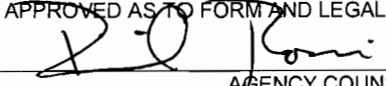


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OFFICE OF THE CITY CLERK
OAKLAND

2010 JUN 30 AM 10:57

APPROVED AS TO FORM AND LEGALITY:


AGENCY COUNSEL

REDEVELOPMENT AGENCY
OF THE CITY OF OAKLAND
2010 - 0095
RESOLUTION No. _____ C.M.S.

AGENCY RESOLUTION APPROVING THE RELOCATION PLANS AND REPLACEMENT HOUSING PLAN FOR THE JEFFERSON OAKS APARTMENTS PROJECT, AND AMENDING AGENCY RESOLUTION NO. 2003-54 C.M.S. TO EXEMPT THE JEFFERSON OAKS APARTMENTS PROJECT FROM THE AGENCY'S REPLACEMENT HOUSING POLICY FOR SINGLE ROOM OCCUPANCY UNITS

WHEREAS, through Resolution No. 2010-0045 C.M.S. dated March 16, 2010, the Agency has committed a \$1,100,000 loan to Affordable Housing Associates (the "Developer") for the rehabilitation of the Jefferson Oaks Apartments project located at 1424 Jefferson Street (the "Project"); and

WHEREAS, the Developer is proposing to combine the Oaks Hotel and Jefferson Hotel into one affordable housing development, the Jefferson Oaks Apartments project, and has proposed to enlarge units in order to add private bathing and cooking facilities to each unit; and

WHEREAS, enlargement of units and rehabilitation of the project will require the reduction of a total of 48 SRO units, all of which are currently available for rent to very low-income residential tenants; and

WHEREAS, the conversion of the Jefferson Hotel to long-term affordable housing and the rehabilitation and reconfiguration of the units at the Oaks Hotel and Jefferson Hotel require both permanent and temporary relocation of current residents of the Project; and

WHEREAS, the reduction of these housing units is necessary to proceed with the Project which will improve the housing conditions for residents, protect an existing affordable housing resource, and expand the number of affordable units in the city of Oakland; and

WHEREAS, the relocation of any displacees from the Project will be governed by state relocation law (Government Code Section 7260, et seq.) and implementing regulations (25 CCR Section 6000, et seq.) and federal relocation law (Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, and Section

104(d) of the Housing and Community Development Act of 1974) and implementing regulations (49 CFR Part 24); and

WHEREAS, relocation regulations require the preparation of a relocation plan when there will be a significant amount of residential displacement resulting from the actions of a local agency, and the adoption of that plan by the local legislative body; and

WHEREAS, the Developer has prepared Relocation Plans for the relocation of current tenants who may be displaced due to implementation of the Project, attached to the staff report accompanying this Resolution, providing for permanent and temporary relocation benefits and services to those tenants; and

WHEREAS, the Agency adopted a replacement housing policy for single room occupancy ("SRO") units through Resolution No. 2003-54 C.M.S. dated July 15, 2003, which requires that if Agency-funded projects result in the removal of vacant or occupied SRO units from the housing market, the Agency must provide or cause to be provided one-for-one replacement of those units with SRO units of comparable size and affordability; and

WHEREAS, there are no new SRO housing units currently being rehabilitated or constructed meeting the definition of a replacement SRO housing unit in Resolution No. 2003-54 C.M.S. which the Agency can claim as replacement housing units for the 48 SRO units being reduced in the Project; and

WHEREAS, Section 33413 of the California Health and Safety Code requires that dwelling units housing households of very low, low or moderate income that are destroyed or otherwise removed from the low and moderate income housing market as part of a redevelopment project that is subject to a written agreement with a redevelopment agency or that receives financial assistance from the agency be replaced on a one-for-one basis with comparable units; and

WHEREAS, Section 33413.5 of the California Health and Safety Code requires that a redevelopment agency adopt by resolution a replacement housing plan if such dwelling units are destroyed; and

WHEREAS, the Agency drafted a Replacement Housing Plan for the Project, attached to the staff report accompanying this Resolution, providing for the replacement within four years of the housing units demolished on the Project site with 48 units affordable to very low-income households earning no more than 50% of area median income; and

WHEREAS, the Replacement Housing Plan was made available to other public agencies and the general public for a reasonable time prior to the adoption of this Resolution; and

WHEREAS, the requirements of the California Environmental Quality Act of 1970 ("CEQA"), the CEQA Guidelines as prescribed by the Secretary of Resources, and the provisions of the Environmental Review Regulations of the City of Oakland have been satisfied; now, therefore, be it

RESOLVED: That the Agency hereby approves the Relocation Plans for the Oaks Hotel and the Jefferson Hotel, attached to the staff report accompanying this Resolution; and be it

FURTHER RESOLVED: That the Agency hereby finds and determines that the necessary resources are available to implement the Relocation Plans; and be it

FURTHER RESOLVED: That the Agency hereby adopts the Replacement Housing Plan for the Jefferson Oaks Apartments Project, attached to the staff report accompanying this Resolution; and be it

FURTHER RESOLVED: That the Agency has independently reviewed and considered this environmental determination, and the Agency finds and determines that this action complies with CEQA because this action on the part of the Agency is exempt from CEQA pursuant to Section 15061(b)(3) (general rule) of the CEQA guidelines; and the Agency Administrator shall cause to be filed with the County of Alameda a Notice of Exemption; and be it

FURTHER RESOLVED: That Resolution No. 2003-54 C.M.S. is hereby amended to exempt the Jefferson Oaks Project from the SRO replacement housing policy; and be it

FURTHER RESOLVED: That the Agency Administrator or his or her designee is hereby authorized to take action as necessary to implement the Relocation Plans and Replacement Housing Plan, and take any other action with respect to the Relocation Plans and the Replacement Housing Plan consistent with this Resolution and its basic purposes.

JUL 20 2010

IN AGENCY, OAKLAND, CALIFORNIA, _____, 2010

PASSED BY THE FOLLOWING VOTE:

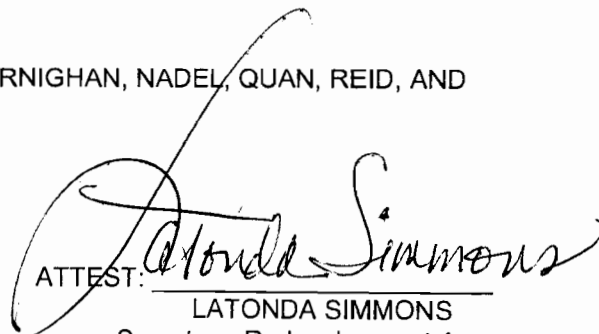
AYES- BROOKS, DE LA FUENTE, KAPLAN, KERNIGHAN, NADEL, QUAN, REID, AND
CHAIRPERSON BRUNNER -8

NOES- 0

ABSENT- 0

ABSTENTION- 0

ATTEST:



LATONDA SIMMONS

Secretary, Redevelopment Agency
of the City of Oakland