiser assumes no responsibility for the accuracy or completeness of FEMA data and does not determine whether flood insurance is required.

The appraiser is not a surveyor and assumes no responsibility for the accuracy of the legal description, property boundaries, or the existence of easements, encroachments, or other title-related matters.

The appraiser is not qualified to identify building code or zoning violations. This report does not constitute a certification of compliance with local, state, or federal regulations.

Please see Supplemental Addendum in regards to Mold, Lead Base Paint & Asbestos Comments.

Recommendation for Independent Inspection

File No. Bell MHP Master Appraisal

Client	City of Bell				
Property Address	4874 E Gage Avenue				
City	Bell	County	Los Angeles	State	CA Zip Code 90201
Appraiser	Geoff Wilhelm				

Recommendation for Independent Inspection:

The appraiser recommends that the client obtain a qualified home inspection of the entire property to determine the existence of any health and safety concerns, deterioration, or damage. The appraiser is not qualified to determine the actual existence, severity, or cause of such issues.

If material issues are discovered that may affect the market value or marketability of the subject property, the appraiser reserves the right to revise the final opinion of value accordingly.

APPRAISAL IDENTIFICATION SECTION

Client	City of Bell					
Property Address	4874 E Gage Avenue					
City	Bell	County	Los Angeles	State	CA	Zip Code 90201
Appraiser	Geoff Wilhelm					

Bell Mobile Home Park Master Appraisal Report										File No. Bell MHP Master Appraisal					
IDENTIFICATION	Borrower		City of Bell			Census Tract		5338.04			Map Reference		31084		
	Address		4874 E Gage Avenue			Unit No.		TBD			Project or Park Name		Bell Mobile Home Park		
	City		Bell			County		Los Angeles			State		CA Zip Code 90201		
	Year		TBD			Make		TBD			Model		TBD		
	Length		TBD			Width		TBD			Serial No.		TBD		
	Decal No.		TBD			HUD No.		TBD			Property Rights Appraised		☐ Personal ☒ Chattel		
	Owner		TBD			Occupant		N/A			Lender/Client		City of Bell		
	Lender/Client Address		6330 Pine Avenue, Bell, CA 90201			Appraiser		Geoff Wilhelm			Instructions to Appraiser		Estimate Market Value		
	Sale Price		N/A			Date of Sale		N/A			Loan Terms		N/A		
Actual R.E. Taxes		N/A													

NEIGHBORHOOD SECTION

Client	City of Bell				
Property Address	4874 E Gage Avenue				
City	Bell	County	Los Angeles	State	CA Zip Code 90201
Appraiser	Geoff Wilhelm				

NEIGHBORHOOD

Location	☐ Urban	☒ Suburban	☐ Rural	NEIGHBORHOOD RATING	Good	Avg.	Fair	Poor	
Built Up	☒ Over 75%	☐ 25% to 75%	☐ Under 25%		Adequacy of Shopping	☐	☒	☐	☐
Growth Rate	☒ Fully Dev.	☐ Rapid	☐ Steady		Employment Opportunities	☐	☒	☐	☐
Property Values	☐ Increasing	☒ Stable	☐ Declining		Recreational Facilities	☐	☒	☐	☐
Demand/Supply	☐ Shortage	☒ In Balance	☐ Oversupply		Adequacy of Utilities	☐	☒	☐	☐
Marketing Time	☒ Under 3 Mos.	☐ 4-6 Mos.	☐ Over 6 Mos.		Property Compatibility	☐	☒	☐	☐
Present Land Use	28 % 1 Family	10.5 % 2-4 Family	15 % Apts.		Protection from Detrimental Conditions	☐	☒	☐	☐
	1 % MBHM's	18.5 % Commercial	14.5 % Industrial		Police and Fire Protection	☐	☒	☐	☐
			11.5 % Other		General Appearance of Properties	☐	☒	☐	☐
			0 % Vacant		Appeal to Market	☐	☒	☐	☐
Change in Present Land Use:	☐ Not Likely	☒ Likely (*)	☐ Taking Place (*)						
	(*) From Mobile/Manufacture Home Park To SFR/Commercial								
Predominant Occupancy:	☒ Owner	☐ Tenant		FEMA Special Flood Hazard Area	☐ Yes	☒ No			
Mobile/Manuf. Housing:	Price Range \$ 156,000	to \$ 170,000	Predominant \$ Mix	FEMA Zone X500	Map Date 9/26/2008				
	Age 41	yrs. to 51 yrs.	Predominant yrs.	FEMA Map No. 06037C1810F					
Single Family Housing:	Price Range \$ 549,999	to \$ 925,000	Predominant \$ 750,000						
	Age 69	yrs. to 106 yrs.	Predominant 84 yrs.						
Describe potential for additional lease/rental parks in nearby area Due to limited vacant land and restrictive zoning, new mobile home park development in the area is unlikely. Existing communities benefit from constrained supply and sustained demand.									
Note: Race and the racial composition of the neighborhood are not appraisal factors.									
Neighborhood boundaries and characteristics: The subject's immediate Neighborhood Boundaries are defined within the City of Bell, bounded by Bandini Blvd to the North, S Eastern Ave/Long Beach (710) Frwy to the East, Live Oak Street to the South and Bissell Street to the West.									
Factors that affect the marketability of the properties in the neighborhood (proximity to employment and amenities, employment stability, appeal to market, etc.):									
See Neighborhood Description Comment Addendum.									
Market conditions in the subject neighborhood (including support for the above conclusions related to the trend of property values, demand/supply, and marketing time - such as data on competitive properties for sales in the neighborhood, description of the prevalence of sales and financing concessions, etc.):									
Research of the local Multiple Listing Service (MLS), including prior 12 month closed sales data, current market activity, pending sales, and active listings, was conducted to establish current market trends. The subject's neighborhood market conditions are considered typical for the broader marketing area, and reflect patterns consistent with both regional and national trends. Interest rates rose sharply beginning in early 2022, with stabilization beginning around November 2023. This shift contributed to moderating market volatility, consistent with regional and national trends.									
Adverse environmental conditions (such as, but not limited to, hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the immediate vicinity of the subject property: No known environmental conditions exist on-site, within the improvements, or nearby that would adversely affect marketability. The subject appears free of any influences that would impair value or desirability.									

City of Bell, California: Present Land Use Breakdown

Client	City of Bell					
Property Address	4874 E Gage Avenue					
City	Bell	County	Los Angeles	State	CA	Zip Code 90201
Appraiser	Geoff Wilhelm					

Present Land Use %, Price & Age Ranges, and Predominant Price & Age Values are all approximations.

City of Bell, California: Present Land Use Breakdown

Based on recent municipal planning documents, here is the approximate current land use breakdown for the City of Bell, categorized and presented in percentages, totaling 100%.

Land Use Category	Percentage (%)	Notes
Residential - Single-Family (1-Family)	28.0%	Includes detached homes and townhomes on individual lots.
Residential - Multi-Family (2-4 Family)	10.5%	Includes duplexes, triplexes, and fourplexes.
Residential - Apartments	15.0%	Includes larger apartment complexes and high-density residential zones.
Residential - Condominium	2.0%	Areas specifically zoned or developed as condominiums.
Residential - Mobile Home Parks	0.0%	The City of Bell generally does not contain dedicated mobile home park zones.
Commercial	18.5%	Retail centers, offices, services, and mixed-use commercial corridors (e.g., along Bell Gardens Road).
Industrial	14.5%	Manufacturing, warehousing, and distribution facilities.
Other / Public	11.5%	Includes Public/Institutional uses (schools, parks, city buildings, government facilities, streets/rights-of-way, and vacant/undeveloped land).
TOTAL	100.0%	

Key Observations:

- The City of Bell is highly urbanized, reflected in the high percentage dedicated to various residential types (55.5% total).
- The city maintains a significant commercial and industrial base (33.0% total) typical of many Southeast Los Angeles County municipalities.
- The "Other / Public" category primarily accounts for necessary infrastructure and public services.

12 Month Mobile/Manufactured Home Sales Data - City of Bell

Client	City of Bell						
Property Address	4874 E Gage Avenue						
City	Bell	County	Los Angeles	State	CA	Zip Code	90201
Appraiser	Geoff Wilhelm						

Mobile/Manufactured Housing & Single Family Housing Descriptions refer to 12-month closed sales of homes located within the subject's marketing neighborhood as defined by Fannie Mae Guidelines. Present Land Use %, Price & Age Ranges, and Predominant Price & Age values are all approximations.

PreviousNext · 1-2 of 2Checked 0All · None · Page

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☐	Listing ID	S↓	St#	St Name	Date↓	L/C Price	YrBuilt↑	Land Lease Amount	Br/Ba	Sqft	Prk Name	City	Area
	☐ 1	DW24215046	S	4874	Gage AVE #183	04/30/25	\$156,000↓	1981/PUB	\$750.00	3/2,0,0,0	/P	Bell Mobile Park	BELL699
	☐ 2	25480717	S	4874 E	Gage Ave #130	06/04/25	\$170,000	1976/SLR	\$9,600.00	3/2,0,0,0	1152/	Bell Mobile Home Pa	BELLT6

ActionsRefineSaveCarts

CriteriaEmailPrintShare LinkCMADirectionsStatsExportCloud CMAShowingTime

MH VALUE

reporting services

Decal	Address	City	Last Sale Date	Last Sale Price	Original Price	Mfg Name	Mfg. Date	Sq. Ft.	Sections
ABI5004	4874 E GAGE AVE #130	BELL	06/04/2025	00170000	00014599		01/01/1975	1152.00	2
LAA7055	4874 GAGE AVE #183	BELL	04/30/2025	00156000	00013650	90002 SKYLINE HOMES INC	06/12/1981	560.00	1
LAF7968	5162 FLORENCE AVE #15M	BELL	03/01/2025	00080000	00033207	09881 SILVERCREST	01/15/1985	784.00	1

Min Price: \$80,000
Max Price: \$170,000
Avg Price: \$135,333

Print

12 Month Single-Family Home Sales Data - City of Bell

Client	City of Bell					
Property Address	4874 E Gage Avenue					
City	Bell	County	Los Angeles	State	CA	Zip Code 90201
Appraiser	Geoff Wilhelm					

Mobile/Manufactured Housing & Single Family Housing Descriptions refer to 12-month closed sales of homes located within the subject's marketing neighborhood as defined by Fannie Mae Guidelines. Present Land Use %, Price & Age Ranges, and Predominant Price & Age values are all approximations.

