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Resolution Number 00-0851

County of Sonoma
Santa Rosa, California

Sonoma County Community
Development Commission
Santa Rosa, California

July 11, 2000
PRR99-4.1

CONCURRENT RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SONOMA AND THE SONOMA COUNTY COMMUNITY DEVELOPMENT COMMISSION, IN ITS CAPACITY AS GOVERNING BODY OF THE SONOMA COUNTY COMMUNITY REDEVELOPMENT AGENCY, ESTABLISHING AN ONGOING ELECTED CITIZENS OVERSIGHT COMMITTEE AND SET FORTH CERTAIN DIRECTIONS FOR THE IMPLEMENTATION OF THE RUSSIAN RIVER REDEVELOPMENT PLAN

WHEREAS, the Sonoma County Board of Supervisors (the "Board"), as the legislative body of the County of Sonoma (the "County"), is about to consider introduction for first reading of an ordinance to adopt the Redevelopment Plan for the Russian River Redevelopment Project (the "Plan"), which has been prepared by the Sonoma County Community Development Commission (the "Commission"), as the governing body of the Sonoma County Community Redevelopment Agency (the "Agency"), and which authorizes a program of redevelopment (the Redevelopment Program") for the Russian River Redevelopment Project Area (the "Project Area"); and

WHEREAS, through extensive community input and their own assessment of the need for local involvement and control, the Board and the Commission have determined that it is essential that a representative and elected citizens oversight committee (the "Oversight Committee") be established, consisting of home owners, businesses and renters living in or serving the Project Area, to provide the Commission and the Board with meaningful ongoing input and guidance regarding implementation of the redevelopment program pursuant to, and throughout the duration of, the Plan; and

WHEREAS, the attached Exhibit A sets forth the composition, method of selection through a community-based election process, and continuing role, of the Oversight Committee; and

WHEREAS, the Board and the Commission desire to establish certain other directions for the implementation of the Plan, including implementation of recommendations provided by the Sonoma County Planning Commission in its Resolution Number 00-0013, dated April 27, 2000.

NOW THEREFORE BE IT RESOLVED that the board and the Commission hereby authorize and direct as follows:

1. The Oversight Committee is hereby established, and is authorized and directed to

participate in the implementation of the Plan throughout the Plan's duration, in the manner set forth in the attached Exhibit A (which is incorporated in this Resolution by this reference). The Executive Director of the Commission is authorized and directed to implement the actions called for in Exhibit A to form the Oversight Committee, and thereafter to cooperate with and assist the Oversight Committee in the manner called for in Exhibit A. The Oversight Committee will have the duties and responsibilities as provided in this resolution and Exhibit A.

2. Without limiting the terms of Exhibit A, the Commission shall not implement a Project without the affirmative recommendation of the Oversight Committee that the Project be implemented. As used in this Resolution and the attached Exhibit A, a "Project" means an action of the Commission to undertake any of the following:
 - a. the acquisition, construction, rehabilitation or demolition of any public improvement or public facility or the provision of financial assistance for any of the foregoing;
 - b. the acquisition or disposition of any public or private property;
 - c. the execution of an owner participation agreement, disposition and development agreement, loan agreement or other agreement with a property owner, developer or other entity involving any form of redevelopment financial or other assistance (except as limited by subparagraph d. of this Section 2); or
 - d. the approval of a program of redevelopment financial assistance (including loans, grants, guarantees or other financial assistance) intended to be made available to a class of qualifying recipients in accordance with adopted program guidelines or standards, such as a commercial rehabilitation loan program, a home ownership or rental housing rehabilitation loan or grant program, or a first-time home buyer affordable housing assistance program; provided that for a Project of the type described in this subparagraph d., an affirmative Oversight Committee recommendation must be obtained with respect to the overall program design a., set forth in program guidelines or standards, and not with respect to each individual loan, grant or other assistance to an individual recipient following adoption of the program guidelines or standards.

The Commission may choose not to implement a Project that is affirmatively recommended by the Oversight Committee due to budgetary or other considerations.

3. As part of its initial tasks and functions the Oversight Committee is requested to: (a) review and provide advice to the Commission on any appropriate revisions to initial five-year implementation plan for the Redevelopment Program (as set forth in Section VI of the Report on the Plan dated March 2000), including advice regarding the focusing of redevelopment affordable housing funds to assist housing units affordable to low and very low income households; and (b) begin to develop community design standards and/or guidelines for the Project Area working with Commission and County Permit and Resource Management

Department staff.

4. Unless and until otherwise recommended by the Oversight Committee, redevelopment affordable housing funds should be primarily focused on assistance to low and very low income households and on housing rehabilitation efforts. Commission staff with the input or the Oversight Committee, is directed to establish community outreach mechanisms in connection with affordable housing programs supported by redevelopment funding to assure that all allocated affordable housing program funds are actually used.
5. Redevelopment assistance for water conservation activities, in conjunction with local responsible agencies, should be designed to commence as soon as possible, consistent with recommendations of the Oversight Committee and Commission staff.
6. In order to alleviate financial and operational problems facing fire districts in the County, the Board will seek to implement, in cooperation with the applicable fire districts, any feasible recommendations from the evaluation of fire district operational and financial needs that the Board has offered to fund.
7. Commission staff; with the cooperation of the Oversight Committee and the applicable school districts, is directed to monitor and quantify any adverse impacts on schools of redevelopment-assisted activities and to develop for Commission and/or Board action any appropriate mitigation measures in addition to those already adopted by the Board and the Commission by resolution approved simultaneously with this Resolution.
8. In implementing the prohibitions on the Agency's eminent domain authority as set forth in Part VI, Section B.1.a of the Plan, eminent domain shall not be undertaken with respect to any residential structure that has been occupied for one or more months during the prior twelve month period and that continues to be available for residential occupancy, even if the structure is not occupied at a particular point in time.

BE IT FURTHER RESOLVED that this Resolution shall take immediate effect upon adoption.

SUPERVISORS/COMMISSIONERS:

CALE aye KERNS absent SMITH aye KELLY no REILLY aye

AYES 3 NOES 1 ABSTAIN _____ ABSENT 1

SO ORDERED.