

**SUBMITTAL TO THE BOARD OF DIRECTORS OF THE  
REDEVELOPMENT AGENCY  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



**FROM:** Redevelopment Agency

**SUBMITTAL DATE:**  
November 25, 2008

**SUBJECT:** RDA Resolution No. 2008-091, Adoption of the Relocation and Replacement Housing Plan for the Mecca Downtown Street Revitalization Project – District 4

**RECOMMENDED MOTION:** That the Board of Directors approve RDA Resolution Number 2008-091, Adoption of Relocation and Replacement Housing Plan for the Mecca Downtown Street Revitalization Project.

**BACKGROUND:** On November 25, 2008, Board adopted Resolution No. 2008-087 authorizing the acquisition from a portion of APN 727-212-001, (the "Property,") as part of the Mecca Downtown Street Revitalization Project (the "Project.") The Property consists of approximately 1,546 square feet, located on the northeast corner of Dale Kiler Road and Avenue 66 Road with the specific situs address of 65950 Dale Kiler Road in the unincorporated area of Mecca, in the County of Riverside; currently improved with a two-unit, tenant occupied, duplex affected by the Project. Tenants are required to relocate to decent, safe, and sanitary dwellings.

In compliance with statutory requirements, Relocation and Replacement Housing Plans have been prepared to better identify and address the needs of the displacees. It has been determined that there are sufficient replacement sites available to relocate all of the displaced households.  
(continued on Page 2)

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*Deanna Lorson*

Robin Zimpfer, Executive Director,  
By Deanna Lorson, Deputy Executive Director

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<b>FINANCIAL DATA</b>	Current F.Y. Total Cost: (estimated)	\$110,000	In Current Year Budget:	YES
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	NO
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2008/2009

**COMPANION ITEM ON BOARD OF SUPERVISORS AGENDA: NO**

<b>SOURCE OF FUNDS:</b> Desert Communities Project Area Redevelopment Capital Improvement Fund	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

**C.E.O. RECOMMENDATION:** APPROVE

BY: *Jennifer L. Sargent*  
Jennifer L. Sargent

**County Executive Office Signature**

FORM APPROVED COUNTY COUNSEL  
BY: MICHELLE CLACK  
DATE: 11/25/08

Departmental Concurrence

Dept' Recomm.:  Consent  Policy  
Per Exec. Ofc.:  Consent  Policy

Prev. Agn. Ref.: 11/25/08 Item #4.2      District: 4      Agenda Number: **4.5**

**BACKGROUND** (continued):

Relocation assistance, including eligible monetary benefits, will be provided to all displacees. The Agency is prepared to take the necessary actions to successfully relocate all displacees. Agency staff recommends approval of RDA Resolution No. 2008-091, Adoption of the Relocation and Replacement Housing Plan for the Mecca Downtown Street Revitalization Project.

1 **BOARD OF DIRECTORS**

**REDEVELOPMENT AGENCY**

2 **RDA RESOLUTION NO. 2008-091**  
3 **ADOPTION OF RELOCATION AND REPLACEMENT HOUSING PLAN FOR**  
4 **MECCA DOWNTOWN STREET REVITALIZATION PROJECT**  
5 **(Fourth Supervisorial District)**

6 **WHEREAS**, the Redevelopment Agency for the County of Riverside, ("Agency"),  
7 is a redevelopment agency duly created, established and authorized to transact  
8 business and exercise its powers, all under and pursuant to the provisions of the  
9 Community Redevelopment Law which is Part 1 of Division 24 of the California Health  
10 and Safety Code (commencing with Section 33000 et seq.); and

11 **WHEREAS**, on July 20, 1999, the Riverside County Board of Supervisors  
12 adopted Ordinance No. 795 approving the Redevelopment Plan, ("Plan"), for the Desert  
13 Communities Project Area, ("Project Area"); and

14 **WHEREAS**, pursuant to Section 33670 of the Health and Safety Code, the  
15 Agency began receiving tax increment from the Project Area and continues to receive  
16 annual tax increment revenue; and

17 **WHEREAS**, pursuant to Section 33391 of the Health and Safety Code, the  
18 Agency may acquire, within a survey area or for purposes of redevelopment, any  
19 interest in real property; and

