



COUNTY OF SONOMA
Request for Proposals (RFP)

TO PURCHASE THE SONOMA COUNTY CHANATE CAMPUS
SANTA ROSA, CALIFORNIA

The County of Sonoma is pleased to invite you to respond to a Request for Proposals for purchase of the Sonoma County Chanate Campus, Santa Rosa, California.

Proposals must be received no later than 2:00 p.m. on May 10, 2019.

A. *Introduction/Purpose*

On December 11, 2018, the Sonoma County Board of Supervisors declared 82 acres of improved property owned by the County of Sonoma and located at 3313 Chanate Road in Santa Rosa, California as surplus land and directed staff to solicit responses for sale of the property according to procedures prescribed at California Government Code Section 54220 (the Code).

In compliance with direction provided by the Code, the Sonoma County General Services Department (General Services) is soliciting responses for sale of the property from statutorily designated public agencies or housing sponsors to purchase County-owned property to facilitate the development of affordable housing, parks, school facilities, or for other governmental uses. If the property is not sold to qualified agencies for purposes described in the Code, then the property may be offered for sale to private parties. Following sale of this property the County will have no entitlement or land use authority over the property.

In response to this solicitation Respondents must demonstrate that they are a statutorily designated public agency engaged in the development of affordable housing, parks or school facilities; or, a housing sponsor engaged in facilitation of the development of affordable housing. Respondents must demonstrate experience as well as sufficient financial ability and organizational capacity to facilitate the development of affordable housing.

Respondents must demonstrate sufficient financial capacity to perform its bid obligation.

Background about the property and the opportunity are contained in this document. Additional information is available at: bit.ly/chanate

Prospective Respondents are encouraged to review this solicitation and the website for information about the property and the solicitation.

Property Description

The Chanate property is located in a residential community in east-central Santa Rosa. The 117 acre property contains 16 separate legal parcels. Of these, 12 parcels containing a total of 71.6 acres have been declared surplus and available for disposal. The remaining 4 parcels comprised of a total of 45.36 acres will be retained by the County of Sonoma for open space and flood control purposes and are not a part of this surplus process.

The property is bisected by Chanate Road, separating the North Campus from the South Campus. The 21.08 acre North Campus contains the former Sutter Hospital building, the Sonoma County Department of Health Services Administrative Offices the County Public Health Lab and the privately owned Chanate Office Condominium Complex. The six parcels located south of Chanate Road contain approximately 50 acres and contain a number of buildings that have historically been used as office and behavioral health outpatient treatment offices. Most were built between 1936 and 1994.

The North Campus includes Parcels A, B, C, D and E. The North Campus contains 21.08 acres of land and 195,573 square feet of hospital and office building space. The South Campus includes Parcels F, G, H, I, J, K, L and M. The South Campus contains a total of 50.52 acres of land and 87,847 square feet of building space.

Properties excluded from the sale are adjacent to the South Campus. Excluded properties are:

1. Parcel J, a 9.96 acre parcel retained by the County of Sonoma for public access.
2. Parcel N, the 26.46 acre property that is owned and managed by Sonoma County Water Authority property for the purpose of flood control; and,

Parcels O and P, consisting of 8.94 acres of open space property that are currently owned and managed by the Sonoma County Agricultural Preservation and Open Space District.

1. Project Background and Description

Background

On December 11, 2018, in response to the options and information provided by staff and public comment regarding the future of the Chanate Campus, the Board directed staff to initiate the process to dispose of the Chanate property as surplus and to return to the Board with analysis and options for further consideration.

2. Desired Goals/Objectives/Outcomes

Project Objectives

The loss of 5,300 homes in the City of Santa Rosa and Sonoma County to the fire disaster of October 2017 exacerbated an already significant housing shortage reflected in limited opportunities for housing and high housing costs. The Sonoma County Board of Supervisors

has prioritized delivery of housing to address this shortage. The Board has tasked staff to strategically use publicly owned property to support the Board's goal of creating new housing opportunities.

