



COUNTY OF SONOMA

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

SUMMARY REPORT

Agenda Date: 5/16/2023

To: Sonoma County Board of Supervisors and Board of Commissioners of the Community Development Commission

Department or Agency Name(s): Sonoma County Community Development Commission

Staff Name and Phone Number: Michelle Whitman, (707) 565-7504

Vote Requirement: Majority

Supervisory District(s): Countywide

Title:

Tierra de Rosas Infill Infrastructure Grant Authority

Recommended Action:

Adopt a Resolution authorizing the Executive Director of the Sonoma County Community Development Commission, or designee, to enter into and execute all agreements, including a Standard Agreement, and amendments or modifications thereto between the Community Development Commission and the California Department of Housing and Community Development regarding an Award from the Infill Infrastructure Program for Santa Rosa Qualifying Infill Area.

Executive Summary:

The California Department of Housing and Community Development (HCD) requires a resolution authorizing the Community Development Commission (CDC) to enter into agreements related to the Infill Infrastructure Grant (IIG) to specifically name the individual who is authorized to act on the agency's behalf. Therefore, the attached Resolution authorizes Michelle Whitman, Executive Director, to enter into and execute all agreements necessary to obtain and use the State IIG funds for this Project. The CDC will return to the Board in the fall to provide an update on the status of the Infrastructure Plan.

Discussion:

The California Infill Infrastructure Grant (IIG) Program awarded \$11,876,050 to the Santa Rosa Qualifying Infill Area (QIA) that includes 4 subrecipient projects: CDC's Backbone Infrastructure (\$5,074,330), Casa Roseland Affordable Housing (\$3,065,982), 420 Mendocino (\$1,573,988), and DanCo's Sage Commons (\$2,153,300). Tierra de Rosas also received \$620,616 from the California Affordable Housing and Sustainable Communities (AHSC) Program for the infrastructure improvements.

Signature Authority for State IIG Grant Documents

In August 2021, your Board adopted a new Resolution when Dave Kiff was appointed as the CDC's Interim Executive Director, designating him as the individual with the delegated responsibility to enter into all IIG agreements with HCD. Michelle Whitman has now been appointed as the new Executive Director of the CDC, and as such has assumed all of the duties and responsibilities that had previously been assigned to Dave Kiff. The attached Resolution to be approved with this Board item is required by HCD to authorize Michelle Whitman to execute IIG agreements and related documents, including but not limited to an affordable housing covenant, a performance deed of trust, a disbursement agreement, and certain other documents required by

HCD as security for, evidence of, or pertaining to the IIG grant, and all related amendments.

IIG Round 6	Award	Affordable, Market Rate, Permanent Supportive Housing (PSH)	Unit Count
Total Award	\$11,876,050		345
Tierra de Rosas, MidPen	\$3,065,982	Affordable	75
Tierra de Rosas, CDC	\$5,074,330	Market Rate	99
420 Mendocino	\$1,573,988	Market Rate	168
Sage Commons	\$2,153,300	Affordable, PSH	58

Sonoma County Community Development Commission and MidPen Housing Corporation jointly submitted a QIA for this IIG application. The QIA is a .7-mile radius around the SMART Downtown Santa Rosa Station. It includes all of downtown Santa Rosa and the Roseland area to the southwest. The joint application was awarded \$11,876,050 to support infrastructure for 4 separate residential projects totaling 345 units of mixed income housing in the Santa Rosa QIA. Each of the 4 developments are within .5 miles of qualifying high-quality transit to connect to the amenities, services, and jobs in Roseland and downtown Santa Rosa. The scope of this infrastructure includes construction of required covered parking spaces and parking lifts, site grading, utility construction, and walkway improvements.

The CDC will return to the Board in the fall to provide an update on the status of the Infrastructure Plan.

Strategic Plan:

Healthy and Safe Communities: Goal 3 In collaboration with cities, increase affordable housing development near public transportation and easy access to services.

Objective 2: Identify and leverage grant funding sources for permanent supportive and affordable housing development.

Racial Equity:

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

No

Prior Board Actions:

08/31/2021, Item #3: Authorized CDC Interim Executive Dave Kiff to execute IIG grant documents

02/04/2020, Item #33: Authorized CDC Interim Executive Barbie Robinson to execute IIG grant documents

FISCAL SUMMARY

Expenditures	FY 22-23 Adopted	FY23-24 Projected	FY 24-25 Projected
Budgeted Expenses	\$11,876,050		
Additional Appropriation Requested			
Total Expenditures	\$11,876,050		
Funding Sources			

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General Fund/WA GF			
State/Federal	\$11,876,050		
Fees/Other			
Use of Fund Balance			
Contingencies			
Total Sources	\$11,876,050		

Narrative Explanation of Fiscal Impacts:

There are no fiscal impacts associated with this item.

Staffing Impacts:			
Position Title (Payroll Classification)	Monthly Salary Range (A-I Step)	Additions (Number)	Deletions (Number)

Narrative Explanation of Staffing Impacts (If Required):

N/A

Attachments:

Resolution Authorizing Execution of IIG Standard Agreements

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

None