20 **WHEREAS**, on November 25, 2008, the Board of Directors adopted RDA  
21 Resolution No. 2008-087, authorizing the purchase of 1,546 square feet, from a portion  
22 of APN 727-212-001, commonly known as 65950 Dale Kiler Road in Mecca("Subject  
23 Property"); and

24 **WHEREAS**, the Subject Property is located within the Project Area and is  
25 currently improved with 14 duplexes; and

26 **WHEREAS**, the acquisition of the Subject Property will require the displacement  
27 and removal of the low income tenant occupied duplexes; and

28 **WHEREAS**, the Agency is required to relocate the displaced tenants into decent,  
safe, and sanitary replacement dwellings; and

FORM APPROVED COUNTY COUNSEL  
BY: Michelle Clack 12/11/08  
DATE  
MICHELLE CLACK

1           **WHEREAS**, pursuant to Section 6038 of the State Guidelines (Title 25, Division  
2 1, Chapter 6, Sub-Chapter 1, Article 2) the Agency has prepared a Relocation Plan to  
3 address the current relocation needs associated with the acquisition of the Subject  
4 Property; and

5           **WHEREAS**, pursuant to Section 33413.5 of the Health and Safety Code the  
6 Agency has prepared a Replacement Housing Plan to address the destruction and  
7 removal of the two unit apartment building available to low-income households in the  
8 Mecca area; and

9           **WHEREAS**, it has been determined that there are sufficient replacement sites  
10 available to relocate the displaced households; and

11           **WHEREAS**, the Agency is prepared to take the necessary actions to successfully  
12 relocate the displaced household.

13           **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Board of  
14 Directors of the Redevelopment Agency for the County of Riverside, State of California,  
15 in regular session assembled on December 9, 2008, as follows:

16           1.       That the Board hereby finds and declares that the above recitals are true  
17 and correct.

18           2.       That in compliance with Sections 6012 and 6038 of the California Code of  
19 Regulations, Title 25, Division 1, Chapter 6, Subchapter 1, Article 1 and 2, and in  
20 accordance with Sections 33411 and 33411.1 of the California Health and Safety Code,  
21 and the California Relocation Assistance Law, Section 7260 et. Seq. of the California  
22 Government Code, the Redevelopment Agency for the County of Riverside approves  
23 and adopts the updated Relocation and Replacement Housing Plans for the Mecca  
24 Downtown Street Revitalization Project for the Desert Communities Project Area.

25           3.       Any public comments received have been reviewed and addressed with  
26 regards to the Relocation and Replacement Housing Plans.

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# **RELOCATION PLAN – Mecca Street Improvement Project, Mecca**

*Riverside County, California*

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## **“Mecca Street Improvement Project”**

### **INTRODUCTION**

As part of the revitalization plan for the community of Mecca, the Redevelopment Agency for the County of Riverside (“Agency”) is proposing to obtain streets right of ways within the unincorporated community of Mecca for the Mecca Street Improvement Project (the “Proposed Project”). On November 6, 2007, the Board of Directors of the Redevelopment Agency for the County of Riverside approved the final improvement scope that consist of comprehensive improvements to the downtown section of Mecca (see Exhibit “A”).

The Proposed Project requires an acquisition of approximately 1,546 square foot from a portion of Assessor’s Parcel Number 727-212-001, which is currently improved with a 14 unit apartment complex composed of four separate buildings located at 65950 Dale Kiler Road, Mecca. The Proposed Project also requires the acquisition and removal of a tenant occupied residential duplex of approximately 1,000 square feet. The property is located at 65950 Dale Kiler Road, Mecca. The Agency is actively engage in revitalization efforts in the unincorporated community of Mecca which consists of lighting and landscaping improvements; street widening and repaving; and construction of sidewalks, curbs and gutters.

The General Information Notice (“GIN”) (see Exhibit “B”) and the HUD Relocation Brochures (see Exhibit “C”) were delivered to the affected tenants on October 14, 2008, and tenants signed a delivery confirmation. The tenants are Spanish speakers and all contact and necessary paperwork has been conducted in both Spanish and English.

Tenants have been interviewed and their income amount has been verbally verified. The tenants have been certified eligible for relocation and no notices of displacement or non-displacement have been issued. This activity will take place in a timely manner after the adoption of the Relocation Plan by the Board of Directors of the Redevelopment Agency for the County of Riverside. Tenants will be relocated 90 days after the notices of displacement are issued.

