

Resolution No. _____

Date: _____

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.

WHEREAS, on July 11, 2000, the Sonoma County Board of Supervisors (Board) established the Russian River Redevelopment Project Area; and

WHEREAS, on August 28, 2007, the Community Development Commission (Commission) approved an \$890,000 Redevelopment Low/Mod Housing fund loan to Burbank Housing Development Corporation (BHDC) to pay a portion of the site acquisition cost of Fife Creek Commons (formerly known as Guerneville Fifth and Mill and sometimes referred to in this Resolution as "FCC"), located at 14119 Mill Street and 16312 5th Street in Guerneville (Property); and

WHEREAS, on August 28, 2007, the Board approved a \$1,110,000 County Fund for Housing (CFH) loan to BHDC to pay a portion of the site acquisition and predevelopment costs of FCC; and

WHEREAS, on May 5, 2009, the Board adopted and certified the Mitigated Negative Declaration and Mitigation Monitoring Program for Fife Creek Commons in compliance with the requirements of CEQA; and

WHEREAS, on August 4, 2009, the Commission approved a \$1,175,000 Redevelopment Low/Mod Housing fund loan to BHDC for FCC; and

WHEREAS, on August 4, 2009, the Board approved a \$1,465,000 CFH loan, a \$750,000 CFH-HELP loan and a \$470,000 CFH contingency loan to BHDC, and

WHEREAS, development of FCC will require the permanent displacement of thirteen low income households now residing on the property and the demolition of the thirteen existing housing units; and

WHEREAS, California Community Redevelopment Law (CRL) and related statutes and guidelines require that a relocation plan be prepared when families and persons will be temporarily or permanently displaced from housing facilities, and 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; and

WHEREAS, a Residential Anti-Displacement and Relocation Plan, and a Replacement Housing Plan have been prepared for Fife Creek Commons; and

WHEREAS, a Public Notice published in the Press Democrat on August 26, 2009 announcing that both Plans were available for review and comment at both the offices of the Commission and the Sonoma County Library until September 25, 2009; and

WHEREAS, letters were mailed to the current residents of the existing thirteen residential units on August 24, 2009 informing them that the Residential Anti-Displacement and Relocation Plan was available for review and comment at the office of D&G Property Management, the manager of the property, and

WHEREAS, no comments were received during the review period.

NOW, THEREFORE, BE IT RESOLVED that:

1. The foregoing recitals are true and correct.
2. The Board of Supervisors hereby approves the Residential Anti-Displacement and Relocation Plan for Fife Creek Commons in compliance with the requirements of the California Relocation Assistance and Real Property Acquisition Guidelines (25 California Code of Regulations Section 6038)..
3. The Community Development Commission hereby approves the Replacement Housing Plan for Fife Creek Commons in compliance with the requirements of the CRL (Health and Safety Code Section 33413.5).

SUPERVISORS / COMMISSIONERS:

BROWN____KERNS____ZANE____CARRILLO____KELLEY_____

AYES____NOES____ABSTAIN____ABSENT_____

SO ORDERED.