



City of  
Santa Rosa

# Downtown Asset Surplus Strategy -Study Session #3

City Council Meeting

October 11, 2022

# Creating a Downtown City Asset Strategy

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- The first study session in the downtown series was on August 23, 2022, Parking District Update, which provided a full update to Council on the current state of downtown parking.
- The second in the series presented on September 13, 2022, focused on the Housing Action Plan, adopted in 2016 to facilitate the production of “Housing for All”. It also covered the 2019 Santa Rosa Civic Center Feasibility Analysis, which analyzed rebuilding the Santa Rosa City Hall Complex, to make way for housing and address deferred maintenance of City buildings.
- Today's presentation covers the Surplus Lands Act, combines information and direction from the previous two sessions as well as the original January 2022 study session, and requests direction on the surplusing of downtown City owned assets.

# Surplus Lands Act (SLA)

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Updates to  
the SLA  
government  
code  
section  
54222

Government owned property must:

be declared surplus by its governing body prior to disposition or request for proposal (RFP) for development, even with continued use such as government facilities.

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Be made available to housing sponsors for affordable housing through a notice of availability to the State Department of Housing and Community Services (HCD) prior to being made available to private developers through the RFP process.

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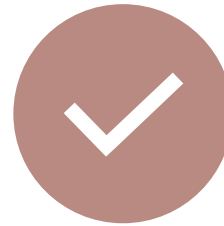
# City Council Surplus Policy



**PRIOR TO COUNCIL  
REVIEW AND  
DECLARATION AS  
SURPLUS:**



HOUSING AUTHORITY  
REVIEW FOR  
RECOMMENDED ACTION  
TO COUNCIL



PLANNING COMMISSION  
REVIEW FOR  
RECOMMENDED ACTION  
TO COUNCIL



COUNCIL MAY ELECT TO  
FOLLOW THEIR POLICY  
IN ADDITION TO THE SLA  
OR BYPASS IT AND  
PROCEED WITH SLA  
REQUIREMENTS  
BRINGING THE ACTIONS  
DIRECTLY TO COUNCIL.

# January 2022 Study Session

Staff originally reviewed and considered all downtown assets for viability and marketability and in a prior Study Session on January 25, Staff presented the top three sites for consideration of redevelopment as:

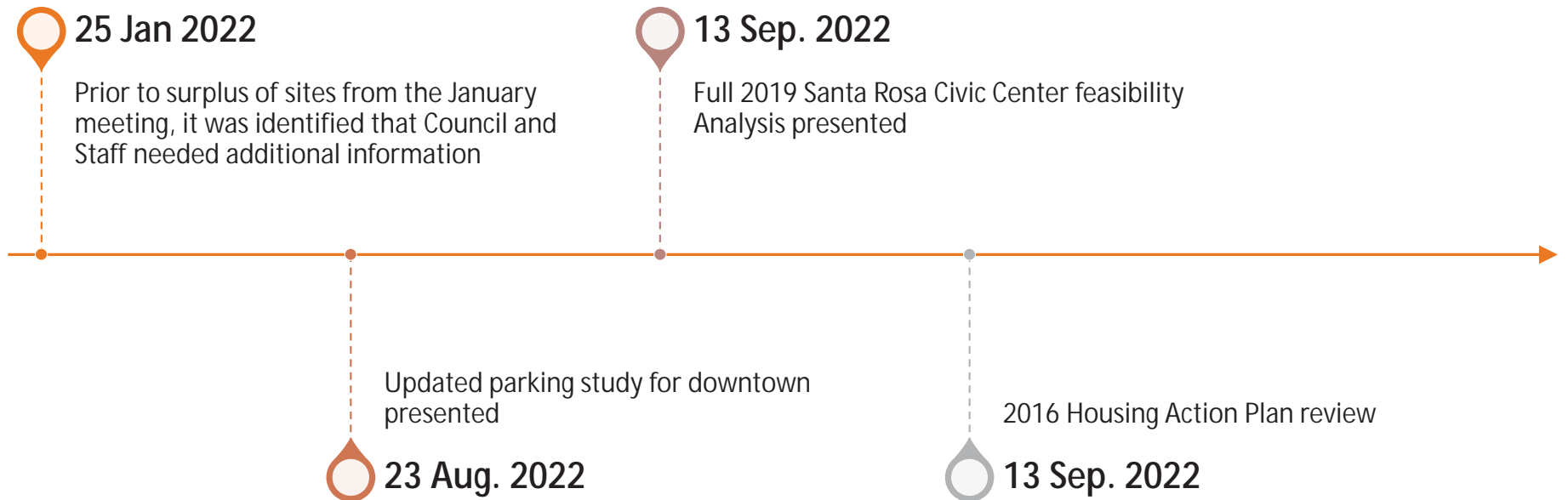
- 1) *625 and 637 3<sup>rd</sup> Street (Third Street Garage/Parking Garage 5); and*
- 2) *700 5<sup>th</sup> Street (Parking Lot 10); and*
- 3) *500 5<sup>th</sup> Street (Parking Lot 11)*

\*White House Site was not included at the time due to the civic center portion of strategy.