Previous	Next	• 1-13 of 13		Checked 0	All • None • Page		Display	my:Agent 1 Line	at 100	per page									
	☐	Listing ID	S	Sub Type	St# St Name	Concessions Amount	Association Fee	City	Date↑	L/C Price↑	\$/Sqft	Br/Ba	Sqft↓	YrBuilt	Ac/Lsqft	SLC	DOM/CDOM	V	PF
	☐	1	DW25228571	S	SFR/D	6720 SHERMAN WAY	\$10,000	\$0	BELL	01/30/26	\$665,000↑	2/1,0,0,0	897/AP	1948/PUB	5,472/0.1256	STD	53/122	N	N
	☐	2	RS25252834	S	SFR/D	6336 Pala AVE	\$0	\$0	BELL	01/13/26	\$680,000↓	2/1,0,0,0	858/A	1923/PUB	5,859/0.1345	STD	15/15	Y	Y
	☐	3	CV25261052	S	SFR/D	6629 Walker	\$21,225	\$0	BELL	12/23/25	\$849,000	2/1,0,1,0	1358/A	1938/PUB	9,038/0.2075	TRUS	1/1	N	N
	☐	4	PW25170989	S	SFR/D	3735 Bear CT	\$40,000	\$0	BELL	11/07/25	\$750,000↓	3/2,0,0,0	1703/A	1956/PUB	4,506/0.1034	STD	58/58	N	N
	☐	5	IV25002677	S	SFR/D	6220 Alamo Ave	\$20,812	\$0	BELL	10/23/25	\$925,000↓	4/3,0,0,0	1866/P	1923/PUB	5,983/0.1374	STD	122/122	Y	N
	☐	6	DW25144565	S	SFR/D	6816 Bear AVE	\$11,000	\$0	BELL	09/03/25	\$549,999	2/1,0,0,0	933/A	1920/ASR	3,319/0.0762	STD	20/117	N	N
	☐	7	DW25053445	S	SFR/D	3617 Anita DR	\$11,670	\$0	BELL	09/02/25	\$778,000↓	2/0,1,0,0	907/A	1942/ASR	10,336/0.2373	STD,TRU	71/71	N	N
	☐	8	PW25118569	S	SFR/D	3637 Beck AVE	\$25,700	\$0	BELL	08/26/25	\$785,000↑	3/2,0,0,0	1312/A	1927/ASR	5,924/0.136	STD	56/56	N	N
	☐	9	DW25145941	S	SFR/D	3621 Weik AVE	\$25,000	\$0	BELL	08/12/25	\$750,000↑	3/2,0,0,0	1256/A	1942/ASR	5,547/0.1273	STD	6/6	Y	Y
	☐	10	PW24161674	S	SFR/D	6204 Casitas AVE	\$0	\$0	BELL	06/27/25	\$600,000↓	3/2,0,0,0	1914/A	1940/PUB	4,548/0.1044	PRO	286/286	Y	N
	☐	11	DW25093506	S	SFR/D	7108 Woodward AVE	\$14,500	\$0	BELL	05/30/25	\$725,000↑	3/2,0,0,0	1453/A	1939/ASR	5,770/0.1325	PRO,TRU	5/5	N	N
	☐	12	IG25040198	S	SFR/D	6419 vinevale AVE	\$10,000	\$0	BELL	05/14/25	\$640,000	2/1,0,0,0	884/P	1926/PUB	4,353/0.0999	PRO	38/83	N	N
	☐	13	QC25055188	S	SFR/D	6337 River DR	\$12,520	\$0	BELL	05/08/25	\$626,000↑	2/0,1,0,0	896/A	1957/ASR	3,296/0.0757	STD	6/6	N	N

Main File No. Bell MHP Master Appraisal 03-31-2026										Page # 15					
Neighborhood Description												File No. Bell MHP Master Appraisal			
Client	City of Bell														
Property Address	4874 E Gage Avenue														
City	Bell				County	Los Angeles				State	CA		Zip Code	90201	
Appraiser	Geoff Wilhelm														

• GP Manufactured / Mobile Home:

Neighborhood Description - Bell Mobile Home Park, Bell, CA.

Mobile/Manufactured Housing & Single Family Housing Descriptions refer to 12-month closed sales of homes located within the subject's marketing neighborhood as defined by Fannie Mae Guidelines. Present Land Use %, Price & Age Ranges, and Predominant Price & Age Values are all approximations.

Exclusion Comment: For the purpose of this Master Appraisal Report, specific physical characteristics, attributes, and unit-level descriptions of individual subject units are excluded.

Subject Neighborhood Context:

The subject property, **Bell Mobile Home Park (MHP)**, is located in the City of Bell, CA, a densely developed, core municipality within the Gateway Cities region of Los Angeles County. The neighborhood is defined by its maturity, high-density residential profile, and the proximity of major commercial and industrial centers, particularly those bordering Vernon and Commerce. Bell is characterized by small lot sizes, a high concentration of multi-family housing, and strong regional accessibility.

Land use within the City of Bell is dominated by residential and dense commercial/industrial uses, typical of a fully urbanized market. The land use breakdown is characterized by a significant mix of housing types, with approximately 55.5% dedicated to various residential uses (including single-family, 2-4 unit, and apartments), and approximately 33.0% dedicated to commercial and industrial zones. The immediate marketing neighborhood for the subject MHP is defined by stable, working-class to middle-class residential and mixed-use communities.

The Bell MHP itself represents a concentrated, single-use manufactured housing development. It offers a distinct, higher-density housing format compared to the surrounding stick-built homes. The area benefits from proximity to key community amenities, including local retail services primarily located along Atlantic and Florence Avenues, as well as local schools and public parks. Demand for housing in Bell remains robust, driven by its centralized location near Downtown Los Angeles and its relative affordability within the greater metro area.

External Influences and Marketability Commentary:

The subject neighborhood is located within a mature, heavily urbanized area of Southern California. External influences are typical for this dense environment and include the following:

- **Transportation Corridors:** The neighborhood benefits from immediate proximity to major regional transportation arteries, including the Interstate 710 (I-710), Interstate 5 (I-5), and the Interstate 105 (I-105). Traffic noise from these major freeways and high-volume arterial roads (such as Atlantic Avenue and Florence Avenue) is typical for the market area.

- **Commercial/Industrial Proximity:** Bell is directly adjacent to major industrial hubs (Vernon and Commerce). Heavy industrial uses are present in proximity to the residential corridors, a common and customary land-use pattern for this specific Gateway Cities sub-market. These uses may contribute to typical ambient noise and truck traffic, but they are customary for the local market.

- **Regional Airports:** The property is within the flight paths of regional airports, primarily Los Angeles International Airport (LAX). This contributes to the typical ambient air traffic noise levels experienced across the broader Los Angeles metro area.

Overall, these external factors are considered inherent characteristics of the highly urbanized Bell corridor and are not deemed to represent functional or economic obsolescence in the context of current market conditions. No other unfavorable external influences were observed that would materially impact the marketability or value of the subject proper

PROJECT RATING SECTION

Client	City of Bell						
Property Address	4874 E Gage Avenue						
City	Bell	County	Los Angeles	State	CA	Zip Code	90201
Appraiser	Geoff Wilhelm						

PROJECT RATING	Complete only if subject is located in a lease/rental park.		PROJECT RATING		Good	Avg.	Fair	Poor			
	Name	Bell Mobile Home Park	Location		☐	☒	☐	☐			
	No. of Homes	117 Spaces via inspection	Density per Acre	Typical for the area	General Appearance	☐	☒	☐			
	Zoning Classification	Mobile Home Park	Amenities and Recreational Facilities		☐	☒	☐	☐			
	Approx. No. Units for Sale	0	Approx. No. Units Rented	N/A	Density (units per acre)	☐	☒	☐			
	Monthly Space Rent \$	~750 to 800*	(includes	☐ water	☐ sewer	☐ garbage)	Unit Mix	☐	☒	☐	☐
	Access	☒ Unrestricted	☐ Electronic Gate	☐ Guarded Gate	Quality of Constr. (mat'l & finish)	☐	☒	☐	☐		
	Community	☒ All Ages	☐ Senior	☐	Condition of Exterior	☐	☒	☐	☐		
	Describe common elements and recreation facilities		Homeowners throughout the subject park		Condition of Interior	☐	☒	☐	☐		
	enjoy the uses of common amenities that include community clubhouse, private streets		Adequacy of Public Transportation		☐	☒	☐	☐			
and greenbelts.*Space rent represents space rent for new incoming buyers into the park.		Appeal to Market		☐	☒	☐	☐				

Community Information

Client	City of Bell					
Property Address	4874 E Gage Avenue					
City	Bell	County	Los Angeles	State	CA	Zip Code 90201
Appraiser	Geoff Wilhelm					

Bell Mobile Home Park

ALL AGES COMMUNITY
4874 Gage Avenue,
Bell, CA 90201



16 people like this park.

Community Features

Additional Details

- Off-Street Parking
- Clubhouse
- Street Width: Narrow
- Street Type: Paved
- Age Restrictions: No
- Vacant Sites: 0
- Number of Sites: 153
- Multisection Homes: 25%
- Homes w/ Peaked Roofs: 25%
- Homes w/ Lap Siding: 50%
- Distance to water: 0.5 Miles

Other

- Community Manager

Community Description				Main File No. Bell MHP Master Appraisal 03-31-2026	Page # 18
File No. Bell MHP Master Appraisal 03-31-2026					
Client	City of Bell				
Property Address	4874 E Gage Avenue				
City	Bell	County	Los Angeles	State	CA
Zip Code	90201				
Appraiser	Geoff Wilhelm				

Property Description - Bell Mobile Home Park:

Subject Property Overview:

The Bell Mobile Home Park (MHP) is a specialized housing development located in the densely urbanized City of Bell, California. It consists of a total of 117 sites accommodating a diverse mix of residential structures.

The unit mix includes:

- **Pre-HUD Mobile Homes:** Older mobile homes built before the 1976 Housing and Community Development Act (HUD standards). These units generally represent the older housing stock within the park and are of varied age and condition.
- **Newer Manufactured Homes:** Units built post-1976 that comply with federal HUD standards. These homes typically feature modern construction, improved energy efficiency, and higher market appeal compared to the Pre-HUD units.
- **Private Mobile Trailers and RVs:** A segment of the park accommodates mobile trailers and Recreational Vehicles (RVs) used for long-term residency.

The inventory presents a wide range of condition and market appeal, ranging from well-maintained, upgraded manufactured homes to older units showing deferred maintenance. This variation contributes to a tiered rental or sale market within the park, appealing to a broad demographic of working-class and middle-class residents.

Physical Layout and Community Features:

The park's infrastructure and community features are typical for a mature MHP in the Gateway Cities region:

- **Internal Street System:** The park utilizes private streets that circulate access to the individual sites. These roads are typically narrow and maintained by the park ownership.
- **Community Center/Clubhouse:** A central community clubhouse serves as a focal point for resident activities and park management. This amenity is essential for marketability, providing space for gatherings, meetings, and recreational use.
- **Greenbelts and Landscaping:** Limited greenbelts and landscaped areas are present, providing visual relief and communal outdoor space. Given the high-density nature of the Bell area, these passive recreational spaces are highly valued, though they are often minimal compared to suburban parks.
- **Site Occupancy:** The park includes a number of vacant sites, which represents a potential opportunity for revenue optimization upon installation of new manufactured homes, subject to current market demand and permitting.