According to the online real estate publisher, Trulia, the median home value in Santa Rosa is over \$600,000, while the median rent price in Santa Rosa is \$2,550 per month. Housing opportunities, including affordable housing opportunities for people in distress, recent graduates, young families, young adults, entry level workers seeking opportunities to remain close to family and their community are increasingly difficult to secure. In response, the Sonoma County Board of Supervisors has prioritized production of housing and has tasked County staff to strategically use publicly owned property to support new housing opportunities.

This property is being made available to use publicly owned property to support new housing, open space and recreation opportunities.

B. Statement of Requirements - Services Required of Successful Proposer

Description of the Opportunity

The County is disposing of this surplus property for purposes described at California Government Code Section 54220. This action is a solicitation of responses from statutorily designated public agencies or housing sponsors to purchase this County-owned property to facilitate the development of affordable housing, parks, school facilities, or for other governmental uses. If the property is not sold to qualified agencies for purposes described in the Code, then the property may be offered for sale to private parties. Following sale of this property the County will have no interest in the property. In addition the County will have no entitlement or land use authority over the property.

The County of Sonoma is offering for sale the fee simple interest in 71.62 acres of land (Parcels A through I, K, L and M) on the Chanate Campus (hereinafter the Chanate Campus) in Santa Rosa, California.

The Board has directed staff to structure the sale under two scenarios with the objectives of: (a) maximizing value to the County; and, (b) providing a variety of opportunities and visions to participate in this significant development opportunity. With these objectives in mind the County of Sonoma is offering:

- (1) Sale of the Chanate Campus to a single purchaser.
- (2) Simultaneous sale of the three (3) defined bundles of parcels as described below (the Bundles) on the Chanate Campus to separate purchasers.

Interested parties are invited to submit a proposal to acquire the entire Chanate Campus or one or more Bundles. The County will **not** accept proposals for individual parcels, partial Bundles, or reconfigured Bundles.

Properties for Sale

NORTH CAMPUS			
Bundle 1	Parcel	APN	Acres
	A	180-090-001	3.00
	B	180-090-002	8.53
	C	173-130-038	2.79
	D	180-090-003	5.07
	E	180-090-004	1.32
	F	180-090-005	0.37
Total Acres – Bundle 1			21.08

SOUTH CAMPUS			
Bundle 2	G	180-090-006	28.10
	H	180-100-001	1.14
	I	180-100-029	1.04
	Total Acres – Bundle 2		30.28
Bundle 3	K	180-090-009	13.32
	L	180-090-010	2.96
	M	180-090-008	3.98
	Total Acres – Bundle 3		20.26
Total Surplus Acres for Sale			71.62
LANDS NOT PART OF SALE			
Excluded	J	180-100-016	9.96
	N	180-090-007	26.46
	O	180-820-010	7.91
	P	180-820-009	1.03
Total Excluded Acres			45.36

Additional Information:

1. The County of Sonoma operates the 1,100 square foot Public Health Laboratory at 3313 Chanate Road (Parcel A). The County requests terms and conditions for the County to lease back the Public Health Laboratory from the successful Respondent.
2. The Sheriff's Department of the County of Sonoma operates the 8,000 square foot Morgue at 3336 Chanate Road (Parcel K). The County requests terms and conditions for the County to lease back the Public Health Laboratory from the successful Respondent.
3. Community Action Partnership, operates a residential facility situated on 21,580 square feet of land under terms and conditions of a ground lease that expires on January 31, 2023.

4. The Bird Rescue Center delivers medical services to injured and sick birds on approximately one-half acre of land on Parcel K under terms and conditions of a license that expires on April 30, 2019.

