

Roseland Village Development: Key Milestones and Approvals

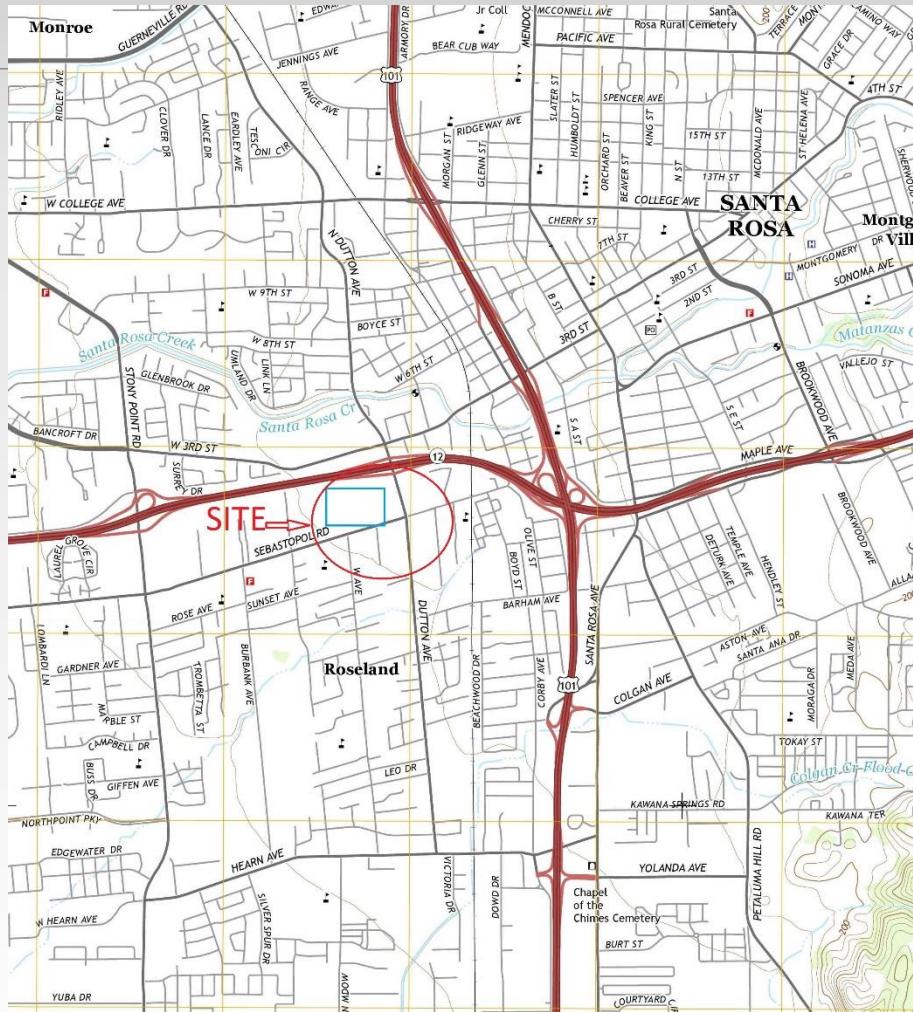
SONOMA COUNTY
COMMUNITY
DEVELOPMENT
COMMISSION

JANUARY 29, 2018



ROSELAND VILLAGE DEVELOPMENT:

Site Location:
657 Sebastopol Rd
Santa Rosa



ROSELAND VILLAGE: SITE PLAN



ROSELAND VILLAGE: DISPOSITION AND DEVELOPMENT AGREEMENT

Parties:

- Sonoma County Community Development Commission
- MidPen Housing Corporation (Master Developer)
- Urban Mix Development (Market Rate Housing Developer)



Governs revitalization and transformation of the Roseland Site, including development of 75 units of affordable housing

Other components of the project include: 100 units of market rate apartments, Public Plaza, Plaza Temporal, Mercado, Civic Building



ROSELAND VILLAGE: GEE PARCEL ACQUISITION

Arial View—Roseland Site



Massing View—Affordable Housing Site



PLAZA TEMPORAL LEASE

Parties to the Lease:

Lessor: Sonoma County Community Development Commission

Initial Lessee (Construction term): MidPen Housing Corporation (Master Developer)

Subsequent Lessee (Operational term): Notre Mere Inc., DBA: Mitotero Food Park



Plaza Temporal: Design



Roseland Village Development : Projected Timeline and Next Steps

Santa Rosa Planning Commission Approval: Feb 28, 2019

APPROVED



Roseland Village Development : Projected Timeline and Next Steps

Gee Parcel Re-conveyance:	March 2019
Plaza Temporal Permitting and Construction:	Mar – Jul 2019
Plaza Temporal Opening:	Summer 2019
Site Infrastructure Planning, Permitting and Construction:	Mar 2019 – Dec 2020
Affordable and Market Rate Housing Construction:	Jan 2021 – Nov 2022



Roseland Village Development : Recommended Actions

The Commission requests that the Board of Commissioners take the following actions:

1. Authorize the Sonoma County Community Development Commission to enter into a Disposition and Development Agreement with MidPen Housing Corporation and Urban Mix Development LLC for construction of a mixed-use development on the Roseland Village site at 665 Sebastopol Road, Santa Rosa.
2. Authorize the Executive Director of the Commission to execute all documents necessary for the Commission to acquire the Gee Parcel for inclusion in the affordable housing portion of the Roseland Village Development property.
3. Authorize the Commission to enter into a lease with MidPen Housing (with the right to subsequently assign the lease to Notre Mere Inc., DBA: Mitote Food Park) for the Plaza Temporal portion of the Roseland Village Development property.