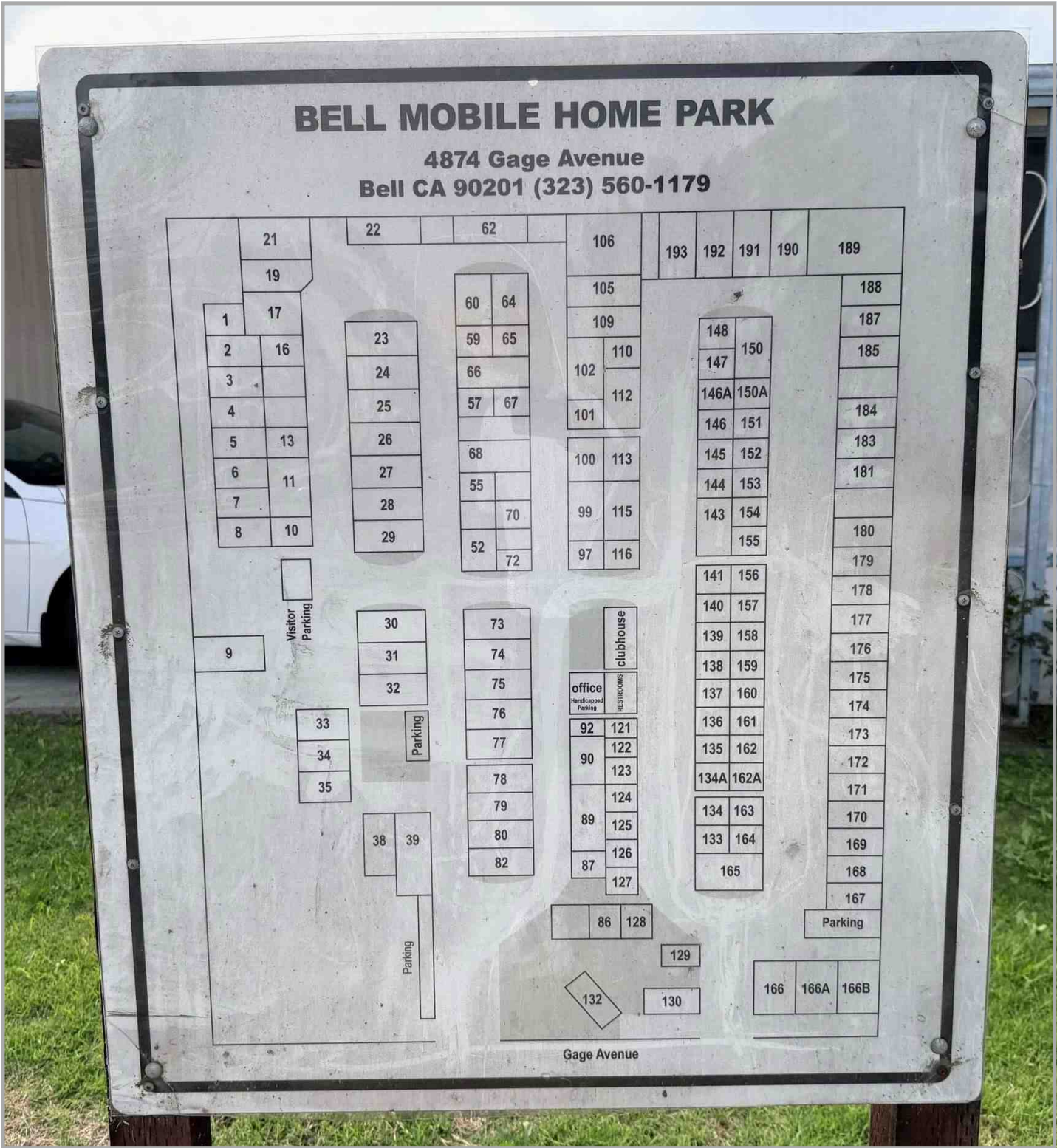
Location and Traffic Influences:

The Bell MHP's location is characterized by its integration into a high-density, urban environment, which presents both advantages (accessibility) and disadvantages (external noise):

- **Traffic Influences:** The park is subject to traffic influences typical of a central Los Angeles County location. It is situated in proximity to high-volume arterial roads, such as **E Gage Avenue and Wilcox Avenue**. The noise and traffic congestion from these major corridors, as well as the nearby Interstate 710 (I-710) freeway, are common and customary external factors.
- **Site Location within the Park:** The market appeal of individual sites can be influenced by their location relative to these external factors. Sites located further away from the surrounding high-volume streets generally command a premium due to reduced noise and increased privacy, while sites near the entrance or high-traffic areas may experience reduced market appeal.

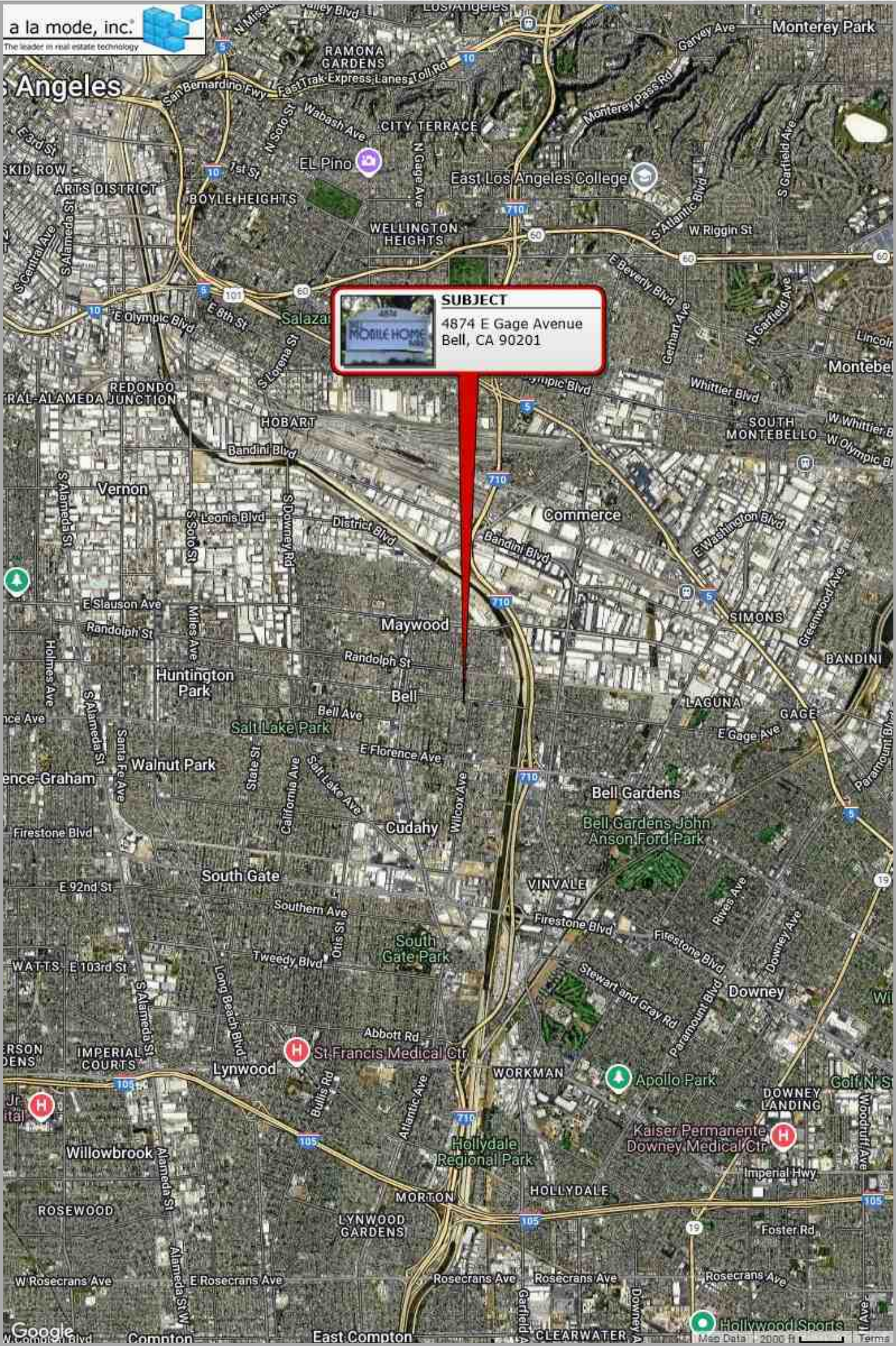
Park Map

Client	City of Bell				
Property Address	4874 E Gage Avenue				
City	Bell	County	Los Angeles	State	CA
Appraiser	Geoff Wilhelm			Zip Code	90201



Aerial Map

Client	City of Bell				
Property Address	4874 E Gage Avenue				
City	Bell	County	Los Angeles	State	CA
				Zip Code	90201
Appraiser	Geoff Wilhelm				



Aerial Map

Client	City of Bell				
Property Address	4874 E Gage Avenue				
City	Bell	County	Los Angeles	State	CA
Appraiser	Geoff Wilhelm	Zip Code	90201		



Site Lease and Park Compliance:

This report assumes that each home located within the Bell Mobile Home Park is in full compliance with all applicable park rules, regulations, and lease terms as governed by the subject community, including permitted and non-permitted additions and any exterior upgrades.

Extraordinary Assumption (EA): Site Lease and Park Compliance

The Opinion of Market Value for each manufactured home is contingent upon the following **Extraordinary Assumptions (EAs)** regarding the underlying leasehold interest and park requirements:

- **Site Lease Status and Transferability:** It is an Extraordinary Assumption that each subject manufactured home is currently under a valid, secure, and fully paid-up site lease agreement. It is further assumed that this site lease is fully transferable to a typical buyer under customary and competitive market conditions, and that the lot rental rate is consistent with prevailing market rates for comparable properties.

- **Park Compliance:** It is assumed that each manufactured home, including all permitted and non-permitted additions, is in full compliance with all applicable municipal ordinances, county codes, and the current rules and regulations of the Bell Mobile Home Park.

- **Absence of Dispute:** It is assumed that the subject’s tenancy and placement on the rental pad are not subject to any current or pending dispute, termination notice, or restrictive covenant that would impair marketability.

Basis for Assumption:

No verification of the specific lease terms, rental rates, park-specific restrictions, or compliance records was performed by the appraiser.

Limitation:

If future findings reveal non-compliance issues, lease irregularities, limitations on transferability, or site restrictions affecting marketability, the appraiser reserves the right to revise the report accordingly. **The use of these Extraordinary Assumptions may have impacted the assignment results.**

Comments on the Subject Units

File No. Bell MHP Master Appraisal 03-31-2026

Client	City of Bell				
Property Address	4874 E Gage Avenue				
City	Bell	County	Los Angeles	State	CA
				Zip Code	90201
Appraiser	Geoff Wilhelm				

Comments on the Individual Units:

Extraordinary Assumption: Each appraisal is developed under an Extraordinary Assumption that the subject property and its described attributes are accurate and true. Certain elements may not have been directly verified by the appraiser. Should additional or contradictory information become available, the appraiser reserves the right to revise the analysis and conclusions accordingly. **The use of this Extraordinary Assumption may have impacted the assignment results.**

Highest and Best Use: The highest and best use of each home is concluded to be its present use, consistent with its current zoning, physical characteristics, and market demand.

Site Description: The 117 subject homes are located on various size rental space pads throughout the park. Approximately 8 homes are directly or indirectly influenced by traffic noise from E Gage Avenue along with the ingress/egress of the park, with an additional 9 homes located directly fronting Wilcox Avenue. These homes, directly affected by E Gage Avenue and Wilcox Avenue experience varying interior and/or exterior noise detriment levels for each. These conditions are common for the market area and are not deemed to materially impact marketability. Several homes are situated adjacent to vacant spaces, which are currently utilized for additional open parking, while other homes benefit from direct access to large community greenbelt areas. The site-specific characteristics and corresponding locational influences for each individual home are reflected in the Sales Comparison Approach and adjusted for accordingly. The Bell Mobile Home Park is characterized by a high degree of uniformity in unit type, age, and external influences. All 117 homes are surrounded by units exhibiting similar design, maintenance levels, and market appeal, contributing to a stable and predictable residential environment.

