



County of Sonoma

State of California

Date: September 10, 2024

Item Number: _____

Resolution Number: _____

☐ 4/5 Vote Required

Resolution of the Board of Commissioners of the Sonoma County Community Development Commission (CDC) Authorizing (1) The Execution of a Disposition and Development Agreement (DDA) with Burbank Housing Development Corporation (Burbank Housing) for the Development of Property Located at 18100 Highway 116 Guerneville CA 95446, and (2) The Execution and Recordation of all Documents Necessary to Accomplish the Execution of the DDA

Whereas, On July 22, 2022, the CDC published a Request for Qualifications/Request for Proposals inviting developers to submit qualifications and proposals to acquire, convert and operate the property as a Permanent Supportive Housing development (Project) and Burbank Housing Development Corporation and West County Community Services (West County) submitted a joint response; and

Whereas, on March 7, 2023 the Board authorized the CDC to enter into an Exclusive Right to Negotiate Agreement with West County to negotiate the terms of the property transfer and DDA; and

Whereas, on August 1, 2024 the CDC, West County and Burbank Housing mutually agreed it is in the best interest of meeting the HCD Project Homekey guidelines and Project delivery milestones that the ownership and development of the property would be transferred to Burbank Housing pursuant to the same DDA terms, conditions and financing previously approved by the Board on June 10, 2024;

Whereas, CDC and Burbank Housing negotiated a Disposition and Development Agreement that will govern the transfer and development of the property, a copy of which is on

file with the Clerk of the Board;

Now, Therefore, Be It Resolved that the Board of Commissioners of the CDC hereby find, determine, declare, and order as follows:

1. The Executive Director of the CDC is authorized and directed to execute, on behalf of the CDC and in the forms on file with the Clerk, the DDA with Burbank Housing for the transfer and development of the Property.

2. The Executive Director of the CDC is authorized and directed, on behalf of the CDC, to execute and record all documents necessary to accomplish the execution of the DDA.

Supervisors:

Gorin:

Coursey:

Gore:

Hopkins:

Rabbitt:

Ayes:

Noes:

Absent:

Abstain:

So Ordered.