

RESOLUTION NO. \_\_\_\_\_

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF SANTA ROSA RECOMMENDING THAT THE CITY COUNCIL DECLARE THE PROPERTY LOCATED AT 625 AND 637 3<sup>RD</sup> STREET (PARKING GARAGE 5), 700 5<sup>TH</sup> STREET (PARKING LOT 10), AND 500 5<sup>TH</sup> STREET (PARKING LOT 11) AS SURPLUS AS REQUIRED BY THE SURPLUS LANDS ACT, AND A NOTICE OF AVAILABILITY TO THE STATE DEPARTMENT OF HOUSING AND COMMUNITY SERVICES FOR AVAILABILITY FOR AFFORDABLE HOUSING BE SUBMITTED

WHEREAS, the City of Santa Rosa is the owner of that certain real property located at 625 and 637 3<sup>rd</sup> Street (Parking Garage 5) APN 009-013-011 & -012, 700 5<sup>th</sup> Street (Parking Lot 10) APN 009-012-025, and 500 5<sup>th</sup> Street (Parking Lot 11) APN 010-053-028, collectively the "Parcels"; and

WHEREAS, the City is actively initiating new development in Downtown Santa Rosa to further the City's housing, planning and economic development objectives while also ensuring continued availability of public parking to the serve the public's needs; and

WHEREAS, to assist in new development, the City owned Parcels have been evaluated for potential redevelopment sites in the downtown area; and

WHEREAS, as required by the State Surplus Lands Act, the City must declare property surplus prior to offering for sale for future development; and

WHEREAS, any future development project on the Parcels would be required to replace some or all of the public parking on the applicable Parcels and reserve appropriate right of way; and

WHEREAS, the Housing Authority of the City of Santa Rosa has reviewed the Parcels and is recommending that the City Council deem them surplus; and

WHEREAS, following Housing Authority and Planning Commission recommendations to City Council, Staff will bring the recommendations and surplus action to City Council for declaration and adoption; and

WHEREAS, once the Parcels are deemed surplus, the City would submit a notice of availability to the State Department of Housing and Community Services (HCD), as required by Government Code Section 54222 and the State Surplus Lands Act and offer the Parcels as a portfolio or individually for development; and

WHEREAS, the State Housing and Community Services Department will add the Parcels, with their above outlined development restrictions, to their inventory of publicly owned surplus land and make the Parcels available to affordable housing sponsors; and

WHEREAS, the City will negotiate with any affordable housing respondents to the notice of availability, in good faith, with the intent of entering into an exclusive negotiation agreement for the development of the Parcels; and

WHEREAS, The proposed action is statutorily exempt from the California Environmental Quality Act pursuant to California Government Code section 65457 and CEQA Guidelines Section 15182 (c) as a potential residential project implementing the Downtown Station Area Specific Plan, and pursuant to California Public Resources Code section 21155.4 and CEQA Guidelines Section 15182 (b) as a mixed use project that is consistent with the local Sustainable Communities Strategy, located within a transit priority area and consistent with the Downtown Station Area Specific Plan. The Environmental Impact Report for the Downtown Station Area Specific Plan was certified by the City Council in October 2020, and no events described in CEQA Guidelines Section 15162 have occurred to require additional environmental analysis.

NOW, THEREFORE, BE IT RESOLVED that the Housing Authority of the City of Santa Rosa hereby recommends the City Council declare the property located at 625 and 637 3<sup>rd</sup> Street (Parking Garage 5), 700 5<sup>th</sup> Street (Parking Lot 10), and 500 5<sup>th</sup> Street (Parking Lot 11) as surplus as required by the State Surplus Lands Act, and a notice of availability to the State Department of Housing and Community Services for availability for affordable housing be submitted.

DULY AND REGULARLY ADOPTED by the Housing Authority of the City of Santa Rosa this 27<sup>th</sup> day of September 2021.

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: \_\_\_\_\_  
Chair

ATTEST: \_\_\_\_\_  
Secretary

APPROVED AS TO FORM: \_\_\_\_\_  
City Attorney