### **Project Location/Description**

The Project area is generally defined as that portion of the Mecca town site located south of Avenue 65 Road, north of Avenue 66 Road, east of Lincoln Street, west of Home Street. APN 727-212-001 is located on the northeast corner of Dale Kiler Road and Avenue 66 Road with the specific site address of 65950 Dale Kiler Road in the unincorporated area of Mecca, in the County of Riverside.

# **RELOCATION PLAN – Mecca Street Improvement Project, Mecca**

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APN 727-212-001 is one legal parcel totaling approximately 32,670 square feet of land area, improved with a 14 unit multifamily complex. The site is rectangular in shape, land has frontage both on Avenue 66 Road and Dale Kiler Road.

The affected portion of APN 727-212-001 is on the southwest corner of the property. This proposed partial acquisition will make way for the proposed sidewalks, curbs and gutters along the south and east portion of the property.

## **Relocation Plan**

1. **Diagrammatic Sketch of the project area:** See Exhibit "D".
2. **Projected Dates of Displacement:** It is projected that the tenants will be displaced beginning in January 2009, and anticipated to be completed by April 2009. Tenants will be fully informed and noticed.
3. **Aggregate Relocation Needs/How Needs Will Be Met:**
  - a. **Method of Notification:** On October 14, 2008, the tenants currently on site were visited by a Spanish speaking representative and were given verbal and written notice (i.e. provided the General Information Notice, GIN) regarding the possibility that a portion of the site would be needed for a Redevelopment Project. Resident families received a copy of the HUD relocation benefits brochure, in Spanish and English. They were also provided a telephone number they could call to ask questions.
  - b. **Aggregate Relocation Needs:** The total aggregate relocation needs determined through resident interviews may change once the relocation action takes place depending on cost and availability of replacement housing and individual circumstances of the households to be relocated. Using current information provided by the residents and the average estimated current rental rate for replacement units, the total relocation need is estimated at \$110,000. The estimate was determined using the following information:
    - the number of persons in the housing unit
    - 2007 income and source of income and projected 2008 income
    - the previous and current rental rate and necessary utilities
    - a survey of comparable units and Fair Market Rents (FMRs) and utility allowance

# RELOCATION PLAN – Mecca Street Improvement Project, Mecca

*Riverside County, California*

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- a determination of the income group of the residents based on the 2008 Low Income Chart for the Riverside County published by HUD in February 2008.

Methodology: It was determined that:

- There are two affected households on the proposed partial acquisition that are eligible for relocation benefits
- The households are classified as low income. The households are eligible for moving expenses and utility hookup reimbursements.
- Household # one will need a three-bedroom unit.
- Household # two will need a four-bedroom unit.
- The current monthly expense reported by the tenants and the utility allowance was used for the computation of benefits.
- The current comparable rental rates for replacement units are \$1,300.00 for a three-bedroom and \$1,500.00 for a four-bedroom rental. The utility allowance is \$195.00 for a three-bedroom and \$213.00 for a four-bedroom home.

b. Specific Relocation Needs: There are two households to be relocated. Information specific to their income, housing needs, and estimated relocation benefits are confidential and have been submitted to Agency's officials. The information on those forms is not available to the general public and must only be used to determine the level of assistance needed by each household.

The income of the households is 23% for unit one and 46% for unit two of the AMI to a household considered "above moderate income" and replacement rentals homes with housing costs within their affordability range will be located.

4. Relocation Housing Resources: A preliminary Rental Unit Survey was conducted. At the time of the surveys there were about 22 vacant units. Further inquiries were not made at that time because the actual relocation of the households is not due to commence until January 2009 and available housing could be different.

5. Advisory Services: The Agency and its relocation specialist's staff will be available to the residents during the entire process. We will refer them to available housing, arrange for them to visit the sites and when needed, will provide transportation.

