

RESOLUTION NO. 1650

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF SANTA ROSA APPROVING CONVEYANCE OF FOUR PARCELS LOCATED AT 6th AND "A" STREETS TO THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF SANTA ROSA AND REQUESTING THAT THE SUCCESSOR AGENCY RECONFIGURE THE PARCELS AND CONVEY THE RIGHT-OF-WAY PORTION TO THE CITY FOR GOVERNMENTAL PURPOSES AND THE REMAINDER TO THE HOUSING AUTHORITY FOR HOMELESS AND/OR AFFORDABLE HOUSING PURPOSES.

WHEREAS, four parcels located at 6th and "A" Streets were left over from development of Santa Rosa Plaza and realignment of 6th Street (the "Remnant Parcels") carried out by the former Redevelopment Agency of the City of Santa Rosa ("RDA"); and

WHEREAS, the Remnant Parcels are identified as Assessor Parcel Numbers 010-041-008, 010-041-009, 010-041-010 and 010-041-019; and

WHEREAS, a portion of the Remnant Parcels is located within the 6th Street right-of-way and utilized for public purposes, and the remainder is adjacent to two single family homes and an approximately two-acre site owned by Catholic Charities of the Diocese of Santa Rosa ("Catholic Charities"); and

WHEREAS, on March 7, 2011, the RDA adopted Resolution No. 1658 authorizing the conveyance of the Remnant Parcels to the Housing Authority for affordable housing purposes, and the Housing Authority adopted Resolution No. 1510 authorizing acceptance of the Remnant Parcels. Both resolutions recognized that the best use of the Parcels would be in conjunction with the adjacent General Hospital Site properties that provide homeless service programs and affordable housing; and

WHEREAS, as part of the dissolution process for redevelopment agencies statewide, and pursuant to Health and Safety Code section 34167.5, the State Controller determined that the transfer of the Remnant Parcels to the Housing Authority was not allowable and ordered the Housing Authority to convey the Remnant Parcels to the Successor Agency to the Redevelopment Agency of the City of Santa Rosa (the "Successor Agency") for disposition in accordance with Redevelopment Dissolution Law (Health and Safety Code section 34161 *et seq.*); and

WHEREAS, the Housing Authority is the housing successor agency to the RDA under Redevelopment Dissolution Law and continues to support the intended use of the Remnant Parcels for homeless and affordable housing purposes; and

WHEREAS, Catholic Charities operates affordable housing and homeless services on its two-acre site adjacent to the Remnant Parcels and is currently preparing plans to expand these uses in a development named "Caritas Village;" and

WHEREAS, incorporation of the Remnant Parcels (minus the right-of-way) into the Caritas Village development plan would enhance the development concept for homeless and affordable housing purposes; and

WHEREAS, the activity is a transfer of land ownership, as required by the State Controller,

and does not involve a commitment to any specific project. 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, this activity is not a project defined in CEQA Guidelines section 15378 because it does not have the potential for resulting in either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment.

NOW, THEREFORE, BE IT RESOLVED by the Housing Authority of the City of Santa Rosa as follows:

Section 1. All of the recitals above are true and correct and incorporated herein by reference.

Section 2. The Housing Authority hereby approves the conveyance of the Remnant Parcels, as shown on the Map of the Remnant Parcels, attached hereto as Exhibit A, and incorporated herein by reference, to the Successor Agency.

Section 3. The Housing Authority requests that the Successor Agency reconfigure the Remnant Parcels and convey the right-of-way portion to the City of Santa Rosa for governmental purposes and the remainder to the Housing Authority, as the housing successor agency, so that they may be used for homeless and/or affordable housing purposes, and further requests that the Successor Agency expeditiously forward its action to the Successor Agency Oversight Board and then to the California Department of Finance ("DOF") for their respective approvals.

Section 4. The Executive Director is hereby authorized to execute any agreements, certificates, grant deeds, quitclaim deeds, reconveyances, or any other documents to convey the Remnant Parcels to the Successor Agency consistent with this Resolution and to accept the portions of the Remnant Parcels that are reconveyed back to the Housing Authority following all needed approvals by the Successor Agency, Oversight Board and DOF.

DULY AND REGULARLY ADOPTED by the Housing Authority of the City of Santa Rosa this 21st day of May, 2018.

AYES: (5) Burke, Bolduc, Downey, Johnson-Morgan, and Chair Harris

NOES: (0)

ABSENT: (2) Lemke, and Olsen

ABSTAIN: (0)

ATTEST:   
Secretary

APPROVED:   
Chair

Attachment: Exhibit A – Map of Remnant Parcels