



FIR RIDGE HOLDING AGREEMENT

ISSUE:

Shall the Council approve the Santa Rosa City School District's request to extend the deadline from June 30, 2015, to June 30, 2017, for the School District to begin construction of affordable housing for School District employees of low or moderate income on Fir Ridge Drive (APN 173-620-030)?

COUNCIL GOAL

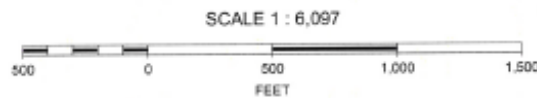
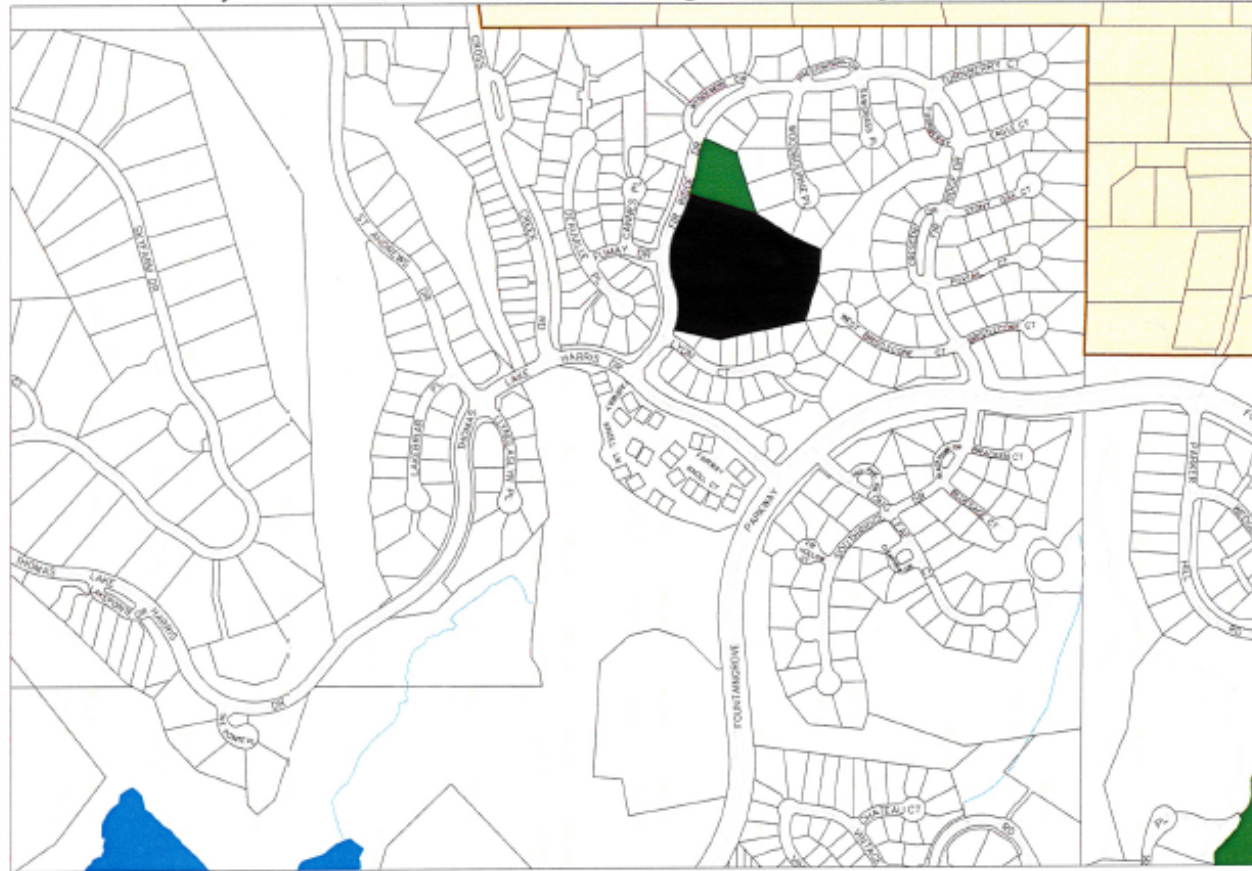
Council Goal No. 5

Improve Partnerships between Neighborhoods, Community Organizations, Schools, and the City to Support and Promote Thriving, Inclusive, and Diverse Neighborhoods.



