



GENERAL INFORMATION NOTICE

December 1, 2023



The purpose of this letter is to inform you that **Falkenberg Gilliam & Associates (FGA/Owner's Representative)** is working on plans to renovate Westminster Towers, the building you occupy at 1112 7th Street in Santa Monica, California. Construction is expected to begin in April 2024.

The improvements cannot be performed without temporary relocation of residents and we estimate that the temporary housing period will be approximately 10-12 weeks.

FGA realizes that relocation during any move including post COVID-19 pandemic is stressful for everyone, and specifically for seniors or residents at higher risk for infection. We understand that you may have health or safety concerns that are particularly sensitive during this time. Every effort will be made to provide reasonable accommodation for your specific relocation needs so that health and safety concerns are resolved to your satisfaction.

This is NOT a notice to vacate the premises; this notice is to inform you that, during this renovation, you will NOT be required to move permanently. Therefore, we urge you not to move. If you do elect to move for reasons of your choice, you will not be eligible for relocation assistance. Upon completion of the rehabilitation, you will be able to lease and occupy your present apartment or another suitable, decent, safe and sanitary apartment in the same building under reasonable terms and conditions.

Although FGA does not foresee any impact to your apartment in the immediate future, we want to help you understand all your rights and answer any project related questions you might have. To begin this conversation, FGA has scheduled a tenant meeting for you to attend on

Wednesday, December 6, 2023
at 3:00 PM
at the Westminster Towers Community Room

FGA has retained the professional firm of LACAL Consulting, Inc. (LACAL) to represent them and assist in the relocation process. It will be necessary for LACAL representatives to meet with each family/household to conduct an interview and obtain the information required to determine your relocation needs. Since you are required to temporarily relocate, you will be provided advisory services, including





information about replacement housing options, and a reasonable advance written notice of the date you will be required to relocate. The relocation will be between 10 to 12 weeks as noted earlier in this notice.

LACAL relocation consultants plan to begin the interview process immediately following the tenant meeting on **December 6, 2023**. Please call their office if there are any questions about this letter, or if you would prefer to set a convenient time for the interview. The toll-free office number is **(800) 345-5520** and Natasa Lenic ext. 1001 and Julia Miranda ext. 1002 are the lead consultants on this project.

Please remember: **This is not a notice to vacate the premises.** This letter is important and should be retained.

Sincerely,

Bahram Badiyi, Project Director
Falkenberg Gilliam & Associates

CC:

Bart Young, CEO

Charles Eldred, Director of Property Management and Maintenance

Hillary Tucker, Director of Operations

<i>Tenant Acknowledgement: This notice is to inform you of your rights under Federal and State law. If the Owner proceeds with the Rehabilitation Project and you are temporarily relocated for the Project, you may be eligible for relocation assistance under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA), as amended; the California Relocation Assistance Law (Sec 7260 et seq. of the California Government Code); and Handbook 1378 of the US Department of Housing and Urban Development (HUD). All residents are expected to adhere to the terms and conditions of their Lease and House Rules to qualify for relocation assistance.</i>	
I was personally contacted by the LACAL representative, and I have been given a copy of this notice.	
Received by:	Delivered date/by:
Claimant signature:	Posted on/by: Property Manager 12/1/23
Date:	Mailed on/Receipt received:

NOTE: this is your copy of the notice; LACAL will obtain signatures for the relocation file at the personal meeting with you.