## **Council Direction from Jan 25 was:**

- 1) *Do NOT surplus parking lot 10, due to the specific needs of adjacent business*
- 2) *Consider surplus White House site- with more info requested/needed on Civic Center Analysis*
- 3) *Surplus Garage 5 and Lot 11 – More information requested/needed on Parking*

# Downtown Asset Series of Study Sessions





## City assets

- City Hall Complex
- MSCS
- Central Library
- City Police/Fire Station

## Parking by Utilization

- 0-49 %
- 50-69%
- 70-84%
- 85-100%



Proposed Future Development (# = Units)

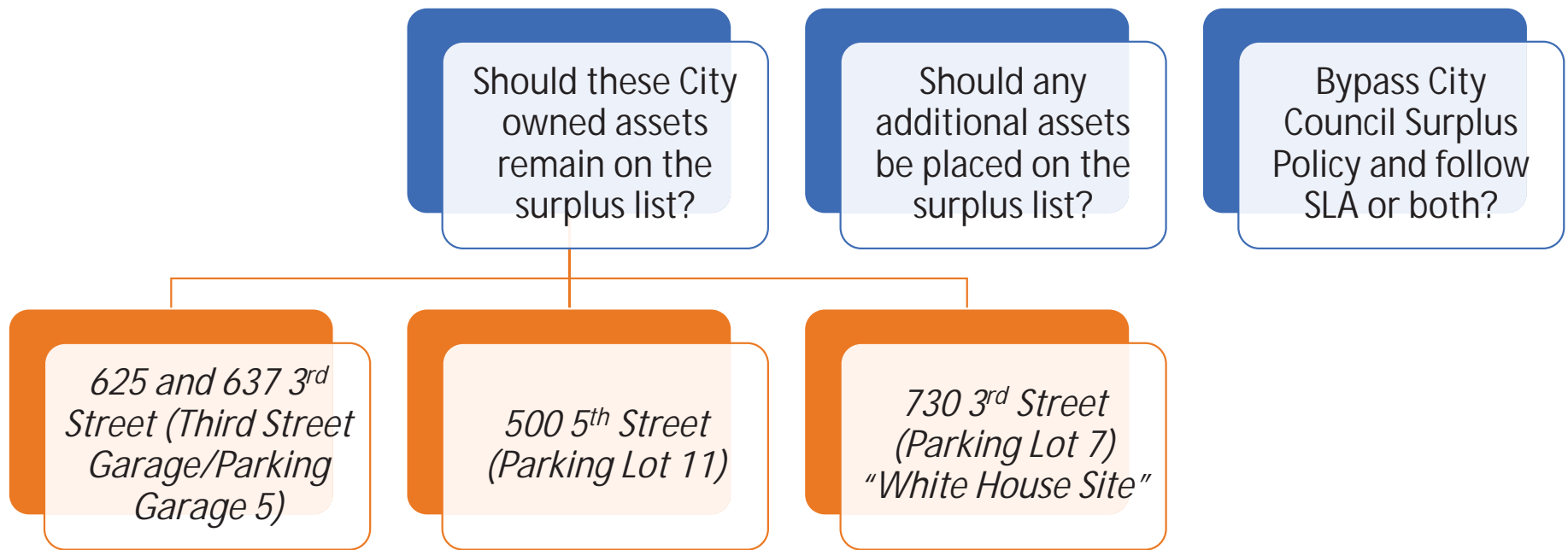
### Notes:

Garage 5 Deck Replacement \$6M  
Garage 9 Deck Replacement \$6M





# Requested Council Direction





# Next Steps

- Bring back a Council Surplus Resolution action for each identified City Asset, with future development requirements
- City Council closed session for consideration of price and terms for long term lease or sale
- Submit a notice of availability to HCD making the property available to approved affordable housing sponsors

# Next Steps Continued



Negotiate with interested housing sponsors



Enter into agreement with housing sponsor for development



If no interest from approved affordable housing sponsors, then...



Project sounding, issuance of RFP to private developers