Summary of Respondent Responsibilities

The County anticipates the successful Respondent will demonstrate superior qualifications and capacity to:

- Facilitate the development of affordable housing, parks, school facilities, or other governmental use programs in accord with direction provided at Government Code 54220.
- Assume responsibility for the security and maintenance of the entire Chanate Campus upon taking ownership of the property.
- Participate in a clear, fair, collaborative and transparent community outreach and communications program to assure the neighboring and Santa Rosa communities remain informed about the status of project.

C. Schedule

The following schedule is subject to change. Except as provided below, changes will only be made by written amendment to this Request for Proposals, which amendment shall be issued to all parties by the Department issuing this proposal.

Date	<u>Event</u>
Monday, February 11, 2019	Release Request for Proposals
Wednesday, March 13, 2019 at 10:00 a.m. 3313 Chanate Road, Santa Rosa, CA 95404	Pre-Bid Conference & Walk Through
Monday, March 25, 2019	Proposer’s Questions Due by 5:00 p.m.
Wednesday, April 10, 2019	County’s Responses to Questions Due
Friday, May 10, 2019	Proposals Due by 2:00 p.m.
May 13 – May 29, 2019	Proposals Evaluated by County
Week of June 24 th , 2019	Interviews Conducted (if applicable)
Tuesday, August 6, 2019	Recommendation to the Board of Supervisors (<i>subject to delay without notice to proposers</i>)

Thursday, September 5, 2019 (or 30 days following Board approval of selection, whichever is later.	Delivery of Deposit to County by 5:00 p.m.
Wednesday, December 4, 2019	Purchaser Complete Due Diligence and Close

D. Pre-Proposal Tour of Property (Optional)

Respondents are invited to attend an optional tour of the property scheduled for **Wednesday, March 13 at 10:00 a.m.** The will start in front of the Rotunda of the Administration Building at 3313 Chanate Road, Santa Rosa, CA 95404.

If respondents have any additional questions following the tour, they must be submitted in writing.

E. Questions

Proposers will be required to submit any and all questions in writing per the schedule in order for staff to prepare written responses to all respondents. Written answers will be shared with all potential bidders through an addendum on the County’s Supplier Portal and email notification. Questions should be sent via e-mail directly to marc.mcdonald@sonoma-county.org. Questions will not be accepted by phone or in person.

F. Corrections and Addenda

1. If a proposer discovers any ambiguity, conflict, discrepancy, omission, or other error in this RFP, the proposer shall immediately notify the contact person of such error in writing and request clarification or modification of the document. Modifications will be made by addenda as indicated below to all parties in receipt of this RFP.
2. If a proposer fails to notify the contact person prior to the date fixed for submission of proposals of a known error in the RFP, or an error that reasonably should have been known, the proposer shall submit a proposal at their own risk, and if the proposer is awarded a contract they shall not be entitled to additional compensation or time by reason of the error or its subsequent correction.
3. Addenda issued by the County interpreting or changing any of the items in this RFP, including all modifications thereof, shall be incorporated in the proposal. The proposer shall submit the addenda cover sheet with the proposal (or deliver them to the Department of General Services, 2300 County Center Drive, Suite A220, Santa Rosa, CA 95403, if the proposer has previously submitted a proposal to the Department). Any oral communication by the County’s designated contact person or any other County staff

member concerning this RFP is not binding on the County and shall in no way modify this RFP or any obligations arising hereunder.

G. Proposal Submittal

1. Form: Proposers must submit one (1) electronic copy to the County of Sonoma's Supplier Portal. The link to the Supplier Portal is: [Sonoma County Supplier Portal](#).

Note: Proposers must be registered to submit electronic submittals. See registration instructions on the Supplier Portal link above.

