

**COUNTY OF SONOMA
AGENDA ITEM
SUMMARY REPORT**

Clerk of the Board Use Only
Meeting Date
//____
Agenda Item No:

Department: Community Development Commission

() 4/5 Vote Required

Contact:
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Board/Commission
Date: 10/6/09

Deadline for Board/Commission
Action: 10/13/09

AGENDA SHORT TITLE:

Residential Anti-Displacement and Relocation Assistance Plan and Housing Replacement Plan for Fife Creek Commons.

REQUESTED BOARD/COMMISSION ACTION:

Concurrent Resolution of the Board of Supervisors of the County of Sonoma and the Sonoma County Community Development Commission (Commission), in its capacity as the governing body of the Sonoma County Community Redevelopment Agency, adopting the Residential Anti-Displacement and Relocation Assistance Plan and the Replacement Housing Plan for Fife Creek Commons, Guerneville, CA.

CURRENT FISCAL YEAR FINANCIAL IMPACT

EXPENDITURES

ADDNL. FUNDS REQUIRING BOARD APPROVAL

Estimated Cost

Contingencies \$
(Fund Name:)

Amount Budgeted

Unanticipated Revenue \$
(Source:)

Other Avail Approp
(Explain below)

Other Transfer(s) \$
(Source:)

Additional Requested:

Add'l Funds Requested: \$

Explanation (if required):

Prior Board/Commission Action(s):

- 8/28/07: Commission approved an \$890,000 Redevelopment Low/Mod Housing fund loan to FCC.
- 8/28/07: Board approved a \$1,110,000 County Fund for Housing (CFH) loan to FCC.
- 5/05/09: Board adopted and certified the Mitigated Negative Declaration and Mitigation Monitoring Program.
- 5/05/09: Board approved a General Plan Amendment and Rezone for FCC.
- 5/12/09: Board adopted the FY 2009-10 Consolidated Plan – One Year Action Plan allocating \$187,969 in HOME-CHDO funds to FCC.
- 8/4/09: Commission approved a \$1,175,000 Redevelopment Low/Mod Housing Fund loan to FCC.
- 8/4/09: Board approved a \$1,465,000 CFH loan, a \$750,000 CFH-HELP short-term loan, and a \$470,000 CFH contingency loan to FCC.

Alternatives - Results of Non-Approval: BHDC's Fife Creek Commons would not be in compliance with California Community Redevelopment Law requirements.

Background: [Residential Anti-Displacement and Relocation Assistance Plan and Replacement Housing Plan on file with Clerk of Board.]

California Community Redevelopment Law (CRL), California Relocation Assistance Law, and the California Relocation Assistance Guidelines and Real Property Acquisition Guidelines require that a relocation plan be prepared when families and persons will be temporarily or permanently displaced from housing facilities. In addition, the CRL requires that a housing replacement plan be prepared when dwelling units housing persons and families of low- or moderate-income are destroyed or removed, as a result of Redevelopment-assisted activities. Burbank Housing Development Corporation (BHDC), and Community Housing Sonoma County (CHSC), (hereinafter, 'Developers'), are developing Fife Creek Commons, a rental housing, redevelopment-assisted project within the Russian River Redevelopment Project Area, that will result in the permanent displacement of the residents of a 13-unit rental complex generally known as the Imperial Lodge. The Developers currently own the project site and intend to demolish those residential dwelling units and to construct a new forty-eight (48) unit multi-family, affordable residential development in its place. At this time, it is not known which of the current Imperial Lodge tenants may relocate to the new Fife Creek Commons development, and which may relocate to other areas.

Drafts of the proposed Anti-Displacement and Relocation Assistance Plan and the proposed Housing Replacement Plan (Plans) for the Fife Creek Commons rental project were prepared by Overland, Pacific & Cutler, Inc. ("OPC"), a consulting firm specializing in providing relocation assistance consulting services. A Public Notice was published in the Press Democrat on August 26, 2009, announcing that both Plans were available for review and comment at the offices of the Sonoma County Community Development Commission (Commission), 1440 Guerneville Rd., Santa Rosa and the Sonoma County Library located at 14107 Armstrong Woods Rd., Guerneville, CA. Public comments on the Plans could be submitted to the Commission through September 25, 2009. In addition, a letter was mailed to the current residents of the Imperial Lodge on August 24, 2009, informing them that the Relocation Plan was available for review and comment at the office of the property's manager, D&G Property Management.

The Relocation Plan provides the results of a needs assessment survey and details of the Developers' proposed relocation program. This Plan sets forth policies and procedures necessary to conform with federal statutes and regulations established by the Uniform Relocation Act (46 U.S.C. § 4600 et seq.), its implementing regulations (49 C.F.R. Part 24) and other requirements and regulations of the applicable funding sources such as Section 104(d) of the Housing and Community Redevelopment Act of 1974, the State of California Relocation Assistance and Real Property Acquisition Guidelines, California Code of Regulations (CCR's), and the County of Sonoma's policies and procedures.

Background continued next page:

Attachments: Concurrent Resolution

On File With Clerk:

1) Residential Anti-Displacement and Relocation Assistance Plan; 2) Replacement Housing Plan.

CLERK OF THE BOARD USE ONLY

Board/Commission Action (If other than "Requested")

Vote:

Background continued:

The Housing Replacement Plan has been prepared to determine the impact of, and be in compliance with, the requirements for replacement housing contemplated under the California Redevelopment Law (CRL) found at Section 33413 of the State Health and Safety Code. CRL requires that whenever dwelling units for low- or moderate-income persons are destroyed, an equal number of replacement dwelling units must be developed within four years. The 48 new affordable units being developed at Fife Creek Commons will be used to meet this requirement upon their completion.

The attached Concurrent Resolution approves the proposed Anti-Displacement and Relocation Assistance Plan, and the proposed Housing Replacement Plan for the Fife Creek Commons.