

PUBLIC NOTICE
ONE-FOR-ONE REPLACEMENT PLAN
OF LOWER-INCOME DWELLING UNITS
BLOOMINGTON AYALA PARK

Date: September 17, 2018

Background:

On July 18, 1990, The U.S. Department of Housing and Urban Development (HUD) published a final rule implementing the revision to section 104(d) of the Housing and Community Development Act of 1974, as amended (the ACT). This rule specifies the replacement requirements that are triggered when Community Development Block Grant (CDBG) funds are used either for the demolition of a low/moderate-income (L/M) dwelling unit, or for the conversion of a L/M dwelling unit to another use. Under the one-for-one replacement rule, the grantee must provide replacement dwelling units whenever L/M dwelling units are demolished or converted to another use. The intent of this rule is to ensure the maintenance of the L/M housing stock. San Bernardino County will replace all occupied and vacant occupiable lower-income dwelling units demolished or converted to a use other than lower-income housing in connection with a project assisted with funds provided under the [CDBG and/or HOME] Program[s] in accordance with 24 CFR 42.375.

Project Description:

The new Bloomington Ayala Park (Park Site) will be located at approximately 17923 Marygold Avenue, Bloomington, CA, 92316. Adjacent to the park, to be located on Valley Boulevard, is the site of Bloomington Grove Affordable Housing Development, Phase III (Project Site).

San Bernardino County (the County) has acquired three properties (with dwelling units) located at 17909, 17923 and 17943 Marygold Avenue in Bloomington, CA. These properties will be repurposed to create a public park. The County has used Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD) to acquire these properties. In addition, the County has used Housing-Related Parks Program grant funds from the State Department of Housing and Community Development. The dwelling units are to be demolished as the tenants have already been provided assistance in accordance with the URA/Section 104(d) mandates. All of the housing units have been vacant since May 16, 2018.

Units to be Demolished:

All housing units will be demolished that are found on the three properties located at: 17909, 17923 and 17943 Marygold Avenue, Bloomington, CA, 92316 (Park Site):

- 17909 Marygold Ave, Bloomington, CA is a single family home that contains 2 bedrooms.
- 17923 Marygold Ave, Bloomington, CA is a single family home that contains 2 bedrooms.
- 17943 Marygold Ave, Bloomington, CA is a single family home and a second building demised into two residential units. The single family home and two residential units contain 4 bedrooms.

Replacement housing needs for eligible tenant occupants are based on the ratio of the household's number of bedrooms, and on the number of persons who are lawfully present in the U.S. Under this Plan, the County has adopted a "2+1" occupancy standard. This standard is acceptable to HUD and is also reasonable under the Fair Housing Act. This policy allows for two occupants per bedroom and one occupant able to occupy a separate living, den or family room based on the number of lawfully present persons in the household. Thus, a one-bedroom dwelling may accommodate three people; a two-bedroom may accommodate up to five people, and a three-bedroom up to seven people.

Project Schedule:

Commencement of demolition and clearance will begin approximately, end of October, 2018 and will be complete within 30 days.

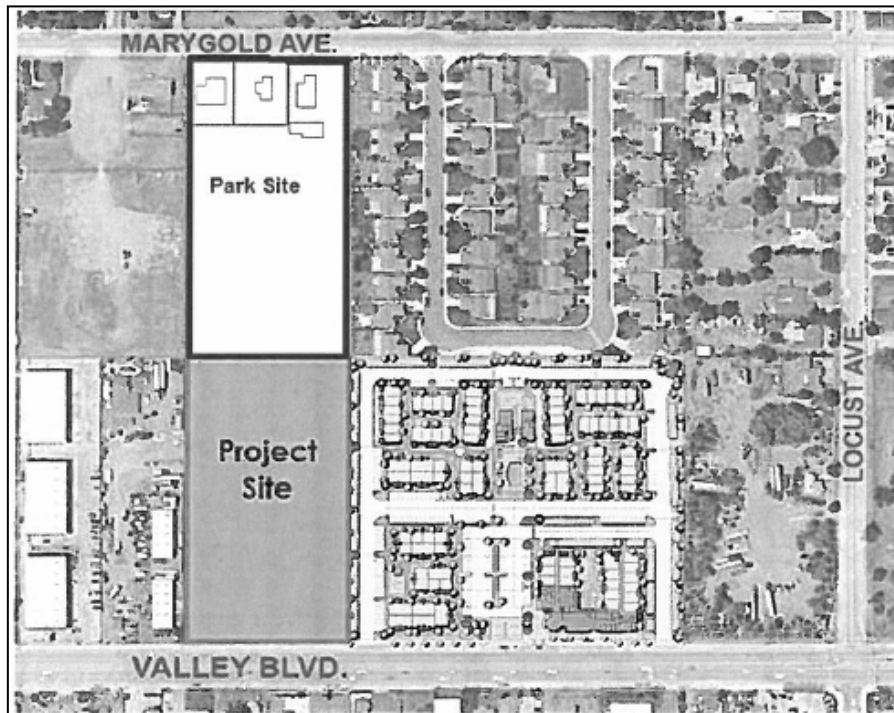
Replacement Units:

Bloomington Grove Affordable Housing Development, Phase III – Approximately, 17900 Valley Blvd, Bloomington, CA 92316 (Project Site), will contain sixty-eight 2 bedroom units of lower-income housing units and thirty 3 bedroom units. All will be for low-income residents.

The sources of funding for the provision of the Bloomington Grove, Phase III, will include but not be limited to: HOME Investment Partnerships Program (HOME) Funds, California Tax Credit Allocation Committee (TCAC) Funds, and private monies.

Estimated commencement of Bloomington Grove Affordable Housing Development, Phase III, is October of 2019 and approximate completion is November of 2020.

Bloomington Grove Affordable Housing Development, Phase III, will contain a total of 98 units, all of which are to be for low-income persons. The time period per a regulatory agreement and declaration of restrictive covenants is 55 years from the date of initial occupancy.



Public Comment:

Any individual, group, or agency wishing to comment on the project may submit written comments to the Community Development and Housing Department, 385 N. Arrowhead Avenue – 3rd Floor CDHA, San Bernardino, CA 92415-0043. All comments received by **October 18, 2018** will be considered by the Department. This provides a 30-day comment period for the:

**COUNTY OF SAN BERNARDINO
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County of San Bernardino, Community Development and Housing Agency webpage:
<http://www.sbcountyadvantage.com/About-Us/Community-Development-Housing.aspx>

<p><i>Comments may be addressed in writing to:</i></p> <p>Bryan Anderson Supervising CDH Analyst Community Development and Housing Department 385 North Arrowhead Ave., 3rd Floor San Bernardino, CA 92415-0043</p>	<p>Mr. Michael J. Kovalsky Community Planning and Development Representative U.S. Department of Housing and Urban Development Los Angeles Field Office 300 North Los Angeles Street, Suite 4054 Los Angeles, CA 90012</p>
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