

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

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Jill Scott, Real Estate Manager
City of Santa Rosa
69 Stony Circle
Santa Rosa, CA 95401

Dear Jill Scott:

RE: HCD's Review of the City of Santa Rosa's Resolution Declaring Assessor Parcel Numbers 038151004, 038151001, 009333009, and 009333014 as "Exempt Surplus Land"

Thank you for contacting the California Department of Housing and Community Development (HCD) regarding the property located at 702 & 716 Bennett Valley Road and 921 & 927 Rutledge Avenue, Santa Rosa, CA (Assessor Parcel Numbers 038151004, 038151001, 009333009, and 009333014 collectively, the "City Property"). HCD reviewed Resolution No. RES-2022-007 and other documentation you provided and considered the City of Santa Rosa's ("City") claim that the City Property qualifies as "exempt surplus land" under Government Code section 54221, subdivision (f)(1)(A), of the Surplus Land Act (SLA) because the property will be transferred for the development of affordable housing pursuant to Government Code section 37364.

According to the resolution, the City entered into a Disposition and Development Agreement with Freebird Development Company, LLC, a California limited liability company, and Allied Housing Inc., a California nonprofit public benefit corporation, on July 7, 2021, for the development of 100 percent affordable housing on the City Property. The affordable housing project will include 62 total units of housing with approximately 50 percent of the units leased to formerly homeless persons or households with incomes that do not exceed 30 percent of area median income (AMI), approximately 50 percent of the units leased to households with incomes that do not exceed 50 percent of AMI, and one unrestricted Management unit.

For this reason, HCD finds that the City Property qualifies as "exempt surplus land" under Government Code section 54221, subdivision (f)(1)(A), of the SLA. The City is permitted to proceed with the disposition of the City property.

If you have any questions or need additional technical assistance, please contact Imaez Wahid, of our staff, at Imaez.Wahid@hcd.ca.gov.

Jill Scott, Real Estate Manager
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Sincerely,

A handwritten signature in black ink, appearing to read "Jillian Burgos". The signature is fluid and cursive, with the first name "Jillian" being more prominent than the last name "Burgos".

Jillian Burgos
Public Lands Manager
Housing Policy Development