Site Condition: The overall maintenance and upkeep of the 117 homes in the subject area are considered to range from poor/fair to good/very good. A significant number of properties exhibit pride of ownership with substantial interior and exterior enhancements. Conversely, other properties show visible wear and tear, a lack of consistent upkeep, and measurable accrued depreciation levels. The site-specific condition, utility appeal, and upgraded utility appeal (or lack thereof) for each individual home are critical components of the valuation process. These factors are analyzed and adjusted for accordingly within the Sales Comparison Approach.

- **Condition vs. Upgrades:** It is important to distinguish between physical **Condition** (wear and tear, required maintenance) and **Upgraded Utility Appeal** (remodeling, modern features). These two items are assessed separately, as an updated or remodeled home may still exhibit deferred maintenance that affects its overall physical condition rating. The physical inspection of some homes revealed apparent health and safety concerns, which should be addressed by qualified professionals as warranted. No major adverse site conditions or easements were observed.

Environmental Conditions: Please refer to the Supplemental Addendum for comments regarding potential environmental concerns, including mold, lead-based paint, and asbestos. The appraiser is not qualified to detect, assess, or opine on the presence of environmental hazards, including but not limited to mold, lead-based paint, or asbestos. No testing, analysis, or inspection was performed on any of the 117 units by the appraiser to identify or evaluate these conditions. The appraiser strongly recommends that each property be evaluated by a qualified environmental hygienist or other appropriate professional. The presence of mold, asbestos or other associated health risks may materially affect a property's value and marketability.

Physical Characteristics and Market Compatibility: Each of the 117 units is considered potentially removable from its current site if necessary. Although the wheels, hitches, and axles have been detached from the majority of the homes, the core structures remain consistent with recognized manufactured housing standards. The subject's construction materials and overall build quality are considered acceptable for the market area. Each unit provides interior space and storage capacity commensurate with typical market expectations. For every home in the community, the roof pitch, overhangs, and exterior finishes reflect average adequacy and are compatible with surrounding homes and competing developments. The homes exhibit typical features consistent with market expectations for this segment. No functional or physical inadequacies were observed, and no typically unfavorable factors appear to be affecting marketability at the time of inspection.

Gross Living Area and Permitting: Each of the 117 homes' Gross Living Area (GLA) was obtained from exterior measurements, public records, and Title searches where available. This appraisal is based on the assumption that each home is occupied at the time of inspection and that all rooms and structures included in the GLA valuation are legally permitted for the purposes of this report. Any alterations, additions, renovations, or conversions that are not legally permitted by the County of Los Angeles or the City of Bell Planning Departments will not be included in the GLA of the home for valuation. The appraiser has made an Extraordinary Assumption that each of the properties in the Bell Mobile Home Park, as described in each valuation, is accurate and legally compliant. However, certain improvements may not have been verifiable at the time of inspection. If discrepancies arise regarding the subject's physical description or permitting status, the appraiser reserves the right to revise the report to reflect any confirmed legal or non-permitted alterations. **The use of this Extraordinary Assumption may have affected the assignment results.**

Comments on Subject Development:

See attached Community Information Exhibit. The subject is located in a 117 rentable space mobile home park, known as "**Bell Mobile Home Park**". The subject park is not age (55+) restricted. Homeowners throughout the community pay monthly space rent providing for use and maintenance of all common areas and amenities such as a community clubhouse, laundry facilities, greenbelts and private streets. The subject park reflects below average to average overall condition and market appeal. The subject park was developed in ~1958 and affords the residents month-to-month rental contracts on the spaces. The subject park is comprised of approximately 25% Multi-Section homes. The park address is 4874 E Gage Avenue, Bell, CA 90201 with each space offering it's own individual space number.

Main File No. Bell MHP Master Appraisal 03-31-2026						Page # 24									
Reconciliation															
File No. Bell MHP Master Appraisal 03-31-2026															
Client		City of Bell													
Property Address		4874 E Gage Avenue													
City		Bell		County		Los Angeles		State		CA		Zip Code		90201	
Appraiser		Geoff Wilhelm													

Reconciliation and Valuation Summary:

Scope of Assignment:

This assignment requires the development of an Opinion of Market Value for 117 Individual Manufactured Housing Units located within the Bell Mobile Home Park. Each valuation is developed separately and independently.

Condition of Appraisal / Assumptions and Limiting Conditions:

The final Opinion of Market Value for each manufactured home is determined "As-Is" as of the effective date of the appraisal. This valuation is not conditioned upon, or "subject to," any future repairs, alterations, inspections, or completions to be performed.

Crucially, the final Opinion of Market Value for each manufactured home is contingent upon property-specific Extraordinary Assumptions (EAs). These assumptions relate to information that could not be verified during the inspection process, are specific to each individual subject property, and are appropriately reflected within the development of the Sales Comparison Approach.

Purpose and Value Definition:

The purpose of each appraisal, unless otherwise stated, is to develop an Opinion of Market Value of the subject property, based on the certifications, contingent and limiting conditions, and the definition of value, as stated separately within this Master Appraisal Report.

Reconciliation of Approaches to Value:

In developing the final Opinion of Market Value for the manufactured housing units in the Bell Mobile Home Park, consideration was given to the three approaches to value:

The **Sales Comparison Approach** was developed as the primary method of valuation (see Sales Comparison Comments addendum). This approach most directly reflects the actions of typical buyers and sellers in the subject market. It utilizes recent comparable sales of similar manufactured homes within and near the subject MHP, providing the most reliable indicator of value.

The **Cost Approach to Value** was considered but not developed for this assignment. This approach was excluded from the analysis as it was not required by the client and typically yields less reliable results for older, individually owned manufactured homes due to the difficulty in accurately estimating depreciation. As the approach is generally most relevant for new construction or complex properties, and given the property type and the specific scope of work defined by the client, the Cost Approach was determined to be unnecessary for credible results and was therefore omitted. Furthermore, the analysis derived from the Sales Comparison Approach provides a sufficient and credible basis for the final Opinion of Value.

The **Income Approach** was not developed. This property type (individual manufactured home and associated leasehold interest) is typically purchased for primary residency and not for its income-producing potential. The income approach is therefore not relevant to the final Opinion of Value. The income approach is not necessary to produce credible assignment results for this property type and intended use.

Conclusion: The **Sales Comparison Approach** is given the most emphasis and weight, as the derived value directly reflects typical buyer/seller responses to current market trends and conditions for individually owned manufactured housing units. The final reconciled value is primarily based on the detailed market analysis conducted.

Special Condition of Appraisal: Hypothetical Condition				File No. Bell MHP Master Appraisal			
Client	City of Bell						
Property Address	4874 E Gage Avenue						
City	Bell	County	Los Angeles	State	CA	Zip Code	90201
Appraiser	Geoff Wilhelm						

Special Condition of Appraisal: Hypothetical Condition:

This valuation is subject to a specific Hypothetical Condition (HC) that is contrary to the known facts of the assignment.

The Hypothetical Condition is:

The appraisal is performed under the assumption that no municipal action, acquisition, or relocation program is currently being contemplated, discussed, or enacted by the City of Bell regarding the manufactured housing units within the Bell Mobile Home Park.

Impact and Rationale:

The purpose of this Hypothetical Condition is to ensure that the developed Opinion of Value strictly represents the Market Value of the individual manufactured homes, as defined by Fannie Mae, without the undue influence of special interest, investment premiums, or potential condemnation blight that might be associated with a pending governmental action.

The resulting value reflects the price that would be agreed upon between a typical willing buyer and a typical willing seller under ordinary, competitive, and open-market conditions, where neither party is acting under duress or pressure related to a government-initiated buyout or relocation effort.

The use of this Hypothetical Condition may have resulted in a value opinion different from that which would have been reached had the appraisal been performed without this condition.

Comments on Sales Comparison Approach:

For typical Mobile and Manufactured homes, comparable sales data was obtained from local Multiple Listing Services (MLS), MHVillage.com, and/or the MH Value Database for traditional Mobile and Manufactured homes, and was confirmed through public records and discussions with listing agents when available.

Data Sources for non-typical Manufactured Housing and RV Comparables:

For appraising manufactured housing (often referred to as mobile homes or trailers) and Recreational Vehicles (RVs), standard Multiple Listing Service (MLS) or county tax records often do not provide sufficient sales data because these items are frequently titled as personal property (chattel) rather than real property.

The most reliable sources for finding sales data and valuation assistance for comparison are specialized, industry-specific data providers:

1. Manufactured Housing (Mobile/Trailer Homes)

This data is crucial when appraising manufactured homes that are considered personal property (e.g., they are not permanently affixed to the land, or the land is leased).

NADA Manufactured Housing Appraisal Guide (J.D. Power Valuation):

- **Description:** This is the industry-standard guide for establishing the retail, wholesale, and loan values of manufactured homes. It is widely used by lenders and appraisers for personal property valuations.
- **What you find:** Model numbers, dimensions, original year of manufacture, optional features, and adjustments for condition and location.
- **Use Case:** Provides a credible, authoritative source for determining the replacement or benchmark value of the unit itself.

State-Specific Registration/Title Records:

- **Description:** In some states, the Department of Motor Vehicles (DMV) or equivalent agency registers manufactured homes and records transfers of ownership, similar to cars.
- **What you find:** Official sale price and date of transfer, especially for private transactions not tracked by NADA.

Dealer Networks and Market Surveys:

- **Description:** Sometimes, contacting local dealers or running a localized market survey is necessary to confirm true market trends and sales concessions.

2. Recreational Vehicles (RVs)

RVs are almost universally considered personal property, and their valuation is akin to vehicle appraisal.

NADA RV Appraisal Guide (J.D. Power Valuation):

- **Description:** The authoritative source for valuing all classes of RVs (Class A, B, C motorhomes, travel trailers, fifth wheels, etc.).
- **What you find:** Clean retail value, low retail value, wholesale figures, and adjustments based on mileage, condition, and optional equipment.
- **Use Case:** Essential for providing grounded comparable sales data and necessary condition adjustments.

Specialized RV Sales Websites (For Market Insight):

- **Description:** Websites like RVTrader, dealerships' online inventory, and private sales listings can provide real-time indicators of asking prices and time-on-market, helping to bracket the NADA values.

Summary of Sales Comparison Approach:

The Sales Comparison Approach has been developed as a primary method of valuation for the subject properties. Influences, characteristics, utility, parking utility, upgrade appeal, and amenities of the subject and comparable sales, as described in this report, are based upon an Extraordinary Assumption. Specifically, this report is made with the assumption that each of the properties attributes and comparable data presented herein are true and correct, although full verification may not have been possible at the time of inspection and analysis. The appraiser reserves the right to amend the report should subsequent information materially affect the assignment results. The use of this Extraordinary Assumption may have impacted the final value conclusion.

An extensive search of available data sources was conducted, including public records, HCD databases, MH Value Database, MHVillage.com, MLS, Google Earth, local manufactured home dealers, NADA guides, specialized RV and Trailer Sales sites, and area real estate professionals. These sources were utilized to obtain the most credible and relevant sales data available as of the effective date of the appraisal. **The appraiser possesses substantial experience in valuing mobile, manufactured, trailer and RV homes in this market area, having appraised properties in the subject’s immediate and surrounding neighborhoods since 1986.** Familiarity with local market trends, property types, and buyer behavior has shaped the selection and analysis of comparable sales.

Every effort was made to identify comparable sales that closed within twelve months prior to the effective date of the appraisal and that share similar characteristics, influences, features, and market appeal with the subject property. Due to limited availability of recent sales with closely matched attributes, typical search parameters were expanded in accordance with Fannie Mae guidelines to ensure a credible and supportable value conclusion.

