



# County of Sonoma

## State of California

Date: April 2, 2019

Item Number: \_\_\_\_\_  
Resolution Number: \_\_\_\_\_

☐ 4/5 Vote Required

**Resolution Of The Board Of Commissioners Of The Sonoma County Community Development Commission Authorizing (1) The Sale Of The Property Known As Village Green II Apartments Located At 650 4<sup>th</sup> Street, Sonoma, California, To Burbank Housing Development Corporation for \$2,810,000; (2) The Issuance And Sale Of A Seller Carry-Back Note In The Principal Amount Of \$3,637,000 To Facilitate The Purchase; (3) The Executive Director Of The Community Development Commission To Take All Actions Necessary To Complete The Purchase And Sale Of The Property And The Execution And Recordation Of All Documents Necessary To Accomplish The Sale,**

**Whereas**, one of the County of Sonoma's ("County") primary goals is to meet the housing needs of its residents by actively supporting housing for all through protection, preservation and production of housing; and

**Whereas**, on April 4, 2017, the Board of Supervisors adopted its strategic priorities for the County which included the Housing for All priority;

**Whereas**, the Sonoma County Community Development Commission ("Commission") received ownership of the Village Green II Apartments on February 1, 2012;

**Whereas**, the County's goal of preserving affordable housing for extremely low income residents is advanced by the transfer of the Property to Burbank Housing Development Commission ("Burbank Housing") by the Commission, thereby allowing Burbank Housing to pursue capital funding needed to perform a substantial rehabilitation of property improvements;

**Whereas**, Village Green II Apartments has been appraised on March 22, 2018 at a value of \$2,810,000;

**Whereas**, Village Green II Apartments has cash and cash reserves in the amount of \$1,562,000;

**Whereas**, Burbank Housing is willing to purchase the Property for the agreed upon value of \$2,810,000 by means of a Seller Carry-Back loan, which will include the value of cash and cash reserves totaling \$1,562,000, less debt owed on the property in the amount of \$759,896, resulting in a secured note in the amount of \$3,637,000;

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**Now, Therefore, Be It Resolved** that the Board of Directors of the Sonoma County Water Agency, and the Board of Commissioners of the Sonoma County Community Development Commission hereby find, determine, declare, and order as follows:

1. *Truth of Recitals.* That the foregoing recitals are true and correct.
2. *The Note.* The \$3,637,000 Note authorized by this Resolution will be issued pursuant to \_\_\_\_\_.
3. *Security.* The instrument constituting the security on which the Note is being issued is the value of the purchased property. The note will be secured against the Property using a Deed of Trust.
4. *Authorization to Borrow and Issue Note.* The Commission shall issue a single principal amount Note to evidence said indebtedness, which Note is hereby authorized to be issued for the purpose hereinabove set forth. The Note shall be issued in registered form, shall be dated on the day the transaction closes, and shall mature 58 years after closing. The interest rate for the Seller Carry-Back Note shall be 3% simple interest. Principal and Interest payments will be deferred until loan maturity; residual receipts payments will be required based on annual audited financials.

**Be It Further Resolved** that Board of Commissioners authorizes the Executive Director of the Community Development Commission to execute the Agreement and any associated documents.

**PASSED AND ADOPTED** this 2nd day of April, 2019, by the following vote:

**Supervisors:**

Gorin:

Zane:

Gore:

Hopkins:

Rabbitt:

Ayes:

Noes:

Absent:

Abstain:

**So Ordered.**

Signature of Attesting Officer:

Printed Name and Title of Attesting Officer: