

CITY OF SEBASTOPOL
CITY COUNCIL
AGENDA ITEM

Meeting Date: October 4, 2022
To: Honorable Mayor and City Councilmembers
From: Councilmember Diana Rich
City Administration
Subject: Approval of Resolution of Support for St. Vincent de Paul's application to the Sonoma County Community Development Commission for Funding
Recommendation: That the City Council Approve the Resolution
Funding: Currently Budgeted: _____ Yes _____ No XX N/A
Net General Fund: N/A
Amount: N/A
Net General Fund Cost: N/A

Account Code/Costs authorized in City Approved Budget (if applicable) AK (verified by Administrative Services Department)

INTRODUCTION: The item before the City Council is for Approval of Resolution of Support for St. Vincent de Paul's application to the Sonoma County Community Development Commission for Funding.

BACKGROUND:

The Society of St. Vincent de Paul District Council of Sonoma County (SVdP-Sonoma), was founded in 1958 and is an independent, non-profit 501(c)(3) organization and provides support to those suffering from hunger and poverty. They provide assistance to all people in need, regardless of creed, race, status or origin.

DISCUSSION:

The City of Sebastopol received a request on September 20, 2022, from Jack Tibbetts requesting a Resolution of support for St. Vincent de Paul's application to the Sonoma County Community Development Commission for Funding.

The Sonoma County Community Development Commission (CDC) is dedicated to creating homes for all in thriving and inclusive neighborhoods and was established in 1978 as the County's public housing authority. The CDC is Sonoma County's lead agency for housing and homeless programs. The Sonoma County Community Development Commission (Commission) is accepting applications for Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME), HOME Community Housing Development Organization (HOME-CHDO), CDBG Cares Act (CDBG-CV), and Low and Moderate Income Housing Asset Fund (LMIHAF) for eligible capital projects, affordable housing projects, tenant based rental assistance, supportive services, rapid rehousing, homeless support services, fair housing, non-congregate shelter, and economic development activities. These funds can be used by nonprofits and governmental jurisdictions to support programs and activities that benefit lower-income households. The application is due no later than October 20th 2022.

The applications will be considered by the Community Development Committee and Cities and Towns Advisory Committee in November.

St. Vincent de Paul will be submitting an application to the Sonoma County Community Development Commission for an \$850,000 loan to retire their short-term bridge financing and to get a 30-year loan at a much lower rate of 2.3%. If SVDP can accomplish this funding and new loan, it is their plan to begin the process of creating an affordable housing community in 2024 at their site located at 845 Gravenstein Highway North. SVdP is estimating at this time 16 to 30 units of either cottage housing, or two-story apartment style housing over retail. The units will be either Low-income housing (up to \$950 per unit, per month, for a studio), or extremely low-income (up to \$568 per studio).

Per the funding application requirements, the application requires a Resolution of Support from the entitlement jurisdiction, which is the City of Sebastopol as this site is within the City of Sebastopol City Limits. The City is not being asked to contribute financially to this development, but is being asked to submit the Resolution acknowledging that the City Council is aware of this development and supportive of it conceptually.

The project is still required to go through all City processes for this project, which will allow the City and community the opportunity to comment on the project, make changes, or even deny the project.

As the Council is aware, Horizon Shine is currently leasing the 845 Gravenstein Highway North property from SVdP. Horizon Shine is an innovative concept that delivers dignified, affordable supportive housing to those sheltering RVs. SAVS has partnered with the City of Sebastopol to ensure the City's needs are met during the life of the village. The RV Village is open and operational and is fully funded. Services are being provided to the 18 lived-in vehicles formerly on Morris and adjoining streets. They receive a full array of services: sanitation, safety, mental health, medical, social services, and housing among others.

Currently, SVdP has made a commitment to allow SAVS to lease the site for one year (with an additional one year extension as an option) as a temporary RV Village to serve the City's RV and other vehicular unhoused. SVDP made it clear when this arrangement was initiated that the long-term plan for the property at 845 Gravenstein Highway North was for affordable housing or some similar use. It was always anticipated that after the two year agreement, SVdP would begin development of the site. SAVS has committed to ensuring that before SVdP needs access for the development of the site, SAVS will have a plan in place for those currently residing at Horizon Shine, and SVdP has committed to cooperating collaboratively with the City and SAVS in this transition.

CITY COUNCIL AND/OR GENERAL PLAN GOALS:

GOALS:

Goal 5 - Provide Open and Responsive Municipal Government Leadership

5.3.3 - Encourage and increase public awareness of City Policies, decisions, programs and all public processes and meetings, by investigating effective methods of communication and obtaining feedback from the community.

PUBLIC COMMENT:

As of the writing of this staff report, the City has not received any public comment. However, if staff receives public comment from interested parties following the publication and distribution of this staff report such comments will be provided to the City Council as supplemental materials before or at the meeting. In addition, public comments may be offered during the public comment portion of this item.

PUBLIC NOTICE:

This item was noticed in accordance with the Ralph M. Brown Act and was available for public viewing and review at least 72 hours prior to schedule meeting date.

FISCAL IMPACT:

There is no financial impact with this report tonight.

RECOMMENDATION: That the City Council Approve the Resolution of Support for St. Vincent de Paul's application to the Sonoma County Community Development Commission for Funding.

Attachment:
Resolution

RESOLUTION NO. XXXX_2022

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEBASTOPOL SUPPORTING THE APPLICATION OF ST VINCENT DE PAUL'S TO THE SONOMA COUNTY COMMUNITY DEVELOPMENT COMMISSION

WHEREAS, The Society of St. Vincent de Paul District Council of Sonoma County (SVDP-Sonoma), was founded in 1958 and is an independent, non-profit 501(c)(3) organization and provides support to those suffering from hunger and poverty. They provide assistance to all people in need, regardless of creed, race, status or origin; and

WHEREAS, The Society of St. Vincent de Paul District Council of Sonoma County is applying for funding from the Sonoma County Community Development Commission for an \$850,000 loan to retire their short-term bridge financing and to get a 30-year loan at a much lower rate of 2.3%; and

WHEREAS, if SVDP can accomplish this funding and new loan, it is their plan to begin the process of creating an affordable housing community in 2024 at their site located at 845 Gravenstein Highway North; and

WHEREAS, SVDP is at this time proposing 16 to 30 units of Low-income housing (up to \$950 per unit, per month, for a studio), or extremely low-income (up to \$568 per studio); and

WHEREAS, the City of Sebastopol finds that persons of very low and low income are experiencing increasing difficulty in locating and maintaining adequate, safe and sanitary affordable housing; and

WHEREAS, SVDP's application supports the Council's goal to Enhance housing opportunities in Sebastopol and, when possible, provide assistance to housing projects.

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Sebastopol does hereby support St. Vincent de Paul's application to the Sonoma County Community Development Commission for Funding.

IN COUNCIL DULY PASSED, APPROVED and ADOPTED this 4th day of October, 2022.

I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the City of Sebastopol City Council by the following vote:

VOTE:

Ayes:

Noes:

Absent:

Abstain:

APPROVED: _____

Mayor Patrick Slayter

ATTEST: _____

Mary Gourley, Assistant City Manager/City Clerk, MMC

APPROVED AS TO FORM: _____

Larry McLaughlin, City Attorney