6. Relocation Payments and Payment Plan: This Relocation Plan will set forth three specific options for the payment of relocation benefits. The specific

# **RELOCATION PLAN – Mecca Street Improvement Project, Mecca**

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option will be determined based on specific individual household needs. The information regarding amounts is *CONFIDENTIAL* and will not be included in any copy of this Plan that may be subject to public review.

a. Payment Plan: It is the intent of the relocation personnel to make the payment to displaced residents as quickly and easily as possible. Once it is determined that the relocations will take place and funding is available, arrangements will be made to provide replacement unit deposits as soon as the individual rental contracts are signed. Periodic payments will be made in one of the following ways, depending on replacement housing options available to each household:

(1) Pre-payment of rent or lease payments. The household to be relocated may not have sufficient credit history to qualify to rent/lease a market rate decent, safe, and sanitary housing unit. This Plan authorizes the option for the Agency to negotiate with the owner/manager/agent of a rental unit for the Agency to pre-pay up to 12 months of rental or lease payments. The balance of the relocation benefit will be paid to the displaced household thirty days after relocation and pre-payment of rent or lease.

(2) Upon the recommendation of the relocation specialist, Periodic Payments to the displaced household that qualifies for market rate rental housing shall be made in three equal payments: one third when a replacement units is located and the owner/manager/agent makes a commitment to rent/lease and makes a demand for first-last-security; one third on the date the displaced person vacates their unit; and the last third 30 days after the relocation.

(3) Payment into Escrow: If a household to be displaced qualifies to purchase a single family home, mobile home, duplex, or other decent, safe, and sanitary residential unit, the entire amount of relocation benefit shall be deposited into the appropriate escrow account as soon as possible after the household qualifies for a purchase.

(4) Other payment program to be submitted to the relocation specialist who will then transmit the request to the Agency.

The actual costs of moving, either reimbursement for actual costs or the flat-rate in affect at the time of the move, will be paid immediately upon receipt of the appropriate claim form.

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7. **Cost Estimate and Source:** It is difficult to determine the precise cost of the relocation until closer to the date of relocation which may be April 2009, it is estimated, based on current information, to be \$110,000.

In addition, the households to be displaced may qualify for existing subsidized units or rental assistance vouchers. Since it is the intent of the Uniform Relocation Act (URA) and the California Housing and Community Development Act of 1974, as amended (Cal Act) that the relocated household should be provided a replacement unit "within their means," a subsidized unit within the 30% housing cost affordability would meet or exceed the intent of the law. In that case, no direct relocation payments would be required. First, last, and security payments as well as moving and utility connection costs would still be paid.

8. **Last Resort Housing:** All provisions of the URA Section 205(c)(3) apply to the household. That provision indicates that a comparable replacement dwelling must be provided within the displaced household's means. Then Section 206 (Last Resort Housing) permits an agency to use project funds for that purpose.

9. **Information Statement:** The residents received a General Information Notice (GIN) on October 14, 2008, along with a copy of the HUD Relocation Brochure. At the same time, the affected residents were surveyed and interviewed on October 7, 2008. The Notice of Displacement with an outline of specific benefits, and Income Certification, will be provided immediately upon adoption of this Plan by the Redevelopment Agency's for the County of Riverside Executive Director.

10. **Temporary Relocation:** Households will be placed in permanent replacement housing and will not have to move twice. It is anticipated that temporary housing will not be necessary.

11. **Relocation Office Procedures:** All mail and telephone contact with residents at the Mecca Street Improvement Project site should be directed to the Agency's Real Property Division to the attention of Angelita Gunkel at 951-955-6650, 1325 Spruce Street, Suite 400 Riverside, CA 92507

a. Original files will be kept in the offices of the Redevelopment Agency for the County of Riverside.

b. Individual household files are considered confidential and are kept in a secure area. Each file has a resident contact form inside and all contact, or attempted contact, is noted, along with information on whether it was a site visit or by telephone, the reason for the contact, the questions asked, and the information provided. These become a part of the permanent file.

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c. Upon completion of the relocation, all original files will be held at the Agency's office for permanent storage.

12. **Citizen Participation**: All residents of the Proposed Project will have the opportunity to attend any community meetings to ask questions and receive additional information. They will also receive notices of any public meetings/hearings pertaining to the Agency's Proposed Project.

13. **Coordination Activities**: All relocation activities are in direct coordination with the Agency.

14. **Relocation Committee**: It has been determined there is no need for an on site Relocation Committee since all current residents affected by the project are participating. Upon request, tenants shall be provided timely and full access to all non-confidential documents relevant to the relocation process.

15. **Written Determination by Public Entities**: Agency approvals will be included as part of the permanent files once all agreements are negotiated and the project is completed.

