



COUNTY OF SONOMA

575 ADMINISTRATION
DRIVE, ROOM 102A
SANTA ROSA, CA 95403

SUMMARY REPORT

Agenda Date: 11/4/2025

To: Board of Supervisors

Department or Agency Name(s): Sonoma County Public Infrastructure

Staff Name and Phone Number: Johannes J. Hoevertsz, 707-565-2550

Vote Requirement: Majority

Supervisory District(s): Countywide

Title:

Affordable Housing and Sustainable Communities Agreement

Recommended Action:

- A) Delegate authority to the Director of Public Infrastructure to execute an Affordable Housing and Sustainable Communities Agreement, in form approved by County Counsel, with Jamboree Housing Corporation and Freebird Development Company, for up to \$3,370,000 in reimbursement to County for certain County transportation services and improvements related to the “Saggio Hills” affordable housing project.
- B) Authorize Director of Public Infrastructure to execute any necessary amendments as required for the subject project and program, on condition of availability of adequate funding therefor and in form approved by County Counsel.

Executive Summary:

The Sonoma County Public Infrastructure Department (SPI), Transit Division, is requesting authorization to execute the proposed Affordable Housing and Sustainable Communities Agreement with Jamboree Housing Corporation and Freebird Development Company, for \$3,370,000 in reimbursement to County for certain County transportation services and improvements related to the “Saggio Hills” affordable housing project. Sonoma County Transit (SCT), in partnership with Jamboree Housing Corporation and Freebird Development Company was awarded funding through California’s Affordable Housing and Sustainable Communities Program to support transit-related improvements connected to the Saggio Hills affordable housing project in the City of Healdsburg. SCT must now enter into an implementation agreement with the two housing developers to obligate the transit components, secure reimbursements, and establish mutual indemnification.

Discussion:

The Affordable Housing and Sustainable Communities (AHSC) Program is an important part of the State of California’s climate and equity strategy by funding affordable housing and transportation projects near jobs, schools, and other daily destinations. AHSC projects help reduce greenhouse gas emissions from personal vehicle use by funding projects that make it easier for residents to get out of their cars and walk, bike, or take public transit. Funded by auction proceeds from California’s Cap-and-Trade emissions reduction program, AHSC is administered by the Strategic Growth Council and implemented by the California Department of

Housing and Community Development (HCD).

In March 2024, Sonoma County Transit (SCT) partnered with the Jamboree Housing Corporation and Freebird Development Company to apply for AHSC funding related to the proposed Saggio Hills affordable housing project in the City of Healdsburg. Included with the AHSC application was a request for \$2,120,000 in Sustainable Transportation Infrastructure assistance to purchase one electric-powered bus, and to increase service frequency for three years on SCT's Healdsburg Shuttle local Route 67 operated within the City of Healdsburg. The application also requested \$1,250,000 in Transit Related Infrastructure assistance to install new passenger waiting shelters at various Route 67 bus stops (which may include encroachment and other right of way rights from the City of Healdsburg) and to secure a property site (several locations in Healdsburg are being considered) and install a new electric charger for the new electric-powered bus.

After being awarded AHSC funding for the project, Jamboree Development Corporation and Freebird Development executed a disbursement agreement with California HCD on May 2, 2025. SCT now needs to enter into an implementation agreement with Jamboree Development Corporation and Freebird Development Company to complete the transit-related components of the AHSC project and to be reimbursed for expenses. The implementation agreement will also mutually indemnify SCT and the two housing developers.

A new, \$800,000 electric-powered bus is due to be delivered to Sonoma County Transit by November 2025 and should be ready for deployment on Route 67 by early 2026. A revised Route 67 schedule with proposed increased service frequencies will be introduced for public comment by SCT in October/November 2025. Implementation of the new schedule would then take place in either January 2026 or March 2026 (estimated FY 2025-26 cost \$145,000), depending on the level of feedback received. It is also anticipated that new passenger waiting shelters at Route 67 bus stops (\$350,000) and the new electric charging station (\$900,000) would be installed in late 2026. Additional operating expenses for Route 67 in FY 2026-27, 2027-28, and 2028-29 are currently estimated at \$440,000, \$440,000, and \$295,000 respectively. All expenditures outlined in this paragraph are eligible for reimbursement under the AHSC grant.

Strategic Plan:

This item directly supports the County's Five-year Strategic Plan and is aligned with the following pillar, goal, and objective.

Pillar: Climate Action and Resiliency

Goal: Goal 4: Maximize sustainability and emissions reductions in all County Fleet vehicles

Objective: Objective 1: Where feasible, phase out County (owned or leased) gasoline powered light-duty cars, vans, and pickups to achieve a 30% zero-emission vehicle light-duty fleet by 2026.

Racial Equity:

Was this item identified as an opportunity to apply the Racial Equity Toolkit?

No

Prior Board Actions:

None

FISCAL SUMMARY

Expenditures	FY25-26 Adopted	FY26-27 Projected	FY27-28 Projected
Budgeted Expenses	\$945,000	\$1,690,000	\$440,000
Additional Appropriation Requested			
Total Expenditures	\$945,000	\$1,690,000	\$440,000
Funding Sources			
General Fund/WA GF			
State/Federal	\$945,000	\$1,690,000	\$440,000
Fees/Other			
Use of Fund Balance			
General Fund Contingencies			
Total Sources	\$945,000	\$1,690,000	\$440,000

Narrative Explanation of Fiscal Impacts:

Appropriations for this project are available in the FY 2025-26 Transit Article 4 Operations and Capital (41401-34040101/2) adopted budgets. Appropriations necessary for this project in future fiscal years will be included in Transit Article 4 Recommended Budgets. All expenditures outlined in this Board Item are eligible for reimbursement under the AHSC grant.

Narrative Explanation of Staffing Impacts (If Required):

None

Attachments:

AHSC Implementation and Mutual Indemnity Agreement (tentative)

Related Items "On File" with the Clerk of the Board:

None