Additionally proposers must submit (1) signed original, and five (5) copies of the signed proposal, and (1) copy on USB drive per the schedule or as revised by addendum. Proposals must be enclosed in a sealed envelope or package and clearly marked "SONOMA COUNTY CHANATE CAMPUS". Proposals shall be submitted to:

Sonoma County General Services
Real Estate Division – Attn: Marc McDonald
2300 County Center Drive, Suite A220
Santa Rosa, CA 95403

2. Due Date: Proposals must be received no later than the date and time listed in the schedule, or as revised by addendum. The proposal due date is subject to change. If the proposal due date is changed, all known recipients of the original RFP will be notified of the new date.
3. General Instructions: To receive consideration, proposals shall be made in accordance with the following general instructions:
 - a) The completed proposal shall be without alterations or erasures.
 - b) No oral or telephonic proposals will be considered.
 - c) The submission of a proposal shall be an indication that the proposer has investigated and satisfied him/herself as to the conditions to be encountered, the character, quality and scope of the work to be performed, and the requirements of the County, including all terms and conditions contained within this RFP.
4. Proposal Format and Contents: For ease of review and to facilitate evaluation, the proposals for this project should be organized and presented in the order requested as follows:

Section I

a. Signed Cover Sheet (Sample Form Attached)

b. Bid Amount

Proposed Bid amount described in U.S. Dollars, described in both numbers and words.

c. Response Overview

The response should include the following statements:

- Whether the Respondent is submitting a proposal to purchase the entire Chanate Campus or one or more Bundles.
- If the Respondent seeks to purchase the entire Chanate Campus the Respondent shall state the proposed purchase amount in cash, denominated in U.S. Dollars. The proposed purchase amount shall be stated **in U.S. Dollars, described in both numbers and words.**
 - Example:
 - Entire Chanate Campus - 71.62 acres, \$xxx,xxx.00; Amount in Dollars;
- If the Respondent seeks to purchase one or more Bundles, the Respondent shall identify each Bundle the Respondent seeks to purchase by the letter designation of the bundle, the number of acres in each Bundle and the bid amount for each Bundle.
 - Example:
 - Bundle One - 21.08 acres, \$xxx,xxx.00; Amount in U.S. Dollars; with close of escrow on or before _____, 2019.
 - Bundle Two - 30.28 acres, \$xxx,xxx.00; Amount in U.S. Dollars; with close of escrow on or before _____, 2019.
 - Bundle Three - 20.26.acres, \$xxx,xxx.00; Amount in U.S. Dollars; with close of escrow on or before _____, 2019.
- Description of experience, strategies, challenges and successes in facilitating the development of affordable housing, parks, school facilities, or for other governmental uses.
- Description of experience, strategies, challenges and successes in conducting effective community outreach and engagement.

d. Financing Plan, Cost Assumptions and Project Economics

- Pro Forma Budget including sources and uses of funds.
 - The proposal should include a statement and description of all anticipated funding sources and amounts of funding anticipated to be used to acquire the property as well as any information regarding restrictions on such funds. Identified sources should include cash, loans, participation, and any other funding.

- Indicate other any anticipated funding sources, including any federal, state or local funding which can be accessed to create additional affordable housing. Describe in detail the timing and conditions affecting access to and use of these funds.

e. Organizational Information

- Provide specific information concerning the applicant organization, including the legal name, address and telephone number, and the type of entity (sole proprietorship, partnership, or corporation and whether public, non-profit or private), such as IRS 501c3 qualification letter, statement of information or articles of incorporation/organization. Include the name and telephone number of the person(s) in the company authorized to execute any proposed agreement, and designate a person to be the point of contact for the County for this process.
- Financial Information for the Respondent entity including Federal and State Income Tax Returns for each of the past three (3) Years.
- Disclose any debarment or other disqualification as a vendor for any federal, state or local entities. Describe the nature of the debarment/disqualification, including where and how to find complete information on any such debarment or disqualification.

Section II - Qualifications and Experience:

Demonstration or proof of status as statutorily designated public agencies or housing sponsors to facilitate the development of affordable housing, parks, or school facilities is a requirement.

Capacity

The County of Sonoma is seeking firms (s) with financial capacity, access to capital, access to credit and recent experience in facilitating the development of affordable housing, parks, or school facilities. Interested Respondents should submit financial statements and other evidence of banking relationships sufficient to demonstrate financial strength. If such financial capacity related documents are marked “Confidential/Proprietary” and meet the applicable definitions, the same may be considered proprietary and may not be subject to disclosure as part of public records, to the greatest extent provided by law.