16. **Grievance Procedures**: Within eighteen (18) months of the date of relocation or receipt of final compensation (whichever is later), any person who believes themselves aggrieved as to the relocation process, the amount of payment, relocation practices, or replacement housing may have their claim reviewed and reconsidered by (1) the relocation manager, (2) the person or persons so designated by the Agency and/or the United States Department of Housing and Urban Development (HUD), pursuant to procedures established for such review and reconsideration.

The review may be formal or informal and every attempt will be made to constrain or mitigate disputes between parties prior to any review.

If the relocation manager denies or refuses to consider the claim, the claimant will be informed of the reasons in writing. They will be referred to the Redevelopment Agency for the County of Riverside for further determination.

The Agency may request additional information. Upon request of the complainant, the Agency will provide a full written explanation of its determination within three weeks of its receipt of the request.

The complainant may request an informal oral presentation before seeking formal review and reconsideration. The public entity will hear such presentation within

# **RELOCATION PLAN – Mecca Street Improvement Project, Mecca**

*Riverside County, California*

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fifteen (15) days of the request by complainant. The complainant may be represented by an attorney or other person of their choosing.

At any time within the eighteen (18) month appeal period, the complainant may file a written request for formal review and reconsideration. The formal review shall be conducted pursuant to Section 6158 through 6176 of Article 5, Title 25 of the California Code of Regulations.

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Attachments as noted:

- Exhibit A - Submittal to the Board of Directors of the Redevelopment Agency for the County of Riverside
- Exhibit B – General Informational Notice
- Exhibit C – Relocation Brochure
- Exhibit D - Conceptual Plan of the proposed project

# REDEVELOPMENT AGENCY FOR THE COUNTY OF RIVERSIDE

## REPLACEMENT HOUSING PLAN – Mecca Street Improvement Project, Mecca

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### I. Introduction

This Replacement Housing Plan ("Plan") is being prepared for the Mecca Street Improvement Project (the "Proposed Project"). It has been identified that a portion from Assessor's Parcel Number 727-212-001 is affected by the Proposed Project. APN 727-212-001 is also commonly known as 65950 Dale Kiler Road located within the unincorporated community of Mecca. The Plan has been prepared pursuant to Section 33413.5 of the California Health and Safety Code for the Redevelopment Agency for the County of Riverside (the "Agency"). Sec. 33413.5 requires that not less than 30 days prior to the execution of an agreement for acquisition of real property, or the execution of an agreement for the disposition and development of property, or the execution of an owner participation agreement, which agreement would lead to the destruction or removal of dwelling unit from the low and moderate income housing market, the Agency shall adopt a Replacement Housing Plan.

In addition, Sec. 33413.5 mandates that the "Plan" shall include:

1. The number of dwelling units housing persons and families of low-moderate-income, to be removed and replaced by construction or rehabilitation;
2. The general location of housing to be replaced, developed, constructed, or rehabilitated, pursuant to Sec. 33413;
3. An adequate means of financing such development, construction, or rehabilitation;

4. The timetable for meeting the Plan's relocation, rehabilitation, and replacement housing objectives; and

5. A finding that the replacement housing does not require the approval of voters pursuant to Article XXXIV of the California Constitution, or that such approval has been obtained.

### II. Definitions

**Very Low Income Household:** Households with gross incomes that do not exceed 50 percent of the Area Median Income (AMI) adjusted for household size.

**Lower Income Households:** Households with gross incomes that exceed 50 percent of AMI but which do not exceed 70 percent of AMI adjusted for household size.

**Low Income Household:** Households with gross incomes above 50 percent of AMI but which do not exceed 80 percent of AMI, adjusted for household size.

**Moderate Income Household:** Households with gross incomes that exceed 80 percent of AMI but do not exceed 120 percent of AMI adjusted for household size.

**Affordable Owner-Occupied Housing Cost:** Section 50052.5 of the California Health and Safety Code, states that for any owner-occupied housing "affordable housing costs" shall not exceed the following:

1. For very low income households, the product of 30 percent times 50 percent of AMI adjusted for household size appropriate for the unit.