The comparables selected are considered the most appropriate and competitive alternatives available at the time of the appraisal. All are located within the subject’s marketing neighborhood and reflect similar market influences, appeal, and buyer expectations. Each comparable was analyzed for location, date of sale, physical differences, and any special conditions. Adjustments were made as necessary to reflect market-supported differences.

The final value estimate for each home is based on comparables that bracket the subject in terms of influences, size, age, condition, and amenities. The sales utilized are considered to be the best indicators of market value for each of the subject properties, given the available data and the appraiser’s professional judgment.

Comparable Selection and Sales Verification Commentary - Bell Mobile Home Park, Outside Communities:

Internal Community Sales Analysis

The 117 individual homes to be appraised are all located within the Bell Mobile Home Park. The community is characterized by single-story mobile, manufactured, trailers and RV homes. A review of sales within the subject park confirms a significant deficiency of recent, reliable sales data:

The most recent recorded sales within the Bell Mobile Home Park occurred on June 04, 2025, for \$170,000 (Space 130) and on April 30. 2025 for \$156,000 (space 183). Prior to that, only one isolated sale was recorded in 2023.

Due to this substantial lack of current, market-reflective sales data within the subject park, it was necessary to expand the search geographically to acquire credible comparable sales that accurately reflect each of the Bell Mobile Home Park individual homes influences, Gross Living Area (GLA), utility, characteristics, and features.

Expanded Search and Market Justification

To establish a credible opinion of value, an expanded search was conducted across competitive manufactured housing communities located within a ten-mile radius in Los Angeles County. This radius defines the competitive market area where a typical buyer of the subject property would reasonably consider purchasing.

Comparables furnished outside the subject development are all located in these nearby competitive communities, sharing the most similar neighborhood characteristics, attributes, and external influences as the subject area. In the appraiser's professional judgment, this expanded data set provides the most relevant and market-supported baseline for valuation.

Verification and Data Set

All comparable sales utilized were independently verified as closed escrow transactions. If and when Active Listings and/or In-Escrow (Pending) Sales were used, these were included to capture and reflect the most recent activity and competitive pricing dynamics prevalent in the market as of the effective date of this report.

All comparables were selected based on their relevance to each of the subject's physical characteristics and competitive positioning. Adjustments were applied as necessary to account for differences in time of sale, location, age, condition, utility, GLA, additions, parking utility appeal, amenities/extras offered or lack there of, upgrade utility appeal, community appeal, monthly space rent differential, sales concessions as reported in the MLS and/or other relevant features, ensuring a well-supported and defensible value conclusion. The selection process is consistent with USPAP guidelines and reflects a diligent effort to bracket the subject’s value using the best available and most credible market data.

Continued....

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Adjustment Methodology and Support:

Adjustments applied in this appraisal are derived from the **Paired Sales Technique (Matched Pair Analysis)**, a recognized method for isolating the contributory value of individual property features. All major adjustments are supported by market data and bracketed by the range of values indicated by the selected comparable sales.

Where applicable, adjustments have been rounded to the nearest \$500 to reflect market sensitivity and maintain consistency in valuation methodology. This approach ensures that all adjustments are both credible and reflective of prevailing market behavior, in accordance with **USPAP** standards.

Adjustments have been made to account for various market factors affecting the subject property's valuation.

Adjustment Commentary:

Adjustments were applied to the comparable sales to account for differences as discussed in the **Verification and Data Set** comments above including any financial terms that materially impact market value. Each adjustment reflects market-supported reasoning and is intended to isolate the contributory value of the subject's features.

- Time of Sale Adjustment Commentary: Time of sale adjustments may have been applied to reflect a modest upward trend in market pricing, as supported by active and pending listings within the subject's marketing area and closed sales occurring within six months of the effective date of this appraisal.

A monthly appreciation rate was applied to closed sale comparables with transaction dates older than 6 months prior to the effective date, in order to account for temporal market movement. This adjustment is considered reasonable and is supported by observable listing activity, pricing behavior, and market trends at the time of analysis.

- Location Utility Appeal: To account for this variation, a downward adjustment was applied to Comparables reflecting superior location utility appeal in comparison to the subject and other comparables that are affected by traffic influences. This adjustment is supported by observable market behavior and buyer preferences within the region.

The impact of external noise and location-related obsolescence has been appropriately considered in the reconciliation of value and overall market appeal, ensuring that the final opinion of value reflects credible and balanced analysis.

- Age Adjustment Commentary: Age adjustments are applied to comparable sales to account for two distinct factors where they differ from the Subject Property: **Construction Standard Adjustment (Pre- and Post-HUD Code):** A primary adjustment is made to recognize the fundamental difference in construction standards between homes built before June 1, 1976 (Pre-HUD Code) and those built after (Post-HUD Code). This adjustment accounts for the significantly higher minimum structural, electrical, and safety requirements mandated by the Federal Manufactured Home Construction and Safety Standards (HUD Code). **Chronological Age Differential:** Further adjustments are applied to compensate for significant differences in chronological age compared to the subject, reflecting disparities in overall utility, technological advancements, and market appeal related to older versus newer homes. The adjustment accounts for chronological age only, and is moderated by the observed condition, utility, and buyer-perceived appeal of each comparable. Homes that have been substantially updated continue to compete effectively with newer properties, and their inclusion supports a credible value conclusion.

The final adjustment amount for age is determined by moderating the chronological age differential with the observed condition, utility, and buyer-perceived appeal of each comparable sale.

- Condition Utility Appeal: Adjustments for property condition were applied based on a thorough review of MLS disclosures, listing remarks, and visual analysis of available interior and exterior photographs. The subject's condition was benchmarked against each comparable to identify and quantify tangible differences in upkeep, renovations, modernization, and deferred maintenance. In comparison, properties exhibiting superior materials, recently renovated kitchens and bathrooms, upgraded flooring, and enhanced exterior features, as compared to the subject, received downward adjustments to reflect their superior condition and utility relative to the subject. Conversely, comparables displaying dated finishes, visible wear, or evidence of deferred maintenance greater than the subject were adjusted upward to account for their inferior condition and reduced utility appeal. These adjustments are based on observable market behavior and buyer expectations within the competitive set.

This condition-based analysis is consistent with prevailing market preferences in and around the subjects marketing neighborhood, where buyers place measurable value on move-in readiness, cosmetic appeal, and overall presentation. These preferences were considered in the valuation process and reflected in the final reconciliation of value.

All condition-related adjustments were applied in accordance with USPAP guidelines and reflect a balanced and credible analysis of contributory value differences among the selected comparables.

Continued....

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- Bedroom and Den Utility and Configuration Commentary: The adjustments below are applied to account for differences in functional utility and configuration between the Subject Property and the comparable sales, specifically concerning the presence or modification of bedrooms and dens.

Conversion and Utility Differential

The need for adjustment arises in cases where a room's intended use or functional utility has been altered:

- A space originally constructed as a bedroom is converted to a den, typically involving the elimination of a dedicated closet and/or the removal of a privacy door.
- A den is added to the interior of the subject property from what was originally constructed (e.g., converting a formal dining area).

Market Adjustment for Differential Utility

A specific negative adjustment is applied to capture the difference in market appeal when comparing a subject's unique configuration to comparable properties with fully intact, original, and standard configurations. These adjustments reflect the estimated market reaction to these functional issues based on the principle of contribution.

Bedroom Functional Differential:

- An adjustment is applied per room when a room counted as a bedroom lacks a key characteristic required for market recognition as such (e.g., a closet and/or privacy door).
- This adjustment reflects the market penalty associated with the lack of functional equivalence (closet space, privacy) that a true bedroom provides.

Den/Flex Space Utility Differential:

- An additional, separate adjustment is applied to reflect the unique functional utility differences of having a dedicated den, office, or flex space when the subject or comparables differ in this offering.
- This captures the estimated market value for the presence or absence of this specialized, non-sleeping area.

These adjustments are based on the appraiser's documented experience and knowledge of local buyer preferences, and are intended to capture the estimated price penalty or premium the competitive market imposes on properties with these modified internal configurations.

This adjustment is also applied to any additions to the comparables as described in the MLS.

- Bathroom utility appeal: Adjustments for bathroom count have been applied for bathroom differentials reflecting typical market preferences within the subject neighborhood. This valuation is supported by paired sales analysis and local buyer trends, which indicate that additional bathrooms contribute modest but measurable increases in functional utility and marketability.

Comparables with bathroom counts differing from the subject were adjusted accordingly to account for variations in layout and buyer appeal. This adjustment ensures equitable comparison across units with differing configurations.

This adjustment is also applied to any additions to the comparables as described in the MLS.

- Gross Living Area: Adjustments for gross living area (GLA) have been applied for size differentials exceeding 100 square feet, based on paired sales analysis and market reaction to size variations. This rate reflects market-supported valuation practices within the subject neighborhood and is derived from paired sales analysis and trend data indicating consistent contributory value for additional living area.

This adjustment is also applied to any additions to the comparables as described in the MLS.

- Non-Permitted Improvements and Addition Commentary:

Functional Utility vs. Legal Status:

When additions are not documented with the requisite municipal permits they are therefore considered non-permitted improvements. The appraiser has not independently verified the permitting status of the individual homes and is relying on the homeowner's representation when available.

Continued....

Continued....

Valuation and Market Reaction: While an un-permitted space provides tangible functional utility (additional bedroom/den/bathroom capacity) and adds to the property's overall appeal to a potential buyer, the lack of permits prevents the appraiser from assigning the full contributory value that would be attributed to legally permitted square footage. The adjustment must reconcile the physical presence and utility of the space with the inherent legal risk.

Adjustment Rationale: Based on the appraiser's experience and knowledge of the competitive market, homes with similar functional but un-permitted additions are observed to incur a diminution of value, but are still recognized by the market as adding desirable utility.

Therefore, a conservative, discounted adjustment is been applied to reflect the following balance:

- **Positive Factor:** Acknowledging the market's positive reaction to the added functional utility.
- **Negative Factor:** Accounting for the inherent legal and financial market risk associated with the non-permitted status (e.g., potential costs of remediation, removal, or compliance).

Conclusion: The resulting value conclusion reflects market evidence that prospective buyers are willing to pay a premium for the improved functionality, but this premium is significantly less than the cost or full contributory value of a legally permitted addition. The adjustment applied is intended to effectively bracket the subject's value based on the Principle of Contribution, specifically capturing the discounted market value of the un-permitted utility.

- Parking Utility Appeal: Adjustments were applied to account for differences in parking configurations that materially impact utility and buyer preference. Specifically, properties that only offered open parking spaces as compared to properties offering covered parking (e.g., carports) were considered inferior to those with covered spaces, and received upward adjustments when compared to the subject if applicable.

Additionally, side-by-side covered parking arrangements were viewed more favorably than tandem configurations, due to enhanced convenience and functional utility. Where comparables differed from the subject in terms of parking type or layout, appropriate adjustments were made to reflect market-supported preferences.

These distinctions are particularly relevant within manufactured housing communities where parking utility contributes to overall livability and buyer appeal. All adjustments were applied in accordance with USPAP guidelines and reflect credible analysis of contributory value.

- Amenities, and Extras: Adjustments for amenities and property-specific extras were derived from MLS disclosures, photographic review, and verified attributes for each comparable. Features contributing to enhanced market appeal were individually analyzed and adjusted to reflect their contributory value.

