



REPLACEMENT HOUSING PLAN

for

**THE VILLAGE AT FAIRVIEW
2321-2335 North Fairview Street
Burbank, CA 91504**

January 18, 2025

Project Overview

- **Project Name:** Village at Fairview
 - **Project Address:** 2321-2335
North Fairview Street, Burbank, CA 91504
 - **Applicant/Developer:** Burbank Housing Corporation / Homes & Hope
 - **Prepared By:** Burbank Housing Authority Staff
 - **Date Published:** January 18, 2025
 - **Contact Information:** Maribel Leyland
Housing Authority Manager
mleyland@burbankca.gov
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Summary of Demolition and Replacement

1. Existing Affordable Housing Units:

- Number of Affordable Units to be Demolished: **16**
- Breakdown by Income Levels and Bedroom Size:

Unit Type	Demolished Units	
	Quantity	Income Designation
1-Bedroom	2	Extremely Low
1-Bedroom	3	Very Low
1-Bedroom	4	Low
2-Bedroom	2	Low
2-Bedroom	1	Moderate
2-Bedroom	1	Over income
3-Bedroom	2	Very Low
4-Bedroom	1	Very Low
TOTAL	16	

- Existing Affordability Restrictions: 55 years remaining

2. Replacement Housing Units:

- Total New Units: **60** (including 1 non-restricted manager's unit)
- Total Affordable Units: **59**
- Breakdown by Income Levels:
 - Extremely Low Income (0-30% AMI): 11

- Very Low Income (30-50% AMI): 30
- Low Income (50-80% AMI): 18
- Affordability Restrictions: 55 years as per state and local requirements

General Location of Housing

Description of Location: The replacement housing will be developed at 2321-2335 North Fairview Street, Burbank, CA 91504, on the original site to maintain community ties.

Adequate Means of Financing

1. Funding Sources:

- **Low-Income Housing Tax Credits (LIHTC):** ~\$25 million
- **HOME Investment Partnerships Program:** ~\$2-3 million
- **Community Development Block Grants (CDBG):** \$0
- **Burbank Housing Authority as the Successor Housing Agency :** ~\$4-5 million
- **Grant Funds:** ~\$2 million
- **Local Housing Trust Funds:** ~\$500,000
- **Private Financing:** ~\$6.25 million

2. Funding Status: The total estimated cost of the replacement housing project is ~\$44 million, with funding commitments secured from CA State Senator Portantino's Office. Remaining funds are anticipated by June 18, 2025. However, due to competitive funding processes, delays are possible. Demolition of the existing units will not occur until the financing for replacement units is committed.

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 public entity. However, under Section 37001 of the California Health and Safety Code, which implements this Constitutional mandate, the replacement housing identified in this Plan is not a "low-rent housing project" as defined in Section 1 of Article XXXIV of the California Constitution. because under Health and Safety Code Section 37001(f) the replacement housing

consists of the rehabilitation, reconstruction, improvement or addition to, or replacement of, dwelling units of a previously existing low-rent housing project.

Number of Dwelling Units for Low- and Moderate-Income Families

1. Replacement Unit Breakdown:

Unit Type	Replacement Units	
	Quantity	Income Designation
1-Bedroom	5	Extremely Low
1-Bedroom	16	Very Low
1-Bedroom	2	Low
2-Bedroom	3	Extremely Low
2-Bedroom	12	Very Low
2-Bedroom	6	Low
3-Bedroom	2	Extremely Low
3-Bedroom	10	Low
4-Bedroom	1	Extremely Low
4-Bedroom	2	Low
Manager's Unit	1	Unrestricted

Thus, the new housing itself provides more units of the same or larger size than the number of existing units, at affordable housing cost to persons in the same or a lower income category, as the persons displaced from those existing units, leaving no remaining replacement housing obligation.

2. Affordability Commitment: All replacement units, except the manager’s unit, will maintain affordability for at least 55 years as required under state and local laws. The units will serve extremely low-, very low-, and low-income households.

Timetable for Objectives

1. Milestones:

Task	Start Date	Completion Date
Tenant Relocation	09/01/25	11/30/25
Demolition of Existing Units	01/05/26	02/13/26
Construction Start	01/05/26	N/A

Task	Start Date	Completion Date
Construction Completion	N/A	09/05/27
Occupancy of Replacement Units	09/05/27	12/25/27

2. Statement: The project is anticipated to be completed according to this timeline. However, funding delays could potentially extend the completion date.

Resident Relocation Assistance

The project will comply with the California Relocation Assistance Act, Section 104(d) of the Housing and Community Development Act, Housing Crisis Act, and any other applicable federal, state, and local requirements to ensure comprehensive support for displaced residents. The project will comply with the maximum level of required resident relocation assistance pursuant to applicable laws. The project will provide resident relocation assistance, including, but not limited to, the following commitments:

Notices

- **Advisory Notices:** Displaced residents will receive General Information Notices (GINs) as soon as the project plan is finalized, informing them of their rights and available assistance.
- **90-Day Notices to Vacate:** Tenants will receive written 90-day relocation notices before any required move.
- **Section 104(d) Notifications:** Additional notices required by Section 104(d) will be issued, ensuring tenants are aware of their eligibility for federal relocation benefits.

Relocation Benefits

1. Financial Assistance:

- Eligible tenants will receive rent differential payments covering the increased cost of replacement housing for up to 60 months as required by Section 104(d).
- Tenants will also receive financial assistance for reasonable moving costs.

2. Logistical Support:

- Relocation counselors will assist tenants in finding suitable, comparable housing that meets Section 104(d) standards for affordability, size, and quality.

- Displaced tenants will be provided access to temporary housing as necessary during the transition.

3. Counseling Services:

- Professional relocation counselors will be available to help tenants navigate the process, understand their rights, and secure appropriate replacement housing.

Right to Return

- Displaced residents will be offered priority placement in the newly constructed replacement units if they meet eligibility requirements.
- The new units will meet affordability levels comparable to or lower than those of the demolished units, ensuring continuity for returning residents.

Timely Relocation

- The relocation process will adhere to the project's timeline, minimizing disruption to tenants and ensuring replacement housing is available promptly to comply with both state and federal standards.

Compliance and Monitoring

- Developer will submit to the Housing Authority documentation of the relocation process to ensure compliance with the California Relocation Assistance Act, Section 104(d), Housing Crisis Act, and any other applicable federal, state, and local requirements.
- Developer will submit annual progress reports to track tenant outcomes and confirm that all displaced residents receive the full range of benefits and protections for Housing Authority monitoring of the process.

Summary

This Replacement Housing Plan complies with Health and Safety Code Section 33413.5.