Experience

Respondents should provide information and descriptions of participation in projects of similar scope, over the last five (5) years. Information should include description of experience with regulatory and environmental review processes, experience in community engagement processes, examples of financial modeling developed for projects in which the Respondent participated. Information and experience that demonstrates the experience the Respondent has in facilitating the development of affordable housing, parks, school facilities, or other governmental use programs in accord with direction provided at Government Code 54220 should be provided.

Standards and Entitlements

Prospective respondents should make reasonable efforts to familiarize themselves with applicable policies and Codes of the City of Santa Rosa, including those described in the City of Santa Rosa’s General Plan and design guidelines set in the Development Code that may apply to subsequent activities at the Chanate Campus. To the extent the City of Santa Rosa anticipates changes to the General Plan and/or the Code, the Respondents should anticipate and convey in its submittal how it can facilitate meeting the needs of the City.

Qualifications

- Provide resume(s) of key personnel who will be assigned to work on this project showing relevant professional qualifications. Include references or letter of recommendations that address these qualifications if applicable.
- Provide Pipelines of all current development projects in which the Respondent is a participant, and an organizational chart which demonstrates the Respondents roles and responsibilities, including staffing, management, facilitation and advisory roles.

Disclosure of Ongoing Litigation

- Please clearly describe any ongoing litigation involving the Respondent organization. The nature of ongoing litigation will be weighed on a case-by-case basis and may be taken into consideration in the evaluation of your response.

H. Selection Process

This solicitation is being issued In compliance with direction provided by Article 8. Surplus Land Sections 54220 through 54233 of the California Government Code. Respondent must demonstrate to the satisfaction of the County that it is a statutorily designated public agency engaged in the development of affordable housing, parks or school facilities; or, a housing sponsor engaged in facilitation of the development of affordable housing.

All responses received by the specified deadline will be reviewed for content and completeness using the following scoring criteria:

Criteria	Maximum Points
Dollar Value of Bid	50

Demonstrated Financial Capacity – company financial capacity, access to credit, strength of balance sheet.	30
Conditions of Closing	20
TOTAL	100

The County Department Head in consultation with the Purchasing Agent reserves the right, in their sole discretion, to take any of the following actions at any time before Board approval of an award: waive informalities or minor irregularities in any proposals received, reject any and all proposals, cancel the RFP, or modify and re-issue the RFP. Failure to furnish all information requested or to follow the format requested herein may disqualify the proposer, in the sole discretion of the County. False, incomplete, misleading or unresponsive statements in a proposal may also be sufficient cause for a proposal’s rejection.

The County may, during the evaluation process, request from any proposer additional information which the County deems necessary to determine the proposer’s ability to perform the required services. If such information is requested, the proposer shall be permitted three (3) business days to submit the information requested.

An error in the proposal may cause the rejection of that proposal; however, the County may, in its sole discretion, retain the proposal and make certain corrections. In determining if a correction will be made, the County will consider the conformance of the proposal to the format and content required by the RFP, and any unusual complexity of the format and content required by the RFP. If the proposer’s intent is clearly established based on review of the complete proposal submittal, the County may, at its sole option, correct an error based on that established content. The County may also correct obvious clerical errors. The County may also request clarification from a proposer on any item in a proposal that County believes to be in error.

The County reserves the right to select the proposal(s) which in its sole judgment best meets the needs of the County and to award to only one or multiple qualified submittals. *The proposed cost is neither the sole nor the primary criterion for recommending contract award.*

All data and information furnished by County or referred to in this Solicitation are furnished for the Respondent's convenience. The County does not guarantee that such data and information are accurate and assumes no responsibility whatsoever as to its accuracy or interpretation. Respondents shall satisfy themselves as to the accuracy or interpretation of all such information and data.