The adjustments applied are consistent with observed market behavior and buyer preferences, supporting a credible and transparent opinion of value within the subject's competitive segment. Adjustments were made in consideration of market-supported preferences and buyer-perceived utility, ensuring that the valuation reflects the competitive positioning of the subject relative to each comparable. Comparables either exhibiting or lacking these enhancements-whether through elevated interior focal points or expanded exterior usability-were adjusted accordingly to isolate their impact on buyer appeal.

All amenity-based adjustments were made in accordance with USPAP guidelines and reflect market-supported contributory value differences. These features were considered in the final reconciliation of value, with emphasis placed on utility, appeal, and buyer preference within this senior-oriented, resident-owned community.

- Upgrade Utility Appeal: Adjustments for upgrade utility have been applied based on MLS documentation and visual analysis of listing photographs. Renovations, modernization efforts, and overall improvements-such as updated kitchens and bathrooms, flooring replacement, enhanced lighting, dual-pane windows, drywall installation, roof repairs or replacement, and any other contributions-were evaluated for their contributory market value relative to the subject property.

This adjustment is distinct from the Condition Utility Appeal, as the physical condition of these upgrades may vary-some exhibiting signs of wear, while others reflect near-new installation. Accordingly, the market's perception of upgrade utility has been analyzed independently, while the physical state and presentation of these improvements are evaluated under the Condition Utility Appeal rating.

Equal consideration and analytical weight has been assigned to all selected closed sales comparables, with each examined for relevance, similarity, and market-supported valuation indicators. These comparables have been evaluated across key factors including location, condition, physical characteristics, and transactional context. No single comparable was disproportionately relied upon; instead, each contributed meaningfully to the final opinion of value through balanced reconciliation and consistent appraisal methodology.

Continued....

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- Community Utility Appeal: Adjustments were applied to reflect the overall utility and market appeal of each individual mobile home park relative to the subject community. These adjustments account for variations in community amenities, resident demographics, park ownership structure, and overall desirability as perceived by market participants.

While the magnitude of adjustments may differ across comparables, each reflects the contributory value of the respective park’s offerings-such as gated access, recreational facilities, clubhouse availability, pet policies, and proximity to commercial services. These factors influence buyer preference and utility perception.

Adjustments were made accordingly to ensure that each comparable reflects an equitable basis of comparison, consistent with USPAP standards and prevailing market behavior.

- Monthly Space Rent Differential Commentary: An adjustment was applied to account for the monthly space rent differential over a two-year period, reflecting the cumulative financial impact on a typical purchaser. This adjustment considers the relative affordability and long-term cost implications associated with higher or lower pad rents across comparable communities. The differential was calculated based on verified monthly rent amounts and applied consistently to ensure a credible and market-supported valuation conclusion.

- Sales Concessions: As documented through MLS records and supplemental listing remarks, applicable sales concessions have been identified and incorporated into the valuation analysis. These concessions-such as seller credits toward closing costs, repair allowances, buyer-sed agent compensation, or interest rate buy downs-have a measurable impact on the net sale price and overall market value perception.

Where concessions were present, adjustments were applied to reflect the net transactional value rather than the gross contract price. This ensures a more accurate comparison across all selected comparables, maintaining consistency and adherence to market-supported appraisal standards.

Valuation Weighting and Consideration: Equal consideration and analytical weighting have been applied to all verified comparables. Each sale was evaluated for its relevance, similarity, and reliability in reflecting market value, with adjustments made to account for differences in physical characteristics, location, condition, and utility.

The reconciliation process considered the degree of comparability, the magnitude of gross adjustments, and the overall credibility of each data point. No single comparable was disproportionately weighted unless its similarity to the subject warranted greater influence in the final opinion of value.

Extraordinary Assumption: Influences, characteristics, upgrade appeal, and amenities associated with the selected comparables-as described by verification sources including MLS data, public records, and listing photography-are presented under an Extraordinary Assumption. This assumption is made on the basis that the reported attributes of the comparables are true and correct as of the effective date of the appraisal, although direct verification by the appraiser may not have been feasible.

The appraiser reserves the right to revise the report should subsequent analysis or additional verification reveal discrepancies in the reported attributes. The use of this Extraordinary Assumption may have affected the assignment results.

Valuation Basis and Adjustment Methodology: This appraisal is based on current market value as defined within the scope of this appraisal report. No personal property, including furnishings, was given value for the purposes of this analysis.

Adjustments were derived from market studies, matched-pair analysis, and cost studies, all of which serve as the basis for quantifying differences between the subject and comparable sales. Adjustments below the “Gross Living Area” line were informed by cost studies and replacement cost less depreciation, consistent with recognized valuation techniques.

Key valuation factors-including location, view utility, property features, physical condition, and level of upgrades-were researched and verified through exterior inspection, MLS documentation, communication with listing and selling agents, homeowner interviews (where available), and detailed review of listing photographs. Unless otherwise stated, all market grid adjustments are considered self-explanatory and consistent with observed market behavior.

COMMENT ADDENDUM						Main File No. Bell MHP Master Appraisal 03-31-2026		Page # 32							
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Appraiser		Geoff Wilhelm													

Additional Certifications:

I have knowledge and experience in appraising this type of property in this market area. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.

I have not performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. I have not performed other services within the three-years period immediately preceding acceptance of this assignment.

Reasonable Exposure Time:

My Opinion of a reasonable exposure time stated in this report is: 30-90 days.

EXPOSURE TIME:

The estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. Exposure time is a retrospective opinion based on an analysis of past events assuming a competitive and open market.

My opinion of a reasonable exposure time is based on information gathered through the sales verification process and statistical information compiled from the multiple listing service regarding days on market.

EXPOSURE TIME:

Defined as: "The estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal."

Exposure time is always presumed to precede the effective date of the appraisal. It is the estimated length of time the property would have been offered on the market, prior to the hypothetical sale, at the appraised value, on the effective date of the appraisal. It is a retrospective estimate based on an analysis of past events assuming a competitive and open market. This includes not only adequate, sufficient and reasonable time, but adequate, sufficient and reasonable effort. It is often expressed as a range and is based on the following:

1. Statistical information about DOM (most commonly obtained from the local MLS).
2. Information gathered through sales verification.
3. Interviews with market participants.

Based upon historical market conditions, reasonable exposure time for the subject property would have been approximately 30 to 90 days. This is based on the analysis of current market trends within the subject's sub-market, seasonal considerations and takes into account the size, condition and price range of the subject property and surrounding area. It presupposes the list price would be at or near the appraised value. It also assumes professional (proactive) marketing by reputable local real estate offices.

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Appraiser		Geoff Wilhelm													

Comments on the Appraisal Report:

No party may rely on this document without possessing the complete pages of the report plus all exhibits. The scope of work completed was appropriate for the named client and any intended uses, but may not be appropriate for other third party users, such as outside individuals, organizations, lending institutions, property owners, prospective buyers etc.

The appraisal is made "as-is". There are no conditions to this appraisal report. No external or functional inadequacies apparent affecting marketability.

There are no apparent physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property.

The appraiser assumes that there are no or un apparent conditions of the property, subsoil or structures which would render it more or less valuable. The appraiser assumes no responsibility for such conditions or for engineering which might be required to discover such factors. If the client has any questions regarding these items, it is their responsibility to order the appropriate inspections by a licensed contractor or home inspector. This report is not a home inspection and the appraiser assumes no responsibility for these items.

Mold Comment:

The appraiser is not an expert in the detection or remediation of mold nor associated environmental conditions or related health effects. The client is encouraged to inspect the property for mold, water leaks from plumbing, sewage pipes and fixtures, and moisture penetration in floors, walls, ceilings and structural components of the property. If required, the appraiser recommends the property be tested for mold by an environmental hygienist or other appropriate professional. The appraiser is not a home or environmental inspector. The appraiser provides an opinion of value. The appraisal does not guarantee that the property is free of defects or environmental problems. The appraiser performs an inspection of visible and accessible areas only. Mold may be present in areas the appraiser cannot see. A professional home inspection or environmental inspection is recommended.

Lead Base Paint Comment:

If the subject property was built prior to 1978, the paint may contain lead-based paint. Many homes and condominiums built before 1978 have lead-based paint. Paint that has chipped or is deteriorating, or on surfaces that rub together such as windows and doors, creates lead dust which can pose serious health hazards to occupants and visitors. Appraiser is not responsible for testing to determine if the paint surfaces in the subject property are indeed lead-based.

Asbestos Comment:

If the subject property was built prior to 1980 and the subject has acoustic ceiling(s), the acoustic may contain Asbestos. Many homes and condominiums built before 1980 have acoustic ceilings. Other uses that may contain Asbestos include but not limited to Thermal and acoustical insulation, Fireproofing and soundproofing, Siding, Roofing shingles, Floor covering, Pipe insulation. Asbestos in the Asbestos-congaing materials (ACMs) becomes friable when it is broken, sawed, torn, or drilled. Microscopic asbestos fibers become airborne and, when inhaled, can cause lung damage. Appraiser is not trained in the identification of Asbestos. Appraiser is not an environmental expert and is not responsible for testing.

Main File No. Bell MHP Master Appraisal 03-31-2026						Page # 34									
COMMENT ADDENDUM															
File No. Bell MHP Master Appraisal 03-31-2026															
Client		City of Bell													
Property Address		4874 E Gage Avenue													
City		Bell		County		Los Angeles		State		CA		Zip Code		90201	
Appraiser		Geoff Wilhelm													

Additional Comments on Appraisal Report:

This appraisal is intended for the personal use of the client, the **City of Bell**, and is not intended for lending or loan-related purposes. The intended use is to establish an opinion of value for the client's private decision-making. The intended users include the client, her successors and assigns, consistent with the scope defined herein.

Based on the appraiser's experience and familiarity with the subject's market area, the Sales Comparison Approach is considered the most applicable and credible method for developing the opinion of value. The Income Approach and Cost Approach may have been excluded from this analysis, as market data and participant behavior indicate these methods are not typically relied upon in the valuation of manufactured homes within this segment.

In accordance with the Contingent and Limiting Conditions of this report, the appraiser has made a Hypothetical Condition and/or Extraordinary Assumption when the "Subject to" box is selected in the valuation section under the Sales Comparison Analysis. This applies to scenarios involving proposed construction, additions, or required repairs as of the effective date of the appraisal.

The appraiser reserves the right to modify the opinion of value should new information, verification, or disclosure materially affect the assumptions or conditions upon which this report is based.

Adjustment Methodology and Effective Age Analysis:

All applied adjustments were derived using the paired sales technique whenever sufficient market data permitted. In instances where direct pairing was not feasible, adjustments were supported through a combination of:

- Conversations with local and regional real estate agents and brokers familiar with the subject's market area
- Office files and historical appraisal data
- Prior inspections within the subject's neighborhood
- The appraiser's professional experience and market knowledge

These adjustments reflect what a typical buyer would reasonably pay for specific features or amenities within the subject's competitive market. Where empirical support was limited, the appraiser's expert judgment was applied in accordance with USPAP standards.

All comparable sales are located within the subject's market area and are considered the most relevant indicators of value available at the time of analysis.

Review Protocol and Compliance Statement:

If a reviewer disagrees with the methodology used to develop the opinion of market value but concurs with the final value conclusion, the report shall be considered USPAP- and FIRREA-compliant.

Should a reviewer require clarification or additional support, a written request must be submitted to the appraiser detailing:

- Specific areas of concern
- The rationale for disagreement
- Any additional data or assumptions being relied upon

Failure to provide such written correspondence will render the review non-actionable, and the original report shall remain valid as submitted.

