

CITY OF SANTA ROSA
HOUSING RECOVERY BOND PROGRAM GUIDELINES

These Housing Recovery Bond Program Guidelines (the “Guidelines”) of the City of Santa Rosa (the “City”) were approved by the City Council on August 7, 2018 for the purpose of establishing guidelines to direct the expenditure of any bond proceeds received from the measure to be presented to City voters at the November 6, 2018 election to authorize the issuance of general obligation bonds for the purpose of funding affordable housing (the “Bonds”).

The City Council intends that approximately 75% of proceeds of the Bonds will be used to provide housing for low-income households at or below 80% of the area median income. The use of Bond proceeds to serve such purpose shall include, but not be limited to:

- Funding to preserve existing affordable housing units;
- Funding to acquire and construct new affordable housing units;
- Permanent Supportive Housing for homeless populations; and
- Funding for the development of affordable Accessory Dwelling Units.

The City Council intends that approximately 25% of proceeds of the Bonds will be used to provide housing for moderate-income households at or below 120% of the area median income. The use of Bond proceeds to serve such purpose shall include, but not be limited to:

- Providing financing for rebuilding destroyed residences; and
- Down payment assistance for first-time homebuyers.

The City Council or its designee will consider affordable housing projects to be funded with Bond proceeds using criteria that will include:

- Type of project;
- Location of project;
- Relation to October 2017 fire disaster recovery;
- General benefits conferred;
- Affordability mix;
- Unit mix;
- Prevailing wage considerations;
- Financial Feasibility; and
- Project Readiness.

The City Council directs that, if consistent with other project funding, the following shall apply:

- Prevailing wage shall be paid in the construction of projects of eight or more residential units, subject to State safe harbor provisions;
- Thirty percent trade solicitation shall be prioritized in the solicitation of bids, although projects shall not be delayed if the threshold cannot be met;
- Preference shall be given to climate smart, net zero or all electric construction standards; and
- These requirements, priorities and preferences shall be waived if they conflict with the requirements of other project funding.

The City Council acknowledges that economic and housing conditions fluctuate, and such fluctuations may produce situations not anticipated or covered by this policy. As such, the City Council may make exceptions or modifications to this policy from time to time as it deems necessary or desirable.

Any approval of the use of Bond proceeds to fund projects in a manner not consistent with these Guidelines shall constitute a waiver of these Guidelines, and shall not invalidate the Bonds.