FIR RIDGE AFFORDABLE HOUSING SITE

Santa Rosa City School District Affordable Housing Site - Fir Ridge Drive (APN 173-620-030)



HOLDING AGREEMENT- 1988

- Approved by Council April 26, 1988.
- Between City and subdivision developer.
- Site to be held for construction of school, or low or moderate income housing.
- 4-year negotiation period for School District to purchase Site from developer, or City to dedicate Site to School District.

HOLDING AGREEMENT – 1988

- 10-year timeline for School District to begin construction of school, or Site reverts to City.
- 5-year timeline for City to enter into an agreement for construction of affordable housing.
- If City timeline expires, developer has the right to recover title with no further obligation for dedication of the Site.



AMENDMENTS APPROVED BY COUNCIL

1992 – Amendment No. 1

- Two-month extension to September 30, 1992, for negotiation between developer and School District.

1993 – Amendment No. 2

- One-month extension to August 31, 1993, for School District acceptance of dedication offer by City.

1998 – Amendment No. 3

- Five-year extension to August 2, 2003, for construction of a school on the Site.



AMENDMENTS APPROVED BY COUNCIL

2003 – Amendment No. 4

- One-month extension to September 2, 2003, for notification by School District of intent to build either a school, or low or moderate income housing for School District employees.
- One-year extension to September 2, 2004, to either begin school construction, or obtain land use approvals for affordable housing construction with an additional eight months to May 2, 2005, to begin affordable housing construction.



AMENDMENTS APPROVED BY COUNCIL

2005 – Amendment No. 5

- Ten-month extension to June 30, 2005, to obtain land use approvals for affordable housing construction.
- 14-month extension to June 30, 2006, to begin affordable housing construction.



AMENDMENTS APPROVED BY COUNCIL

2006 – Amendment No. 6

- Two-year extension to June 30, 2007, to obtain land use approvals.
- One-year extension to June 30, 2007, to begin construction of affordable housing.

2007 – Amendment No. 7

- One-year extension to June 30, 2008, to begin construction of affordable housing.



AMENDMENTS APPROVED BY COUNCIL

2008 – Amendment No. 8

- One-year extension to June 30, 2009, to obtain land use approvals and begin construction of affordable housing.

2009 – Amendment No. 9

- Two-year extension to June 30, 2011, to obtain land use approvals and begin construction of affordable housing.



AMENDMENTS APPROVED BY COUNCIL

2011 – Amendment No. 10

- Two-year extension to June 30, 2013, to obtain land use approvals and begin construction of affordable housing.

2013 – Amendment No. 11

- Two-year extension to June 30, 2015, to obtain land use approvals and begin construction of affordable housing.

CURRENT DEADLINES

- June 30, 2015 – Begin construction of affordable housing, otherwise Site ownership reverts to City for purposes of affordable housing.
- December 9, 2015 – Tentative Map and companion project approvals expire.
 - Two additional 12-month extensions are possible, subject to Community Development Department approval.

POSSIBLE OPTIONS

- Deny School District request for time extension, allowing deadline for construction commencement to expire.
 - Site ownership would revert to City. City (or Housing Authority) would have five years to enter into a contract with a developer for construction of affordable housing.
 - If City (or Housing Authority) does not meet the five-year timeline, Site ownership would revert back to School District with no obligation to dedicate Site to affordable housing.

POSSIBLE OPTIONS

- Approve School District request for two-year time extension to begin affordable housing construction, contingent on certain milestones.
- Recommended milestones:
 - November 9, 2015 – Applications submitted to Community Development (CD) for 12-month time extension to land use approvals.
 - June 30, 2016 – Fully executed contract with a developer, and a funding plan in place, for construction of affordable housing.
 - November 9, 2016 – If needed, submit applications to CD for a final 12-month extension to the land use approvals.
 - June 30, 2017 – Construction start of affordable housing.

RECOMMENDATION

If the Council chooses to approve School District request for a two-year time extension to begin affordable housing construction, it is recommended that approval be contingent on achievement of certain milestones, with default of any milestone resulting in expiration of timeline.

QUESTIONS
&
ANSWERS