



**CITY OF GARDEN GROVE
 PLANNING SERVICES DIVISION
 11222 ACACIA PARKWAY
 GARDEN GROVE, CA 92840
 TEL: (714) 741-5312 FAX: (714) 741-5578
www.ggcity.org**

REPLACEMENT UNIT DETERMINATION (RUD) FORM
 (To Be Completed By Applicant)

Housing development projects intending to invoke a density bonus pursuant to Government Code §65915 et seq., or housing projects subject to Government Code §66300(d) must complete the following application to fulfill the housing replacement requirements.

Housing projects that require the demolition of existing affordable "protected" residential rental units, or which are located on property where affordable "protected" residential rental units have been demolished within the five (5) year period preceding the application date, must provide replacement units for each existing or previously demolished affordable "protected unit" at the same or greater affordability level as those "protected" units. A housing project cannot reduce the number of existing residential rental units on a property. Applicants must complete the following form at the time of preliminary review in order to determine the affordability characteristics of the existing and previously demolished residential units on the subject property, and whether or not replacement units are required. In accordance with Government Code §65915(c)(3)(B), where the applicable household income level for a unit is unknown or cannot be verified, it is rebuttably presumed that lower- and/or very-low income renter households occupied those units in the same proportion of lower- and/or very-low income renter households to all renter households within the City, and replacement units in the specified proportions must be provided.

Date Filed: _____

GENERAL INFORMATION:
Project Address:
APN(s):
Zoning & General Plan Land Use:
Proposed Number of Residential Units:
PRIMARY CONTACT INFORMATION:
Name:
Mailing Address:
City, State, Zip Code:
Phone No.:
E-mail:

PROJECT DESCRIPTION:

- Will the project require any existing residential dwelling units to be demolished?
 Yes No
- If so, how many existing dwelling units will be demolished? _____
- As of the date of the application, how many of the existing units that will be demolished are occupied by renters? _____

4. What is the greatest number of residential dwelling units that existed on the project site within the last five (5) years? _____

5. Have any residential dwelling units that existed on the project site within the last five (5) years been demolished? Yes No
6. If so, identify the number of dwelling units that have been demolished and the date each was demolished (use multiple sheets, if necessary). _____

7. For each dwelling unit that is proposed to be demolished, or that was previously demolished within the last five (5) years (whether occupied or vacant), provide the following information:
- a. The address (including apartment or unit number) of the dwelling unit.
 - b. The number of bedrooms in the dwelling unit.
 - c. Was or has the dwelling unit been subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower- or very-low income within the last five (5) years?
 Yes No
 - d. Was or has the dwelling unit been occupied by one or more lower-income households within the last five (5) years?¹
 Yes No Unknown²
 - e. Was or has the dwelling unit been occupied by one or more very-low income households within the last five (5) years?¹
 Yes No Unknown²

¹ To determine if a unit is or was occupied by a "lower income household" or a "very low-income household", refer to the definitions set forth in California Health and Safety Code §§ 50079.5 and 50105 and the current list of State Income Limits maintained by the California Department of Housing and Community Development. To verify this information, the applicant will need to know, and the tenant(s) will need to verify, the number of persons in the household, the number of bedrooms in the unit, and the annual income level of the household. If the unit is currently occupied renters, to answer "yes" the applicant must know and verify this information for the existing household occupants. If the unit has been vacated, but there remain other units on the site that are currently occupied, to answer "yes" the applicant must know and verify this information for the last household in occupancy. If all dwelling units on the project site have been vacated or demolished within the last 5 years, to answer "yes" the applicant must know and verify this information for the persons or families in occupancy at the point in time during the preceding 5 year period when the greatest number of residential dwelling units existed on the project site. The applicant certifies and declares under penalty of perjury under the laws of the State of California that the answers furnished in their responses, and that the facts, statements, and information presented are true and correct.

8. For each *existing* dwelling unit occupied by renters that will be demolished, provide the following information²:
 - a. The number of bedrooms in the dwelling unit.
 - b. The number of persons residing in the household.
 - c. The annual income level of the household.
 - d. A copy of the Lease.
 - e. A completed and signed *Tenant Information Packet*.

9. For each existing vacant dwelling unit that will be demolished, and for each dwelling unit that has been demolished in the last five (5) years, the rebuttable presumptions as to the income level of prior occupants required to be made pursuant to Government Code §§ 66300(d)(2)(E)(iii) and 65915(c)(3)(B) apply. If the applicant intends to rebut these presumptions for any unit, provide the following information for the unit(s)²:
 - a. The current or prior address of the dwelling unit (including apartment or unit number).
 - b. The number of bedrooms in the dwelling unit.
 - c. The dates of occupancy by the household for which the information is provided.
 - d. A copy of the Lease for the relevant occupancy period.
 - e. The number of persons residing in the household during the relevant period.
 - f. The annual income level of the household during the relevant period, supported by the income verification documents listed in the *City's Tenant Information Packet*.
 - g. The current address, telephone number, or other valid contact information for the prior occupants of the household for which the information is provided.
 - h. A notarized document signed by the prior tenant(s) verifying all of the above information. This document shall contain a signed certification substantially similar to the "Tenant's Statement" set forth in the *City's Tenant Information Packet*.

² If it is unknown and/or cannot be verified whether each dwelling unit is/was occupied by a lower- or very low-income household within the last five (5) years, the rebuttable presumptions set forth in Government Code §65915(c)(3)(B) will apply. When a housing project will require the demolition of residential dwelling units currently occupied by renters, and the household income levels are unknown and/or cannot be verified, it shall be rebuttably presumed that lower income renter households occupied these units in the same proportion of lower income renter households to all renter households within the City, as determined by the most recently available data from the United States Department of Housing and Urban Development's Comprehensive Housing Affordability Strategy database. When all rental residential housing units on a site have been vacated or demolished in the last 5 years, and the household income levels of the previous renters are unknown and/or cannot be verified, it shall be rebuttably presumed that low income and very-low income renter households occupied these units in the same proportion of low income and very-low income renter households to all renter households within the City, as determined by the most recently available data from the United States Department of Housing and Urban Development's Comprehensive Housing Affordability Strategy database.

CERTIFICATION:

I certify and declare under penalty of perjury under the laws of the State of California that the answers furnished above, and in the attached exhibits, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief. I further understand that additional information may be required to be submitted to the City of Garden Grove to complete my review.

Signature

Date

(Attachment)

Replacement Unit Determination (Office Use Only)		
Number of demolished Protected Units:		
Number of demolished units rented (or presumed) for very low income:		
Number of demolished units rented (or presumed) for low income:		
Replacement residential rental units required? <input type="checkbox"/> Yes <input type="checkbox"/> No		
If "yes," how many, at what affordability level, and the number of bedrooms?		
Income	Units Required	Bedrooms per Unit
Very Low:		
Low:		
Staff Analysis: _____		

Completed by: _____		Date: _____