The County reserves the right to negotiate any price or provisions and accept any part, or all parts of any or all submittals, whichever is in the best interest of the County.

All firms responding to this RFP will be notified of their selection or non-selection after the evaluation committee has completed the selection process.

All Respondents submit their statements to the County with the understanding that the final approval of any agreement is contingent upon and subject to review and final approval by the Board of Supervisors.

I. Finalist Interviews

After initial screening, the evaluation committee may select those firms deemed most qualified for further evaluation. Interviews of these selected firms may be conducted as part of the final selection process. Interviews may or may not have their own separate scoring during the evaluation process.

J. General Information

1. Rules and Regulations

- a) The issuance of this solicitation does not constitute an agreement by the County that any disposition agreement will actually be entered into by the County, and the County shall not pay for costs incurred in the preparation or submission of proposals. All costs and expenses associated with the preparation of this proposal shall be borne by the proposer.
- b) Sonoma County reserves the right to reject any or all proposals or portions thereof if the County determines that it is in the best interest of the County to do so.
- c) The County may waive any deviation in a proposal. The County's waiver of a deviation shall in no way modify the RFP requirements nor excuse the successful proposer from full compliance with any resultant agreement requirements or obligations. Sonoma County reserves the right to reject any or all proposals, or to waive any defect or irregularity in a proposal. The County further reserves the right to award the agreement to the proposer or proposers that, in the County's judgment, best serves the needs of Sonoma County.
- d) All proposers submit their proposals to the County with the understanding that the recommended selection of the review committee is final and subject only to review and final approval by the Department Director (via delegation), the County Purchasing Agent or the Board of Supervisors.
- e) Upon submission, all proposals shall be deemed public records with the exception of financial statements and other evidence of bank relationships sufficient to demonstrate financial strength referenced in the Qualifications section. In the event that a proposer desires to claim portions of its proposal exempt from disclosure, it is incumbent upon the proposer to clearly identify those portions with the word "Confidential" printed on the top right hand corner of each page for which such privilege is claimed, and to clearly identify the information claimed confidential by

highlighting, underlining, or bracketing it, etc. Examples of confidential materials include trade secrets. Each page shall be clearly marked and readily separable from the proposal in order to facilitate public inspection of the non-confidential portion of the proposal. The County will consider a proposer's request for exemptions from disclosure; however, the County will make its decision based upon applicable laws. An assertion by a proposer that the entire proposal, large portions of the proposal, or a significant element of the proposal, are exempt from disclosure will not be honored and the proposal may be rejected as non-responsive.

- f) The County will endeavor to restrict distribution of material designated as confidential to only those individuals involved in the review and analysis of the proposals. Proposers are cautioned that materials designated as confidential may nevertheless be subject to disclosure. Proposers are advised that the County does not wish to receive confidential or proprietary information and those proposers are not to supply such information except when it is absolutely necessary. If any information or materials in any proposal submitted are labeled confidential or proprietary, the proposal shall include the following clause:
- a. [Legal name of proposer] shall indemnify, defend and hold harmless the County of Sonoma, its officers, agents and employees from and against any request, action or proceeding of any nature and any damages or liability of any nature, specifically including attorneys' fees awarded under the California Public Records Act (Government Code §6250 et seq.) Arising out of, concerning or in any way involving any materials or information in this proposal that [legal name of proposer] has labeled as confidential, proprietary or otherwise not subject to disclosure as a public record.

2. Nonliability of County

The County shall not be liable for any precontractual expenses incurred by any respondent. The County shall be held harmless and free from any and all liability, claims, or expenses whatsoever incurred by, or on behalf of, any person or organization responding to this RFP.

3. Lobbying

Any party submitting a proposal or a party representing a proposer shall not influence or attempt to influence any member of the selection committee, any member of the Board of Supervisors, or any employee of the County of Sonoma, with regard to the acceptance of a proposal. Any party attempting to influence the RFP process through ex-parte contact may be subject to rejection of their proposal.

