

CITY OF SANTA ROSA
HOUSING AUTHORITY

TO: HOUSING AUTHORITY COMMISSIONERS
FROM: MEGAN BASINGER, HOUSING AND COMMUNITY SERVICES
MANAGER
HOUSING AND COMMUNITY SERVICES
SUBJECT: CONVEYANCE OF FOUR PARCELS LOCATED AT 6th AND "A"
STREETS TO THE CITY OF SANTA ROSA

AGENDA ACTION: RESOLUTION

RECOMMENDATION

It is recommended by the Department of Housing and Community Services that the Housing Authority, by resolution, approve the conveyance of the four "Remnant Parcels" located at 6th and "A" Streets to the City of Santa Rosa consistent with direction provided by the State Controller and Redevelopment Dissolution Law, and as approved by the Successor Agency to the Redevelopment Agency of the City of Santa Rosa, the Sonoma County Consolidated Oversight Board, and the California Department of Finance.

EXECUTIVE SUMMARY

Prior to and in anticipation of the dissolution of the Redevelopment Agency, the former Redevelopment Agency of the City of Santa Rosa (RDA) conveyed four parcels to the Housing Authority in 2011. The parcels were remnants from development of the Santa Rosa Plaza and realignment of 6th Street (Remnant Parcels). The parcels were, and still are, intended to be used for affordable housing purposes. The State Controller (SCO) found that the transfer of the Remnant Parcels was not allowable and directed that the Housing Authority return the assets to the Successor Agency to the Redevelopment Agency of the City of Santa Rosa (Successor Agency) for disposition in accordance with Redevelopment Dissolution Law.

As a result of the SCO's determination, staff has spent several years obtaining the necessary approvals from City, County and State bodies to allow conveyance of the Remnant Parcels in a manner consistent with Redevelopment Law and that would continue to facilitate use of the parcels to support affordable housing goals. Final approvals have been provided by the California Department of Finance (DOF) which approve and direct conveyance of the Remnant Parcels to the City of Santa Rosa (City).

BACKGROUND

The Remnant Parcels are located on 6th Street between "A" Street and Morgan Street, as shown in Attachment 1, and are identified as Assessor Parcel Numbers 010-041-008, 010-041-009, 010-041-010 and 010-041-019.

A portion of the Remnant Parcels is located within the 6th Street right-of-way and utilized for public purposes - roadway. The remainder is adjacent to two single family homes and an approximately two-acre site all owned by Catholic Charities of the Diocese of Santa Rosa (Catholic Charities). Catholic Charities operates affordable housing, the Family Support Center homeless shelter, and the Homeless Services Center at the site, and is proceeding with a development plan in conjunction with Burbank Housing Development Corporation known as Caritas Village to provide additional affordable housing at the site.

PRIOR HOUSING AUTHORITY REVIEW

On March 7, 2011, the Housing Authority adopted Resolution No. 1510 authorizing acceptance of the Remnant Parcels from the RDA.

On May 21, 2018, the Housing Authority adopted Resolution No. 1650 authorizing conveyance of the Remnant Parcels to the Successor Agency of the City of Santa Rosa.

ANALYSIS

Since 2018, staff has been coordinating with the Successor Agency, Sonoma County Consolidated Oversight Board (Board) and the DOF to resolve the status of the Remnant Parcels. In January 2019, the DOF approved the transfer of one parcel, APN 010-041-009, which is located entirely within the 6th Street right-of way to the City. The DOF did not approve the transfer of the three remaining parcels.

Staff returned to the Successor Agency and the Board in spring 2019 to request approval of the transfer of the three remaining parcels, 010-041-008, 010-041-010, and 010-041-019, to the City for governmental purposes. On December 12, 2019 the DOF issued approval of the transfer.

The Housing Authority is being provided this overview to explain document the request for transfer of the Remnant Parcels to the City in accordance with the DOF's approval. Following Housing Authority action approving conveyance of the Remnant Parcels to the City, the City Council will be asked to approve acceptance of the Remnant Parcels, reservation of the right-of-way, and transfer the remaining land to Catholic Charities for the development of affordable housing.

The transfer of the remainder of the Remnant Parcels to Catholic Charities will allow the land to be used for affordable housing purposes, consistent with the City's Surplus Policy and in compliance with Government Code Section 54222 that the property first be offered as a location for low- and moderate-income housing. The site is the current location of Catholic Charities' Family Support Center, which has a 55-year affordable housing

Regulatory Agreement with the Housing Authority of the City of Santa Rosa. The City's disposition of the property to Catholic Charities is also consistent with AB 1486, effective January 1, 2020, that gives priority to surplus land for the development of affordable housing.

FISCAL IMPACT

This action has no impact to the General Fund.

ENVIRONMENTAL IMPACT

This activity is exempt from the provisions of the California Environmental Quality Act (CEQA) under section 15061(b)(3) in that there is no possibility that it may have significant effects on the environment. Furthermore, the development of the Catholic Charities site that will incorporate the Remnant Parcels is being reviewed in accordance with CEQA requirements.

COUNCIL/BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

On June 26, 2018, the Successor Agency to the Redevelopment Agency of the City of Santa Rosa approved via Resolution No. SA-RES-2018-002, the conveyance of parcel 010-041-009 to the City of Santa Rosa.

On September 7, 2018, Sonoma County Consolidated Oversight Board approved, via Resolution No. 1, the conveyance of parcel 010-041-009 to the City of Santa Rosa.

On May 7, 2019, the Successor Agency to the Redevelopment Agency of the City of Santa Rosa approved via Resolution No. SA-RES-2019-001, the conveyance of the three remaining parcels to the City of Santa Rosa.

On August 18, 2019, the Sonoma County Consolidated Oversight Board approved, via Resolution No. 14, the conveyance of the three remaining parcels to the City of Santa Rosa.

NOTIFICATION

Notification of this agenda item was provided to the adjacent property owner.

ATTACHMENTS

- Attachment 1 – Aerial View of Remnant Parcels
- Attachment 2 – Letter from California Department of Finance 1/2/2019
- Attachment 3- Resolution No. SA-RES-2019-001
- Attachment 4 – Sonoma County Consolidated Board Resolution No. 14
- Attachment 5 – Letter from California Department of Finance 12/12/2019
- Resolution

CONTACT

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ROSA
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