# REDEVELOPMENT AGENCY FOR THE COUNTY OF RIVERSIDE

## REPLACEMENT HOUSING PLAN – Mecca Street Improvement Project, Mecca

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2. For lower income households, the product of 30 percent times 70 percent of AMI, appropriate for the unit. In addition, for any lower income household that has a gross income that equals or exceeds 70 percent of the AMI adjusted for family size, it shall be optional for any state or local funding agency to require that affordable housing costs not exceed 30 percent of the gross income of the household.

3. For moderate income households whose incomes exceed 70 percent AMI but do not exceed 110 percent of AMI adjusted for household size, the product of 35 percent times 110 percent of the AMI adjusted for household size. In addition, for any moderate income household with a gross income equal to or exceeding 110 percent of AMI adjusted for household size, it shall be optional for any state or local funding agency to require that affordable housing costs not exceed 35 percent of the gross income of the household.

### **Affordable Renter-Occupied Housing**

**Cost:** Section 50053 of the California Health and Safety Code states that for any rental housing development "affordable rent" is rent plus a reasonable utility allowance and shall not exceed:

1. For very low income households, the product of 30 percent times 50 percent of the AMI adjusted for family size appropriate for the unit.

2. For lower income households, the product of 30 percent times 60 percent of the AMI adjusted for family size appropriate for the unit. In addition, those lower income households with gross incomes that exceed 60 percent of the adjusted AMI, it shall be optional for any state or local funding agency to require that affordable rent be

established at a level not to exceed 30 percent of gross income of the household.

3. For moderate income households, the product of 30 percent times 110 percent of the adjusted AMI appropriate for the unit. In addition, for those moderate income households whose gross incomes exceed 110 percent of adjusted AMI, it shall be optional for any state or local funding agency to require that affordable rent be established at a level not to exceed 30 percent of gross income of the household.

**Replacement Dwelling Unit:** For this Plan a "Replacement Dwelling Unit" means a dwelling unit developed or constructed in the County of Riverside pursuant to Section 33413 in replacement of a dwelling unit destroyed or removed from the low and moderate income housing market by the Agency and which is decent, safe, and sanitary and contains at least the same number of bedrooms and other living areas as the dwelling unit destroyed or removed, and is available at affordable housing cost to low and moderate income households.

### III. Replacement Housing Requirements

The Agency will acquire 1,546 square feet from portion of Assessor's Parcel Number 727-212-001 which is approximately 32,670 square feet of land area and currently improved with a 14 unit multifamily apartment complex. It is located at 65950 Dale Kiler Road in the unincorporated area of Mecca, within the Desert Communities Redevelopment Project Area. The Agency has identified that said portion of land from Assessor's Parcel Number 727-212-001 is needed to construct Agency's Proposed Project. Said project will enable Agency to engage in revitalization efforts proposed in

# REDEVELOPMENT AGENCY FOR THE COUNTY OF RIVERSIDE

## REPLACEMENT HOUSING PLAN – Mecca Street Improvement Project, Mecca

the Mecca Community Sub-Area. These revitalization efforts consists of lighting and landscaping improvements; street widening and repaving; and construction of sidewalks, curbs and gutters.

The Agency's proposed acquisition of 1,546 square foot easement from a portion of Assessor's Parcel Number 727-212-001 will also require the acquisition and removal of tenants occupied residential apartment duplex of approximately 1,000 square feet.

Relocation of current residents and demolition of the existing units will begin soon after the adoption of this "Plan" and the Relocation Plan.

Specific Replacement Activities include:

1. Relocation and Demolition: The Agency will relocate the existing tenants and demolish the structure.
2. Tenants have been interviewed and income amount has been verbally verified. The tenants have been certified eligible for relocation and no notices of displacement or non-displacement have been issued. This activity will take place in a timely manner after the adoption of the Relocation Plan by the Agency's Board of Directors. Tenants will be relocated 90 days after the notices of displacement are issued.

### V. Residential Units to Be Removed and Replaced

The Proposed Project affects a portion of Assessor's Parcel Number 727-212-001 and an existing tenant occupied apartment duplex that need to be removed and demolished. Said each unit contains two-bedroom one bath. The households have been interviewed and their incomes verbally verified. The households are both

considered very low income and would be eligible for relocation assistance.