4. Form of Agreement

No agreement with the County shall have any effect until a contract has been signed by both parties. Pursuant to Sonoma County Code Section 1-11, County personnel are without authorization to waive or modify agreement requirements.

5. Duration of Proposal; Cancellation of Awards; Time of the Essence

- a) All proposals will remain in effect and shall be legally binding for at least ninety (90) days.
- b) Unless otherwise authorized by County, the selected consultant will be required to execute an agreement with the County for the services requested within sixty (60) days of the County's notice of intent to award. If agreement on terms and conditions acceptable to the County cannot be achieved within that timeframe, or if, after reasonable attempts to negotiate such terms and conditions, it appears that an agreement will not be possible, as determined at the sole discretion of the County, the County reserves the right to retract any notice of intent to award and proceed with awards to other consultants, or not award at all.

6. Withdrawal and Submission of Modified Proposal

- a) A proposer may withdraw a proposal at any time prior to the submission deadline by submitting a written notification of withdrawal signed by the proposer or his/her authorized agent. Another proposal may be submitted prior to the deadline. A proposal may not be changed after the designated deadline for submission of proposals.

Notice of Intent to Award and Protest Period

Any directly affected party who is aggrieved in connection with this award may file a protest regarding the action. Such protest must be filed in writing with:

*Sonoma County General Services Department
Attn: General Services Director
2300 County Center Drive, Suite A200
Santa Rosa, CA 95403*

Protests must be filed within seven (7) calendar days from the date of the Notice of Intent to Award. Failure to timely file a protest shall constitute a waiver of any right to protest. Untimely protests will not be accepted or considered. Any protest shall:

- State in detail each and every ground asserted for the protest, citing to the law, rule, local ordinance, procedure or bid provision on which the protest is based; and

Identify the remedy sought. Any party submitting a response or a party representing a Respondent shall not influence or attempt to influence any member of the selection committee, any member of the Board of Supervisors, or any employee of the County of Sonoma, with regard to the acceptance of a response. Any party attempting to influence the Solicitation process through ex-parte contact may be subject to rejection of their response.

Interested Parties

Company Name	email
AEGON USA Realty Advisors LLC	AegonInvestments@AegonUSA.com
AEM Consulting	Ccrake@Aemconsulting.net
Affirmed Housing Group	Jeff@affirmedhousing.com
AMCAL Housing	Fchang@amcalhousing.com
Anne Wilson	ABW.Development@outlook.com
BAE Urban Economics, Inc.	SherryRudnak@BAE1.com
Benjamin Wickham, CPM	Benjamin.Wickham@sonoma-county.org
Bonita House Inc.	marisa@bonitahouse.org
Brandon Cho (Oakmont)	brandon.cho@oakmontsl.com
CA Center for Cooperative Development	ekcoontz@cccd.coop
California Housing Foundation	Dschenkel@schfcares.com
Century Housing	Nfriend@centuryhousing.org
Cloverdale Rancheria of Pomo Indians	clvrldler61@aol.com
Community Action Partnership	scooper@capsonoma.org
Community Housing Sonoma County	Pcook@CH-SC.org
Community Housing Partnership	Aosgood@Edenhousing.org
Core Affordable Housing	Dneale@thecorecompanies.com
Dry Creek Rancheria of Pomo Indians	bettya@drycreekrancheria.com
Dry Creek Rancheria of Pomo Indians	chrisw@drycreekrancheria.com
EPMI, a Bayside Company	Brallis@baysidecommunities.com
Equity Community Builders	John@ECDSF.Com
Federated Indians of Graton Rancheria	gsarris@gratonrancheria.com
Human Investment Project, Inc. (HIP Housing)	KComfort@hiphousing.org
Jamboree Housing Corporation	Rkinoshita@jamboreehousing.com
Jordan Moss (Catalyst Housing)	Jordan@catalysthousing.com
Karen N FitzGerald	thinkinc@aol.com
Kashia Band of Pomo Indians of Stewarts Point Rancheria	reno@stewartspoint.org
Las Palmas Housing	Jmichael@Laspalmashousing.com
Lifehouse	Vmorris@lifehouseagency.org
Lytton Band of Pomo Indians	margiemejia@aol.com
M.E. Shay & Co.	meshayco@gmail.com
Margaret Van Vliet (Community Development Commission)	margaret.vanvliet@sonoma-county.org