Comparable Sale Photo Disclosure:

In certain instances, MLS-sourced photographs of comparable sales were utilized to more accurately represent the property as it appeared at the time of sale. This approach was necessary when:

- The appraiser lacked physical access to the comparable property
- The property's current condition differed materially from its condition at the time of sale
- MLS imagery provided a more accurate visual context for valuation purposes

The use of MLS photos is consistent with industry standards and appraisal guidelines when direct observation is impractical or when such images enhance the credibility of the analysis. All efforts were made to ensure that the selected photographs reflect the most relevant and timely representation of each comparable.

Prior Sales and Listing History Research:

The subject property and all comparable sales were researched for prior transfers and listing activity within the 36-month period preceding the effective date of this appraisal. This review included publicly available records, MLS data, and other reliable sources to ensure compliance with USPAP and to support market-based conclusions.

Continued....

Main File No. Bell MHP Master Appraisal 03-31-2026						Page # 35	
COMMENT ADDENDUM							
File No. Bell MHP Master Appraisal 03-31-2026							
Client	City of Bell						
Property Address	4874 E Gage Avenue						
City	Bell	County	Los Angeles	State	CA	Zip Code	90201
Appraiser	Geoff Wilhelm						

Continued....

Electronic Signature Disclosure and Authentication:

This appraisal report contains an electronically affixed digital signature by the signing appraiser(s). In accordance with USPAP and guidance from the Appraisal Standards Board (ASB) of The Appraisal Foundation, an electronic signature carries the same level of authenticity, responsibility, and legal standing as a handwritten signature on a printed report.

The term “written records” includes information stored on electronic, magnetic, or other digital media, and the appraiser’s signature affirms full responsibility for the content, analysis, and conclusions presented in this report.

All electronic signatures are protected by individual password security protocols, ensuring that:

- Only the original signing appraiser can affix or modify the signature
- Any attempt to alter the report will automatically and permanently invalidate the signature
- The integrity of the report is preserved across both electronic transmission and printed formats

This technology has been authorized by the ASB as compliant with USPAP reporting standards and supports secure record keeping, transmission integrity, and signature authentication for each appraiser.

COMMENT ADDENDUM

File No. Bell MHP Master Appraisal 03-31-2026

Client	City of Bell				
Property Address	4874 E Gage Avenue				
City	Bell	County	Los Angeles	State	CA
Appraiser	Geoff Wilhelm				
Zip Code	90201				

Additional comments on Appraisal Report:

I certify that, to the best of my knowledge and belief:

The statement of fact contained in this report are true and correct.

The reported analysis, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are the signing appraisers personal, impartial, and unbiased professional analysis, opinions and conclusions.

The signing appraiser(s) does (do) not have any present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.

The signing appraiser(s) does (do) not have bias with respect to the property that is the subject of this report or the parties involved with this assignment.

The appraiser(s) engagement in this assignment was not contingent upon developing or reporting predetermined results. The appraiser(s) compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

The analysis, opinions and conclusions were developed and this report has been prepared in conformity with the "Uniform Standards of Professional Appraisal Practice (USPAP)" that were in effect at the time this report was prepared.

Unless otherwise indicated, The main appraiser has made a personal inspection of the property that is the subject of this report.

Unless otherwise indicated, no one has provided significant real property appraisal assistance to the person(s) signing this certification. If there are exceptions, the name of each individual providing significant real property appraisal assistance must and has been stated elsewhere in this report.

Unless otherwise indicated, I have performed no services regarding the subject property within the prior three years, as an appraiser or in any other capacity.

COMMENT ADDENDUM

File No. Bell MHP Master Appraisal 1

Client	City of Bell				
Property Address	4874 E Gage Avenue				
City	Bell	County	Los Angeles	State	CA
				Zip Code	90201
Appraiser	Geoff Wilhelm				

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser’s certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. If the appraiser has included a floor plan in this appraisal report, it shows the approximate dimensions of the improvements. If included, the floor plan is included only to assist the reader in visualizing the property and understanding the appraiser’s determination of its size.
3. The appraiser has relied on data provided by third parties in this appraisal report. Such data may include, but is not limited to, flood maps, multiple listing real estate services, tax assessment records, public land records, satellite imagery, virtual street views, property data services, surveys, engineering reports, and property data aggregations. After examination of the data and data sources, the appraiser has used only the data he or she considers reliable. The appraiser assumes there are no material omissions and makes no guarantees, express or implied, regarding the accuracy of this data.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

Client	City of Bell				
Property Address	4874 E Gage Avenue				
City	Bell	County	Los Angeles	State	CA
				Zip Code	90201
Appraiser	Geoff Wilhelm				

APPRAISER’S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I did perform a personal visual inspection of the subject property as part of this appraisal assignment. I reported the condition of the improvements in factual, specific terms, relying on subject property information from third-party data sources. I reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property or cooperative interest (where applicable) that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market’s reaction to the differences between the subject property and the comparable sales.
10. [RESERVED]
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, including the subject project (where applicable), subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).

* Continued to next page.

* Continued

19. I personally prepared all conclusions and opinions about the real estate or cooperative interest (where applicable) that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.

20. I identified the client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

21. The client may disclose or distribute this appraisal report to: Its successors and assigns without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. [RESERVED]

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.

4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.

5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

Community Photos

Client	City of Bell				
Property Address	4874 E Gage Avenue				
City	Bell	County	Los Angeles	State	CA
Appraiser	Geoff Wilhelm	Zip Code	90201		



Subject Community

4874 E Gage Avenue



Community Clubhouse



Park Office

Community Photos

Client	City of Bell				
Property Address	4874 E Gage Avenue				
City	Bell	County	Los Angeles	State	CA
Appraiser	Geoff Wilhelm			Zip Code	90201



INTERIOR STREET SCENE



INTERIOR STREET SCENE



INTERIOR STREET SCENE



INTERIOR STREET SCENE



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INTERIOR STREET SCENE



INTERIOR STREET SCENE

Community Photos

Client	City of Bell				
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INTERIOR STREET SCENE



INTERIOR STREET SCENE



INTERIOR STREET SCENE



ENTRANCE



E GAGE AVENUE



E GAGE AVENUE



ENTRANCE



ENTRANCE



WILCOX AVENUE



WILCOX AVENUE



TYPICAL DRIVEWAY WILCOX AVE



TYPICAL DRIVEWAY WILCOX AVE



GREENBELT



GREENBELT



GREENBELT

Community Photos

Client	City of Bell				
Property Address	4874 E Gage Avenue				
City	Bell	County	Los Angeles	State	CA
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GREENBELT



GREENBELT



GREENBELT



COMMON WALKWAY



COMMON WALKWAY



VISITOR PARKING



ELECTRIC METERS



GAS METER



LAUNDRY FACILITIES



LAUNDRY FACILITIES



VACANT SPACES



VACANT SPACES



VACANT SPACES



VACANT SPACES



COMMUNITY PARKING

Community Photos

Client	City of Bell				
Property Address	4874 E Gage Avenue				
City	Bell	County	Los Angeles	State	CA
Appraiser	Geoff Wilhelm	Zip Code	90201		



VACANT SPACES



VACANT SPACES



VACANT SPACES



Memorandum

DATE: October 14, 2026

TO: Mayor and Councilmembers of the Bell City Council

FROM: Bell Community Housing Authority
Michael L. Antwine II, Executive Director

SUBJECT: Discussion and Analysis of the Relocation Impact Report ("RIR") regarding the Bell Mobile Home Park at 4874 E Gage Avenue

A. RECOMMENDATION

It is recommended that the City Council discuss and approve: (i) the RIR for the Bell Mobile Home Park located at 4874 E Gage Avenue; and (ii) the adopt the related Resolution.

B. SUMMARY

The 151-space Bell Mobile Home Park (8.56 acres) ("Park") was privately developed in 1946. Currently, residences occupy only 115 of the 151 Park spaces. BCHA acquired it in 1995 and refinanced it in 2005 by issuing a \$20.8 million bond to cover Park costs and other expenses. BCHA makes the payments on the bond and pays for the upkeep and maintenance of the Park from rents collected, the latter of which are insufficient to cover the increasing costs. For several years BCHA has been suffering an increasing structural deficit, requiring BCHA to utilize reserve funds and at times has borrowed from the City of Bell's General Fund to compensate for the deficit.

While this report will focus on Bell Mobile Home Park, both Bell Mobile and Florence Village Mobile Home parks are pledged as security for the bonds associated with the purchase of the parks.

This memorandum focuses both on consideration of the RIR, as well as the broader issues associated with the Park that resulted in the preparation of the RIR:

1. BCHA lost its 20 percent set aside redevelopment funding in 2012 when the State of California terminated redevelopment—this amounted to \$500,000 - \$600,000 per year, and reserves have been significantly declining and depleted. As a result, BCHA has only relied on rents to fund operations, and this has been insufficient to cover costs annually. Since, fiscal year 2022/2023 BCHA has experienced a cumulative operating deficit of more than a \$5 million dollars.
2. Rent levels in the Park range from \$492.83 to \$800 per month, with an average rental rate of \$613.81. BCHA has not raised rents within the Park in 15 years, and

any discussion of increases in rental rates usually draws outcry and protests from Mobile Home Park residents; as a result, rents have not been increased. In the attached RIR, a survey of nearby mobile home parks indicated that rents averaged \$1,265 a month- BCHA rents are substantially below market.

3. BCHA annually spends \$4,101,023.80 on operations, salaries, debt service and Park maintenance. As a consequence of the low rent and non-payment of rent by many tenants. Currently, there is \$480,000 unpaid rent from tenants. Also, there is significant deferred maintenance at Gage Mobile Home Park that BCHA does not have funding available to cover this anticipated cost.
4. Based on current costs and deficits, staff estimate that the BCHA reserves could be exhausted as early as fiscal year 2026/2027. BCHA would have previously operated in a deficit if it had not initiated the disposition of various real properties that provided one-time funds to cover BCHA operating deficits in previous fiscal years 2022-2023, 2023-2024, 2024-2025 and 2025-2026. Moreover, BCHA must make annual bond payments of approximately \$1.3 million per year and have a 15 percent bond coverage ratio. The City General Fund is required to backstop deficiencies.
5. The City itself has its own financial issues with an initial FY 26/27 structural deficit of \$2.4 million dollars that was reduced by operating cuts to eventually the Council adopting a \$265,450 deficit budget. The City core functions and priorities are providing services including providing public safety, recreation programs and services for youth and seniors, open space and public infrastructure.
6. In 1978 the State enacted the Mobile Home Residency Law ("MRL") which provides a comprehensive regulatory scheme governing the use, conversion and closure of mobile home parks. Pursuant to this law BCHA hired Overland Pacific & Cutler ("OPC") to prepare a report on relocation mitigation measures (the RIR) which could be enacted to protect residents in the relocation process, and a state-certified appraiser to do an in-place market analysis of the value which could be paid for each mobile home park units. A public hearing must be held on the Park closure.

In light of the above, staff prepared the RIR for Board approval. Long-term choices available to the BCHA Board with respect to the Park are: (a) defer the matter, continue to subsidize the Park, and further exhaust BCHA's reserves and utilizing the City's General Funds; or (b) adopt the RIR and separately explore selling or closure of the Park.