Based on interviews with tenants, one of household needs a three-bedroom unit and the other needs a four-bedroom unit. The distributions of displaced units are as follows:

Unit	Existing #Bedroom	Add'l Beds	Adjusted Bed Type	Total Beds
# 1	2	0	0	2
# 2	2			2
Total	4	0	0	4

The existing units will be removed and replaced by seven new construction of low income housing units. The number and type of unit will far exceed the number of required replacement units based on the County standard of: one BR = max 3 persons; two BR = max 5 persons; and three BR = max 7 persons.

The unit allocation in the following table was created with information from the County of Riverside "Consolidated Annual Performance and Evaluation Report" July1, 2007 – June 30, 2008, actual units to be finalized during the entitlement process of each project.

# Bedrooms	Total Units
Apartments	
1 Bedroom	0
2 Bedroom	26
3 Bedroom	14

The number and type of new units far exceed the number of units to be removed for the Proposed Project.

# REDEVELOPMENT AGENCY FOR THE COUNTY OF RIVERSIDE

## REPLACEMENT HOUSING PLAN – Mecca Street Improvement Project, Mecca

### VI. General Location of Housing to be Rehabilitated, Developed or Constructed

California Health and Safety Code 33413(a) requires that when dwelling units of households of low or moderate income are destroyed as part of a redevelopment project that the Agency shall, within four years, of the destruction or removal, cause to be rehabilitated, developed, or constructed for rental or sale to households of low or moderate income, an equal number of replacement dwelling units that have an equal or greater number of bedrooms as those destroyed or removed.

The Agency has already taken action to provide replacement dwellings. Pursuant to California Health and Safety Code Section 33413, replacement of the residential units which will be removed from Dale Kiler Road, on the Project will be provided by the Cimarron Heights at Dream Homes project development.

Replacement Dwelling Unit: For this "Plan" a "Replacement Dwelling Unit" means a dwelling unit developed or constructed in the County of Riverside pursuant to Section 33413 in replacement of a dwelling unit destroyed or removed from the low and moderate income housing market by the Agency and which is decent, safe, and sanitary and contains at least the same number of bedrooms and other living areas as the dwelling unit destroyed or removed, and is available at affordable housing cost to low and moderate income households.

### VII. Financing of Replacement Housing

The Agency transfers all of the 20% set-aside funds from each redevelopment project area into a restricted fund for affordable housing. This money is used by the Agency to assist in the production of

affordable housing as required by law. The Cimarron Heights at Dream Homes, Cathedral City, the County committed \$800,000 in HOME funds in June 2008 for the development and construction of a 84-unit multi-family apartment complex. The project consists of 56 two-bedroom and 27 three-bedroom units. A total of 40 HOME-assisted rental units will be set-aside for the benefit of very low-income households for a period of at least 55 years. The project is anticipated to be complete in November 2010.

At the present time, the Agency uses its set-aside funds for five specific programs:

- Enhanced Home Rehabilitation Program
- First Time Homebuyer Program
- Mobile Home and Agricultural Housing
- Infill Housing Program
- New Housing Development

The California Health and Safety Code Section 33413(b) sets forth the level of affordability required of all units the "Agency" builds or assists in the development.

### VIII. Time Table for Development of Replacement Housing

Within four years of the destruction or removal of any low or moderate income housing, the Agency will rehabilitate, develop or construct, or cause to be rehabilitated, developed or constructed for rental or sale to low or moderate income families replacement dwellings for those units lost as result of the project's implementation.

As noted in the previous section, two units will be demolished. The proposed removal

**REDEVELOPMENT AGENCY FOR THE COUNTY OF  
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date is March 2009. While construction activities on the estimated 40 units are underway estimated completion date to be November 2010, which is within the time limitations of California Health and Safety Code 33413.

**IX. Compliance with Article XXXIV of the California Constitution**

Article XXXIV of the California Constitution requires voter approval of all low-rent housing projects that are developed, constructed or acquired by a public entity. Under Section 37001 of the California Health and Safety Code, the Project is not a "low-rent housing project" as defined in Section 2 of Article XXXIV of the California Constitution because the housing units that have or will be developed to replace dwelling units previously or currently occupied by lower-income households. Therefore, the proposed replacement housing does not require the approval of voters pursuant to Article XXXIV of the California Constitution.

**X. Provision for Public Review and Comment**

In accordance with Section 33413.5, a draft of the Replacement Housing Plan has been made available for review and comment by the general public and other public agencies.

////////// E N D //////////