



APPROVAL OF AN
EXCLUSIVE NEGOTIATION AGREEMENT
WITH FREEBIRD DEVELOPMENT COMPANY, LLC,
AND ALLIED HOUSING, INC. FOR THE POTENTIAL
LEASE AND DEVELOPMENT OF THE FORMER
BENNETT VALLEY SENIOR CENTER COMPLEX

City Council Meeting
May 19, 2020

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BACKGROUND

- Meeting Santa Rosa's housing needs is a top City Council goal.
- The former Bennett Valley Senior Center Complex has been unoccupied since late 2018 when services were relocated to Finley.
- In February 2019, Council approved utilization of the site for permanent supportive housing and/or affordable housing.

BACKGROUND

- A competitive solicitation for reuse of the site was published during the summer of 2019.
- On September 24, 2019, a joint City Council and Housing Authority Ad-Hoc Committee recommended that Council select the proposal submitted by Freebird Development Company, LLC and Allied Housing, Inc. Council directed staff to return with an Exclusive Negotiation Agreement (ENA).

PROPOSED ENA

- The ENA clarifies expectations for negotiations of a Development Disposition Agreement and ground lease.
- Key takeaways:
 - 1 year initial term with option for a 6-month extension;
 - Up to 62 units, with half for permanent supportive housing;
 - Incorporation of neighborhood priorities; and
 - Outlines City and Developer responsibilities.

RECOMMENDATION

- It is recommended by the Housing and Community Services Department and Real Estate Services that the Council, by resolution: 1) approve an Exclusive Negotiation Agreement with Freebird Development Company, LLC and Allied Housing, Inc., for the potential lease and development of the former Bennett Valley Senior Center Complex at 702 Bennett Valley Road, subject to approval of a Disposition and Development Agreement for the project; 2) authorize the City Manager to execute the Exclusive Negotiation Agreement; and 3) direct staff to initiate negotiations to enter into a Disposition and Development Agreement for the site.

QUESTIONS?