

PLACER COUNTY
REDEVELOPMENT AGENCY

MEMORANDUM

TO: Honorable Members of the Redevelopment Agency Board
FROM: Richard E. Colwell, Chief Assistant CEO-Redevelopment Director *REC Colwell*
James LoBue, Deputy Director
DATE: October 20, 2009
SUBJECT: Adopt a Resolution Approving the Relocation Plan for Eligible Tenants and the Replacement Housing Plan for 325, 348, and 385 Deer Street, 265 Fox Street, and 200 Chipmunk Street, Kings Beach, CA, and Authorize the Chief Assistant CEO-Redevelopment Director or Designee to Sign all Related Documents and Issue Relocation Benefits Pursuant to the Approved Relocation Plan.

ACTION REQUESTED

Adopt a resolution approving the Relocation Plan for eligible tenants and the Replacement Housing Plan for 325, 348, and 385 Deer Street, 265 Fox Street, and 200 Chipmunk Street, Kings Beach, CA, and authorize the Chief Assistant CEO-Redevelopment Director or designee to sign all related documents and issue relocation benefits pursuant to the approved Relocation Plan.

BACKGROUND

On March 31, 2008, the Redevelopment Agency (Agency) acquired the properties at 325, 348, and 385 Deer Street, 265 Fox Street, and 200 Chipmunk Street, Kings Beach, CA (Sites). Pursuant to California Health and Safety Code Section 33410 et seq. (Law), the Agency is required to provide relocation assistance and benefits to eligible tenants who will be required to be displaced in order to redevelop the Sites.

The Agency hired Overland, Pacific & Cutler, Inc., a consulting firm specializing in relocation, to determine the availability of housing units for relocation, determine the needs of the residents, and estimate the cost of relocation benefits. The consultant provided this information in the attached Relocation Plan. To prepare the Relocation Plan, the relocation consulting firm surveyed and interviewed residents of the existing occupied units. Twenty-eight households of the then thirty-one occupied units participated in the survey and interview process. The residents that are eligible for relocation benefits were given a copy of the draft Relocation Plan.

Pursuant to Section 33413 et seq. of the Law, a housing unit covered under an agreement with the Agency which may lead to the destruction or removal of the housing unit, may not be destroyed or removed from the housing market until the Agency has adopted a replacement housing plan. Replacement housing units are required to be constructed within four years from the date the units are removed or destroyed.

The Replacement Housing Plan identifies the replacement units which will be provided by the Kings Beach Housing Now project, which will be implemented by a partnership between the

Agency and Domus Development, LLC. The Agency anticipates demolishing the Deer Street sites beginning in the summer of 2010. The Agency executed an Exclusive Right to Negotiate Agreement with Domus Development, LLC on July 23, 2007 which includes an option for Domus Development, LLC. to construct seventy-seven affordable units on the Sites. The Agency anticipates that Domus Development, LLC will construct the new units in phases beginning with Deer Street.

FISCAL IMPACT

The Agency has sufficient North Lake Tahoe Redevelopment Project Area tax increment funds budgeted to cover the relocation benefit expenses. There will be no impact on the County's General Fund.

ENVIRONMENTAL STATUS

Pursuant to CEQA Guidelines section 15180, the proposed action to approve the Relocation and Replacement Housing Plans is an activity taken in furtherance of the North Lake Tahoe Redevelopment Project Area plan adopted by this Board and the EIR certified for the same. The actual future demolition of the Site structures and the construction of replacement units will be subject to separate environmental review at such future time as the demolition and construction plans are ready to proceed.

RECOMMENDATION

Adopt a resolution approving the Relocation Plan for eligible tenants and the Replacement Housing Plan for 325, 348, and 385 Deer Street, 265 Fox Street, and 200 Chipmunk Street, Kings Beach, CA, and authorize the Chief Assistant CEO-Redevelopment Director or designee to sign all related documents and issue relocation benefits pursuant to the approved Relocation Plan.

Attachment: Resolution
Relocation Plan
Replacement Housing Plan

RELOCATION PLAN AND
REPLACEMENT HOUSING PLAN
ON FILE FOR REVIEW ONLY
AT THE CLERK OF THE BOARD

**Before the Placer County
Redevelopment Agency Board of Directors
County of Placer, State of California**

In the matter of:

Approving the Relocation Plan for Eligible Tenants and the Replacement Housing Plan for 325, 348, and 385 Deer Street, 265 Fox Street, and 200 Chipmunk Street, Kings Beach, CA, and authorizing the Chief Assistant CEO-Redevelopment Director or designee to sign all related documents and issue relocation benefits pursuant to the approved Relocation Plan

Resol. No:.....

Ord. No:.....

First Reading:

The following Resolution _____ was duly passed by the Redevelopment Agency Board of the County of Placer at a regular meeting held _____,

by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Attest:
Clerk of said Board

Chair, Agency Board

WHEREAS, by Ordinance No. 4753-B adopted on July 16, 1996, the Board of Supervisors of the County of Placer adopted the Redevelopment Plan for the North Lake Tahoe Redevelopment Project Area (Redevelopment Plan) pursuant to Community Redevelopment Law, Section 33490 of Part I of Division 24 of the Health and Safety Code of the State of California (Law);

WHEREAS, the Redevelopment Agency of the County of Placer (Agency) is vested with responsibility pursuant to the law to implement the Redevelopment Plan in the North Lake Tahoe Redevelopment Project Area;

WHEREAS, the Agency purchased the property at 325, 348, and 385 Deer Street, 265 Fox Street, and 200 Chipmunk Street, Kings Beach, CA on March 31, 2008 (Sites);

WHEREAS, Agency assistance in acquisition of the Sites, and potential relocation and/or demolition is provided for in Sections 313, 316, and 332 of the Redevelopment Plan;

WHEREAS, the Agency Board adopted Relocation Guidelines in conformance with State of California Relocation Law on November 27, 2007;

WHEREAS, Section 33410 and 33411 of the Law require the Agency to approve a relocation plan and provide relocation assistance and benefits to eligible residential and business tenants that are either permanently or temporarily displaced;

WHEREAS, the Agency has prepared a Relocation Plan pursuant to the Law which is on file with the Clerk of the Agency Board;

WHEREAS, it is the intent of the Agency to demolish the structures on the Sites;

WHEREAS, Section 33413 et. seq. of the Law requires the Agency to approve a Replacement Housing Plan when Agency acquisitions would lead to the destruction or removal of dwelling units from the low- and moderate-income housing market; and

WHEREAS, pursuant to CEQA Guidelines section 15180, the proposed action to approve the Relocation and Replacement Housing Plans is an activity taken in furtherance of the North Lake Tahoe Redevelopment Project Area plan adopted by this Board and the EIR certified for the same.

NOW, THEREFORE, BE IT RESOLVED that the Agency Board hereby finds and determines:

1. All evidence presented has been duly considered, the findings, including environmental findings, regarding this action as stated in the staff report that accompanies this resolution are approved.
2. The Relocation Plan for eligible tenants of the Sites is approved and adopted.
3. The Replacement Housing Plan for the Sites is approved and adopted.
4. The Chief Assistant CEO–Redevelopment Director and/or his designee is hereby authorized and directed to act on the Agency’s behalf on all matters pertaining to the approved and adopted Relocation Plan and Replacement Housing Plan including entering into agreement(s) with eligible tenants and payment of benefits to eligible tenants.
5. This resolution shall become effective immediately upon adoption.