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HOUSING AUTHORITY MEETING

SEPTEMBER 27, 2021

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



DOWNTOWN DEVELOPMENT

The City is actively initiating new development in Downtown Santa Rosa. 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.



CITY OWNED PARCELS

Three City owned parcels are being evaluated for potential surplusage for just such affordable housing and/or mixed-use projects with replacement of public parking. Those sites are:

- 1) 625 and 637 3rd Street (Parking Garage 5)
- 2) 700 5th Street (Parking Lot 10)
- 3) 500 5th Street (Parking Lot 11)



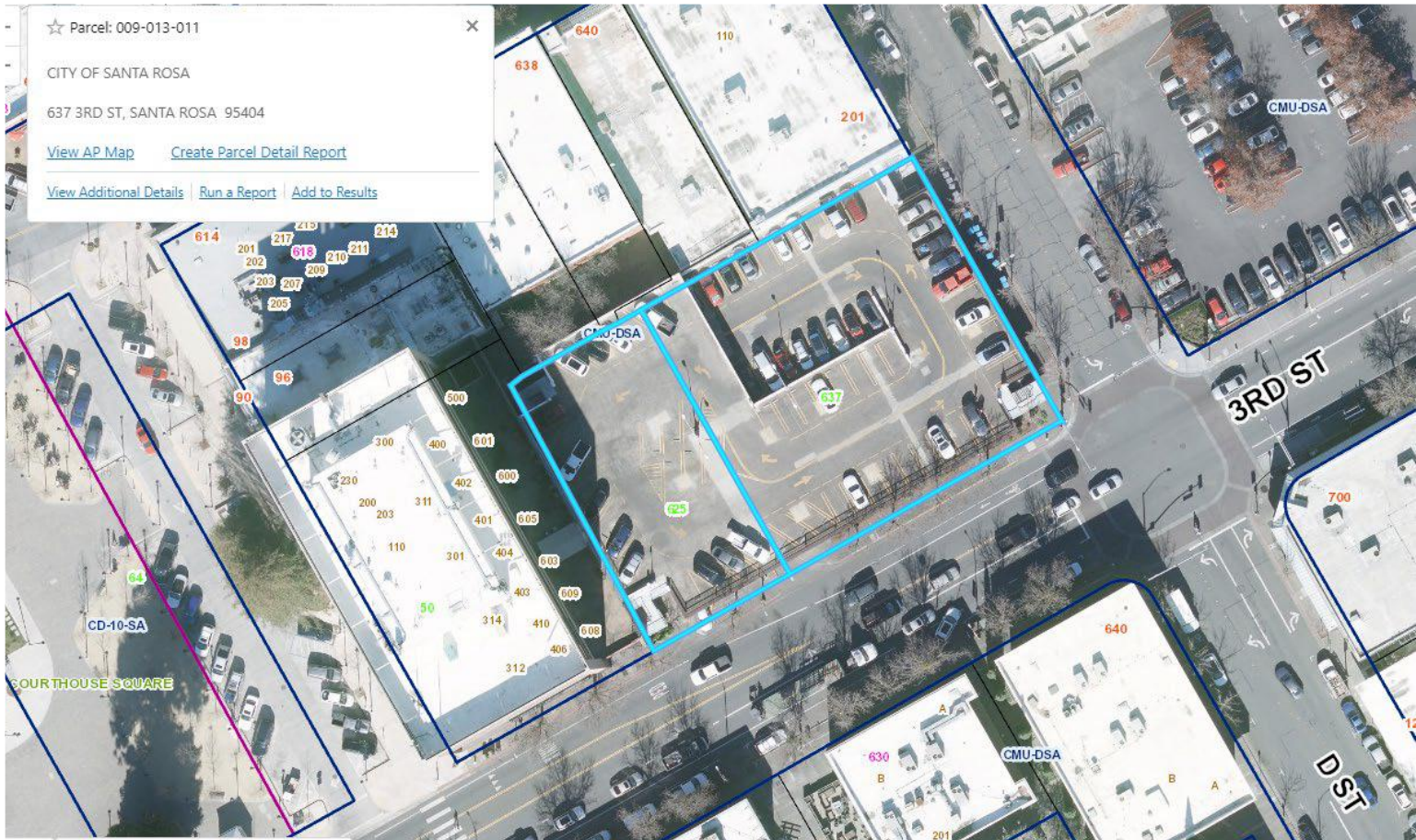
☆ Parcel: 009-013-011

CITY OF SANTA ROSA

637 3RD ST, SANTA ROSA 95404

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PROPERTIES FOR CONSIDERATION

☆ Parcel: 010-053-028

CITY OF SANTA ROSA

500 5TH ST, SANTA ROSA 95401

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PROPERTIES FOR CONSIDERATION

BACKGROUND

1. 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.
2. Following Housing Authority and Planning Commission recommendations, the City Council will be asked to declare the Parcels surplus, as required by the SLA and require that future development of the parcels be subject to replacement of some or all public parking, reservation of the appropriate right of way, general plan, zoning code, bicycle and pedestrian master plan and downtown station area specific plan.



PROCESS

1. 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
2. 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.
3. If the City is successful, staff will bring the ENA to City Council for comment, review, approval, and adoption.
4. 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 all public parking and a minimum of 15% affordable housing units would be required in any development.



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.

