

CITY OF SANTA ROSA
HOUSING AUTHORITY

TO: HOUSING AUTHORITY COMMISSIONERS
FROM: JILL SCOTT, REAL ESTATE MANAGER
REAL ESTATE SERVICES
SUBJECT: REQUEST TO HOUSING AUTHORITY FOR RECOMMENDATION
TO CITY COUNCIL THAT CITY OWNED PROPERTY LOCATED
AT 625 AND 637 3RD STREET APN 009-013-011 & -012, 700 5TH
STREET APN 009-012-025 AND 500 5TH STREET APN 010-053-
028 BE DECLARED 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

AGENDA ACTION: RESOLUTION

RECOMMENDATION

It is recommended by Real Estate Services, the Transportation & Public Works, and Planning & Economic Development Departments that the Housing Authority, by resolution, recommend to the City Council that the property located at 625 and 637 3rd Street (Parking Garage 5), 700 5th Street (Parking Lot 10), and 500 5th Street (Parking Lot 11) be declared as surplus as required by the State Surplus Lands Act, and a notice of availability for affordable housing on public land be submitted to the State Department of Housing and Community Services.

EXECUTIVE SUMMARY

The City is actively initiating new development in Downtown Santa Rosa to further the City's housing, planning and economic objectives while also ensuring continued availability of public parking to the serve the public's needs. To assist in new development of consolidated mixed-use projects that would include affordable housing, City owned parcels are being identified as potential development sites, and will be made available to housing sponsors for affordable housing, through a notice of availability to the State Department of Housing and Community Services. The State Surplus Lands Act (SLA) requires that the City declare the parcels as surplus prior to offering the properties for sale. Even though the properties will be declared surplus pursuant to state law, the City will require replacement of some or all of the public parking as part of any future project. Staff is seeking the review of the Housing Authority, as required by

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the City Council Surplus Policy 000-10 and if deemed appropriate, recommendation to City Council, by resolution, that the Parcels be designated surplus.

BACKGROUND

1. 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. To assist in new development of consolidated mixed-use projects that include affordable housing, City owned parcels are being evaluated, recommended for surplus status when appropriate, and made available to housing sponsors for affordable housing through a notice of availability to the State Department of Housing and Community Services (HCD), as required by Government Code Section 54222 and the State's Surplus Lands Act.
2. Three (3) City owned parcels are being evaluated for potential surplusage for such affordable housing and/or mixed-use projects with replacement of some or all of the public parking. Those sites are: 1) 625 and 637 3rd Street (Parking Garage 5); 2) 700 5th Street (Parking Lot 10); and 3) 500 5th Street (Parking Lot 11). Collectively known as the "Parcels".
3. City Council Policy 000-10 for sale or long-term lease of surplus land requires that City owned land capable of independent development be referred to the Housing Authority pursuant to Government Code 54222. The Parcels will also be referred to the Planning Commission for a similar recommended action.
4. Future development of the Parcels will be subject to the General Plan, Zoning Code, Downtown Station Area Plan, the Bicycle/Pedestrian Master Plan, replacement of public parking and reservation of appropriate right of way.

PRIOR HOUSING AUTHORITY REVIEW

Not applicable.

ANALYSIS

1. Following Housing Authority and Planning Commission recommendations, the City Council will be asked to declare the Parcels surplus, as required by the SLA and

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require that future development of the parcels be subject to replacement of some or all of the public parking and reservation of the appropriate right of way.

2. If the City Council elects to declare the parcels as surplus, Staff will submit a notice of availability to HCD as required by Government Code Section 54222 and offer the Parcels as a portfolio or individually for development. HCD will add the Parcels, with their above outlined development restrictions, to their inventory of publicly owned surplus land and make available to affordable housing sponsors.
3. The City will negotiate with any respondents to the notice of availability, in good faith, with the intent of entering into an exclusive negotiation agreement (ENA) for development of the Parcels.
4. If the City is successful, staff will bring the ENA to City Council for comment, review, approval, and adoption.
5. If the City is not successful in negotiations with affordable housing sponsors, the parcels may be made available for development by a request for proposal/qualifications for qualified developers. In this case, the development would still be required to replace some or all public parking and a minimum of 15% affordable housing units would be required in any development.

FISCAL IMPACT

Approval of this action does not have a fiscal impact on any Housing Authority funds.

ENVIRONMENTAL IMPACT

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.

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COUNCIL/BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

Not applicable.

NOTIFICATION

Not applicable.

ATTACHMENTS

- Attachment 1 – Map of Potential Surplus Parcels
- Attachment 2 – Council Policy 000-10
- Resolution

CONTACT

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