Interested Parties

Company Name	email
Non-Profit Housing Association of Northern California	Hilda@nonprofithousing.org
Palm Communities	Dhorn@PalmCommunities.com
PATH Ventures	path@epath.org
PEP Housing	Jimw@pephousing.com
Satellite Affordable Housing Associates	Estewart@sahahomes.org
Sutter Community Affordable Housing	B.Flores@regionalha.org
The Federated Indians of Graton Rancheria	jcohen@jmandmplaw.com
Wilson Meany	Ebloom@wilsonmeany.com
	aallbin@pacificwaterfront.com
	ab@eah.org
	abaker@essexpropertytrust.com
	abend@silverstonecommunities.com
	ablanchard@rockwoodcap.com
	ACabanas@benchmarkmanagement.com
	AChamorro@loweenterprises.com
	adam@capiterragroup.com
	adamb@nuwi.com
	aec@pocketdevelopment.com
	aflank@nahb.org
	afriedman@lendleaserei.com
	agalovich@wmspartners.com
	agorelick@srgnc.com
	ahayutin@fremontgroup.com
	ahearing@trumarkco.com
	ahernandez@theolsonco.com
	ahoffman@bedfordproperty.com
	ahudacek@srgnc.com
	akatz@brookwoodgroup.com
	alan@themarkcompany.com
	alanbill@pacbell.net
	alex.waterbury@lennar.com
	alex@mhpodell.com

Interested Parties

Company Name	email
	AlexaArena@forestcity.net
	amay@keystonedg.com
	Amie@nonprofithousing.org
	amy.erixon@avisonyoung.com
	anatarajan@midpen-housing.org
	andrea.j@bosadev.com
	aneches@tmgpartners.com
	Angela.landgraf@RedLion.com
	anthony_blanchard@catellus.com
	aosgood@edenhousing.org
	apapanastassiou@ncclf.org
	ardith@pephousing.org
	arjun@amcalhousing.com
	askipper@evgre.com
	astrid@keynoteproperties.com
	atalansky@ebl-s.com
	awarner@greystar.com
	awilson@chworks.org
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211 Ridgeway Avenue	1835 Alcatraz Ave.
Santa Rosa, CA 95401	Berkeley, CA 94703
Sonoma County Office of Education	Sonoma County Regional Parks Department
Attn: Steven Herrington, Superintendent	Attn: Bert Whittaker, Dir
5340 Skylane Boulevard	2300 County Center Dr. Ste. 120A
Santa Rosa, CA 95403	Santa Rosa, CA 95403
City of Santa Rosa Recreation and Parks Department	Sutter Community Affordable Housing
Attn: Kelly Magnuson, Interim Dir	Attn: Beckie Flores
55 Stony Point Rd.	1455 Butte House Road
	Yuba city, CA 95993

Interested Parties

Company Name	email
Santa Rosa, CA 95401	
The Federated Indians of Graton Rancheria	The Unity Council
Attn: James E. Cohen, Attorney at Law, Maier Pfeffer Kim Geary & Cohen, LLP	1900 Fruitvale Ave. Suite 2A
1970 Broadway, Suite 825	Oakland, CA 94601
Oakland, CA 94612	
Wilson Meany	Burbank Housing
Attn: Emerald Bloom	Attn: Lawrance Florin, CEO
6701 Center Drive, Suite 950	790 Sonoma Ave
Los Angeles, CA 90045	Santa Rosa, CA 95404