Staff previously performed a fiscal analysis of considering rent increases to cover the financial gap, although BCHA estimates that it would take an increase average of more than \$1,500.00 per unit to get up to the break-even level, and by state law rental increases are limited to no more than a ten percent annual increase;

C. BACKGROUND

The Bell Mobile Home and RV Park is a 151-space of which 115 spaces are leased at this residential mobile home park situated on real property located on 4874 E. Gage Ave. in Bell, CA.

In 2005, BCHA issued \$20,790,000 of Lease Revenue Refunding Bonds in part for purposes of refinancing the 1995 acquisition of the Park. At that time, the City had a Redevelopment Agency that was required to set aside 20 percent of its revenue for housing. The State Legislature ended redevelopment agencies by ABX1-26, effective February 1, 2012, and BCHA lost a \$500,000 - \$600,000 annual revenue stream. The bonds were secured by the BCHA rental properties, the clubhouse at Veterans' Memorial Park, and Ernest Debs Park.

The bonds are scheduled for repayment in 2036, and BCHA rental revenues are dedicated to bond repayment and BCHA expenses. The bonds require a 15 percent contingency reserve. If rental revenues decline or remain stagnant, the City's General Fund reserves are required to subsidize BCHA.

D. DISCUSSION

1. Park Economics

The BCHA fund has been operating in a structural deficit annually for several years, often times depleting reserve funds to cover these deficits. In recent years the deficit has risen significantly to an unsustainable level, for which, the fund has reached a point of fiscal unsustainability and has only been able to use its remaining reserves and one-time funds from the proceeds of land sale. There are a number of contributing factors to this structural deficit, including: rental delinquencies estimated at approximately \$470,000, significant maintenance repairs and increasing annual operating costs associated with insurance, personnel and utilities.

Below are summaries showing when a General Fund subsidy is projected.

The Table Below list the Projection of Deficits over the past 4 Years

FY25-26				
	BMHP	FVMHP	Scattered Properties	Totals
Revenue	963,214.17	1,036,516.04	327,824.50	2,327,554.71
Operating Expense	1,163,012.24	1,382,218.42	413,951.44	2,959,182.10
Diff Rev vs. Exp	(199,798.07)	(345,702.38)	(86,126.94)	
Salaries & Benefits				271,043.14
Debt Service				1,284,750.00
Total Oper. Expenses				4,514,975.24
	Short-fall			(2,187,420.53)
FY24-25				
	BMHP	FVMHP	Scattered Properties	Totals
Revenue	995,160.99	1,119,566.68	358,706.67	2,473,434.34
Operating Expense	858,216.81	905,990.20	374,717.39	2,138,924.40
Diff Rev vs. Exp	136,944.18	213,576.48	(16,010.72)	
Salaries & Benefits				565,875.06
Debt Service				1,284,750.00
Total Oper. Expenses				3,989,549.46
	Short-fall			(1,516,115.12)
FY23-24				
	BMHP	FVMHP	Scattered Properties	Totals
Revenue	1,000,650.58	1,049,295.47	431,291.13	2,481,237.18
Operating Expense	673,789.46	789,088.98	329,189.01	1,792,067.45
Diff Rev vs. Exp	326,861.12	260,206.49	102,102.12	
Salaries & Benefits				514,431.87
Debt Service				1,288,500.00
Total Oper. Expenses				3,594,999.32
	Short-fall			(1,113,762.14)
FY22-23				
	BMHP	FVMHP	Scattered Properties	Totals
Revenue	1,031,734.58	1,158,649.40	458,001.38	2,648,385.36
Operating Expense	623,526.58	607,026.45	274,377.47	1,504,930.50
Diff Rev vs. Exp	408,208.00	551,622.95	183,623.91	

BCHA's mandate to develop affordable housing in the community is a worthy and necessary goal, and there is a role for BCHA in developing new affordable housing. The operation of BCHA as an owner and landlord of properties, however, places a financial risk upon the City's General Fund that will lead to reduced services for the entire community. BCHA must reduce its risk as a landlord, while still using BCHA resources to develop affordable housing that will not place BCHA or the General Fund in a position of fiscal instability or bankruptcy in the future.

2. RIR Mitigation Recommendations

This RIR is required by the State of California Government Code and the MRL. The RIR's purpose is to report on the impact of a proposed Park closure or conversion upon the residents of the Park. ***Approval of the RIR does not mean the Park will close or be subject to conversion.*** The Board must make that determination in a separate action.

In order to prepare this Report, OPC reviewed resident data provided by the owners and conducted a comprehensive study of mobile home park resources and other replacement housing resources. Consistent with the MRL and the Government Code, this RIR presents recommendations concerning the mitigation of relocation impacts associated with the closure of the Park if occurs.

The RIR's proposed mitigation proposed in the RIR address all applicable legal requirements. There are three sets of mitigation measures: One set applies to those situations where it is feasible to relocate the mobile home; another set applies when it is not feasible to relocate the mobile home; and a third applies to non-owner tenants of the mobile home.

a. Home Relocation

When it is feasible to relocate the mobile home, the proposed mitigation measures would include the following:

1. Reimbursement for the actual cost to relocate the mobile home, including without limitation, to disassemble, transport, reassemble, and level the mobile home and all legal accessory structures (awnings, skirting, porches, storage structures, etc.) to another mobile home park within 50 miles of the Park.
2. Full replacement cost of any items damaged during the move, substantiated by receipts or appraisals from a licensed appraiser.
3. Transportation of the home by a licensed, bonded, and insured mover, who will disconnect and reconnect all utilities and obtain all required permits.
4. Compensation to install improvements, if required at the new park, such as new steel supporting piers, skirting, and/or landscaping.
5. Payment of temporary lodging and food expenses or daily living expenses, if the mobile home relocation results in the homeowner being displaced over one or more days, limited to current housing and per diem rates for Los Angeles

County at the time of displacement and a reasonable number of days as approved by the Owner.

6. Payment of moving costs associated with moving all personal property, allowance to be determined based on the most current federal fixed move schedule for the State of California and the size of the mobile home and/or based on professional mover bids, including packing and unpacking, if selected by the resident.

7. A 3 ½ years (42-month) space rent differential payment, if the monthly space rental rate in the replacement mobile home park (not to exceed the space rental rate of comparable space rent as determined by the Owner) is greater than the current space rental rate at the Park.

8. Payment for necessary modifications to the mobile home to accommodate a handicapped or disabled person to comply with decent safe and sanitary requirements.

9. Services of a relocation specialist to assist owners through aspects of the relocation to include, but not be limited to, an explanation of options and relocation assistance program details, identifying replacement units, coordinating moving arrangements and payment of benefits, and additional services as described on pages 13-17.

10. Payment of a one-time required park entrance fee.

b. Assistance in Lieu of Home Relocation

In the second case, when it is not feasible to relocate the mobile home, the proposed mitigation measures include:

1. Payment to the mobile homeowner for the appraised in-place market value of the dwelling and all associated fixed property as determined by the qualified appraiser, GW Appraisal Services, pursuant to a Purchase Agreement.
2. Reimbursement of eligible non-recurring closing costs associated with selling the Park unit to the Owner.
3. Payment of moving costs associated with moving all personal property, allowance to be determined based on the most current federal fixed move schedule for the state of California and the size of the displacement dwelling and/or professional mover bids, including packing and unpacking, if selected by the resident.
4. For owners that elect to purchase replacement housing (25 CCR §§6102, 6112(c)(5)(A)-(B)), a Price Differential Payment equal to the difference between the purchase price of a comparable replacement dwelling or the

actual cost of the replacement dwelling, whichever is less, and the amount paid by the Owner for the Park unit (paragraph 1 above).

5. For owner-occupants that elect to purchase replacement housing (25 CCR §6102, 6112(c)(5)(A)-(B)), a Mortgage Interest Differential Payment will be provided if there is an existing mortgage or loan on the Park unit and the owner-occupant cannot secure the same interest rate or a lesser interest rate on financing used to purchase the replacement dwelling.
6. For owner-occupants that elect to purchase replacement housing (25 CCR §6102, 6112(c)(5)(A)-(B)), non-recurring closing costs related to the purchase of a replacement dwelling will be reimbursed to the owner-occupant.
7. For owner-occupants who elect to rent rather than purchase replacement housing (25 CCR §6104, 6112(c)(5)(C)), a rent differential payment (in accordance with section 6104). In calculating this payment, where an owner-occupant elects to rent a replacement manufactured home or mobile home and site, the average monthly rental shall equal the economic rent for the manufactured home or mobile home plus the actual rent for the site.
8. Services of a relocation specialist to assist owners through aspects of the relocation to include, but not be limited to, explaining options and relocation assistance program details, identifying replacement units, coordinating moving arrangements and payment of benefits, and additional services as described on pages 13-17.
9. Upon receiving title to the dwelling pursuant to a purchase agreement, the owner will pay for the cost of disposing of the dwelling.

c. Tenant Assistance

In addition to these payments and support for owners of mobile home units, non-owner, tenant occupants will be eligible for the following assistance:

1. Payment of moving costs associated with moving all personal property, allowance to be determined based on the most current federal fixed move schedule for the state of California and the size of the displacement dwelling and/or professional mover bids, including packing and unpacking, if selected by the resident;
2. Each tenant household will receive a rent differential payment if the monthly rental rate of the replacement dwelling (not to exceed the rental rate of a comparable dwelling as determined by the Owner) is greater than the current rental rate at the Park. The rent differential payment will be calculated based on 3 ½ years (42 months) of assistance. This payment may also be converted to Down Payment Assistance to be applied toward the purchase of a comparable replacement dwelling; and

3. Services of a relocation specialist to assist owners through aspects of the relocation to include, but not be limited to, explaining options and relocation assistance program details, identifying replacement units, coordinate moving arrangements and payment of benefits, and additional services as described on pages 13-17.

BCHA Options and Staff Recommendations

Since 2013 , BCHA has been aware that it was operating very close to structural deficits based on expenses vs. revenues; that is compounded by significant maintenance and infrastructure repairs; continuing decline in revenues and increasing operational costs would create an unbalanced operating budget and require the use of reserve funds and/or the use of City's General Fund. Now more than 13 years later, BCHA has consistently operated with a structural deficit utilizing reserves and any one-time revenue to cover deficits; however, that budget practice has led to fiscal instability and insolvency that will negatively impact the City's General Fund. Based on these facts, staff believe there are only two via options for the Board to consider:

1. No Action Alternative: This is essentially the path BCHA operated under since 2013, which is no longer fiscally sustainable. It is very difficult for a public agency to manage a mobile home park and increase revenues to maintain infrastructure and cover the costs of deferred maintenance. This option would create a significant exposure to the City's General Fund immediately with the liabilities and costs associated with this non-action.
2. Sell/Closure of the Parks Subject to Providing Benefits in the RIR: Under this option BCHA would evaluate a Buyer that would be able to propose a change in use but would be required to provide all the relocation mitigation measures provided in the RIR in the event of closure of the Park. Also, if the parks are sold, the City's priority is to facilitate the production of new affordable housing for families and senior citizens. If the closure did not occur within five (5) years, a new RIR would be required to be approved by the City. Also, ta6 months' notice to residents is required for an intended closure of the Park.

Notwithstanding the above discussion, the purpose of this discussion is to recommend the Board review and approval of the RIR. ***Staff is not recommending an immediate closure of the park, only approval of the RIR.***

Conclusion

For the reasons stated above, staff recommend that the Mayor and City Council approve the RIR for Gage Mobile Home Park. This approval will guarantee that residents of Gage Mobile Home Park will receive their financial assistance if the park is sold or closed in the future.