

# SANTA ROSA SCHOOL DISTRICT

## FIRST AMENDMENT TO MEMORANDUM OF UNDERSTANDING FOR THE FIR RIDGE SITE

Santa Rosa City Schools Board of Education  
October 23, 2019

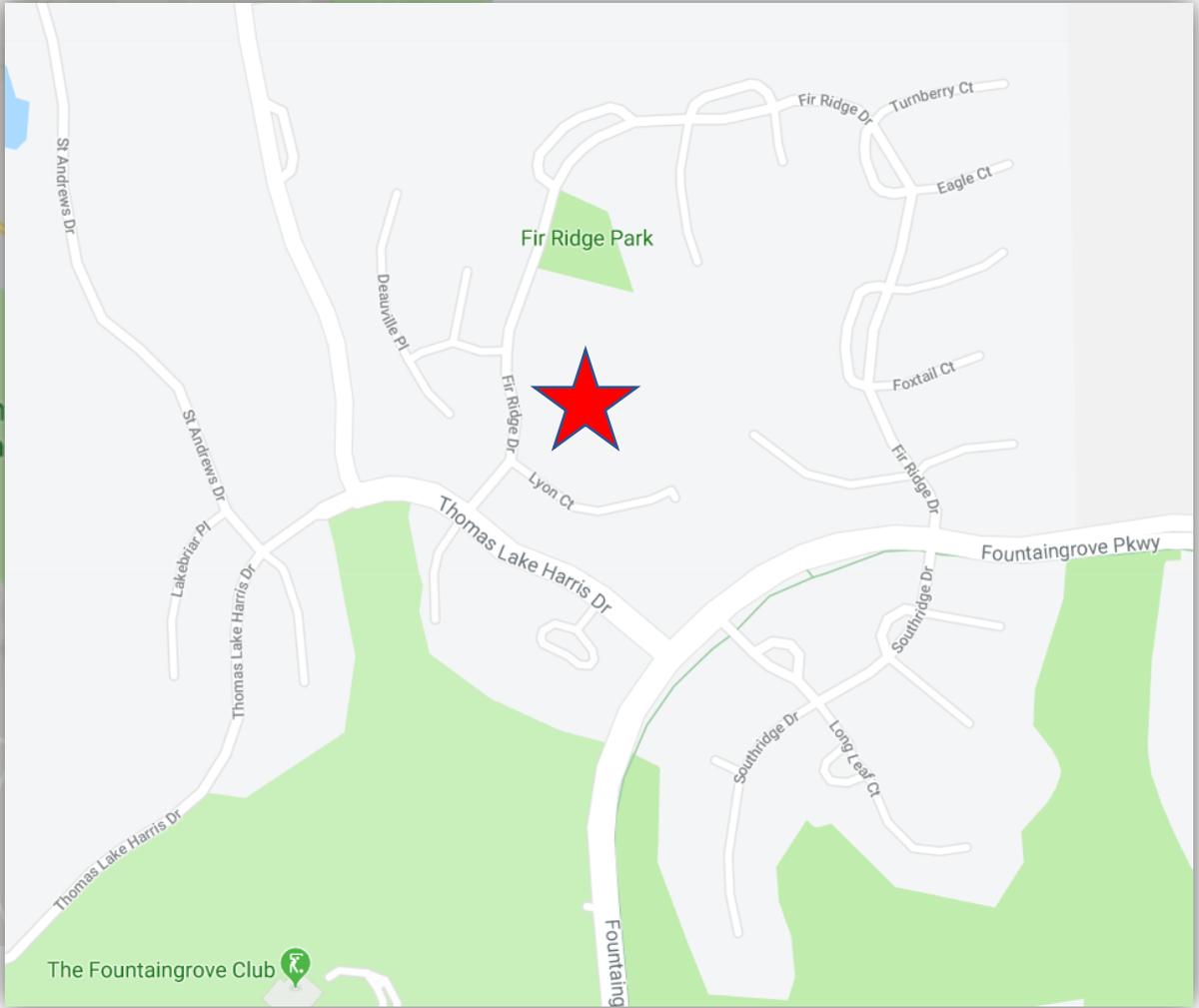
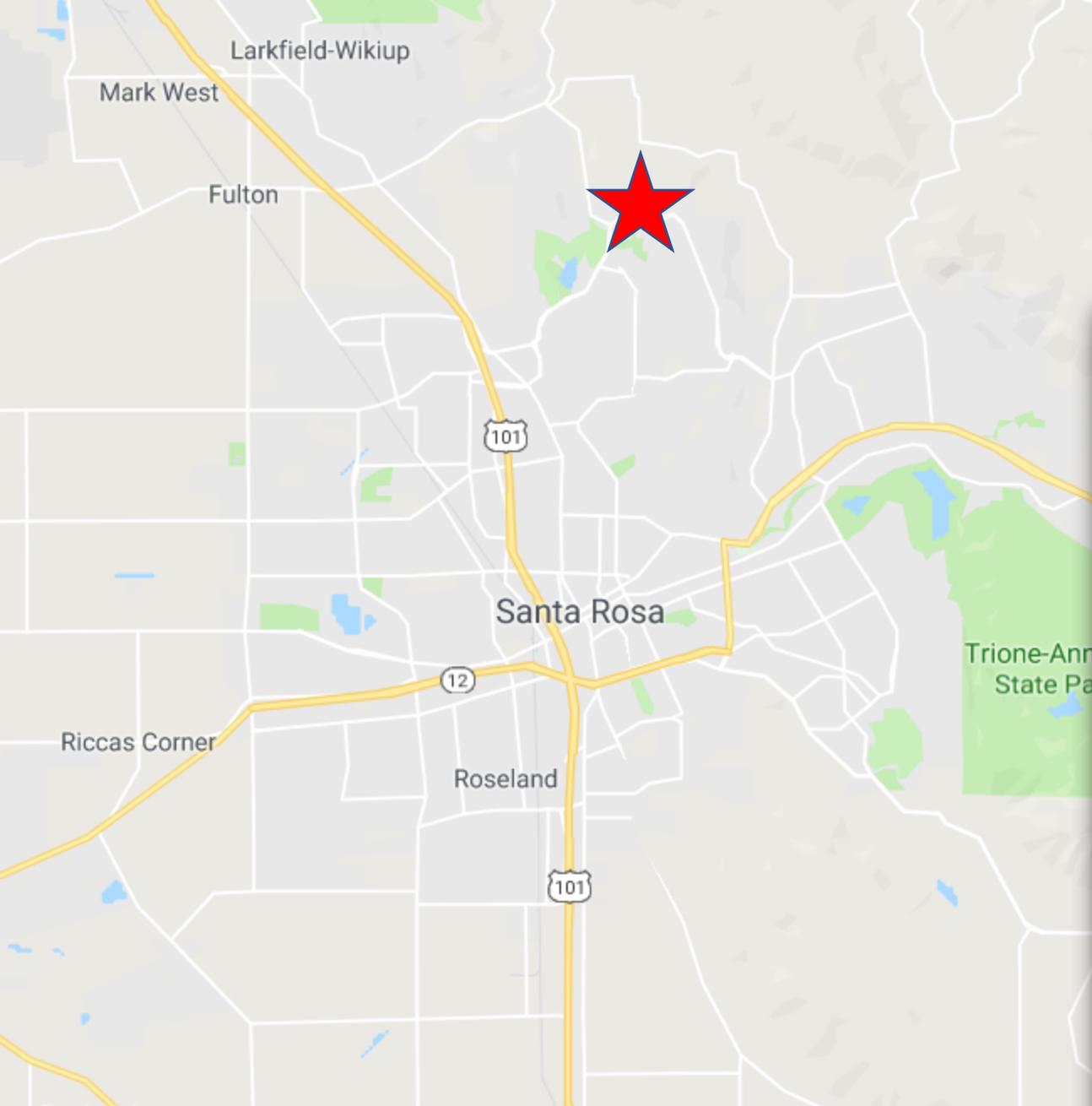


## Fir Ridge Site History

- **HOLDING AGREEMENT APPROVED BY COUNCIL APRIL 26, 1988**
- Agreement was established between City and subdivision developer
- Site to be held for construction of school, or low and/or moderate income housing
- 4-year negotiation period for School District to purchase Site from developer, or City to dedicate Site to School District
- 10-year timeline for School District to begin construction of school, or Site reverts to City.
- 5-year timeline for City to enter into an agreement for construction of affordable housing.
- If City timeline expires, developer has the right to recover title with no further obligation for dedication of the Site.

## Fir Ridge Site History

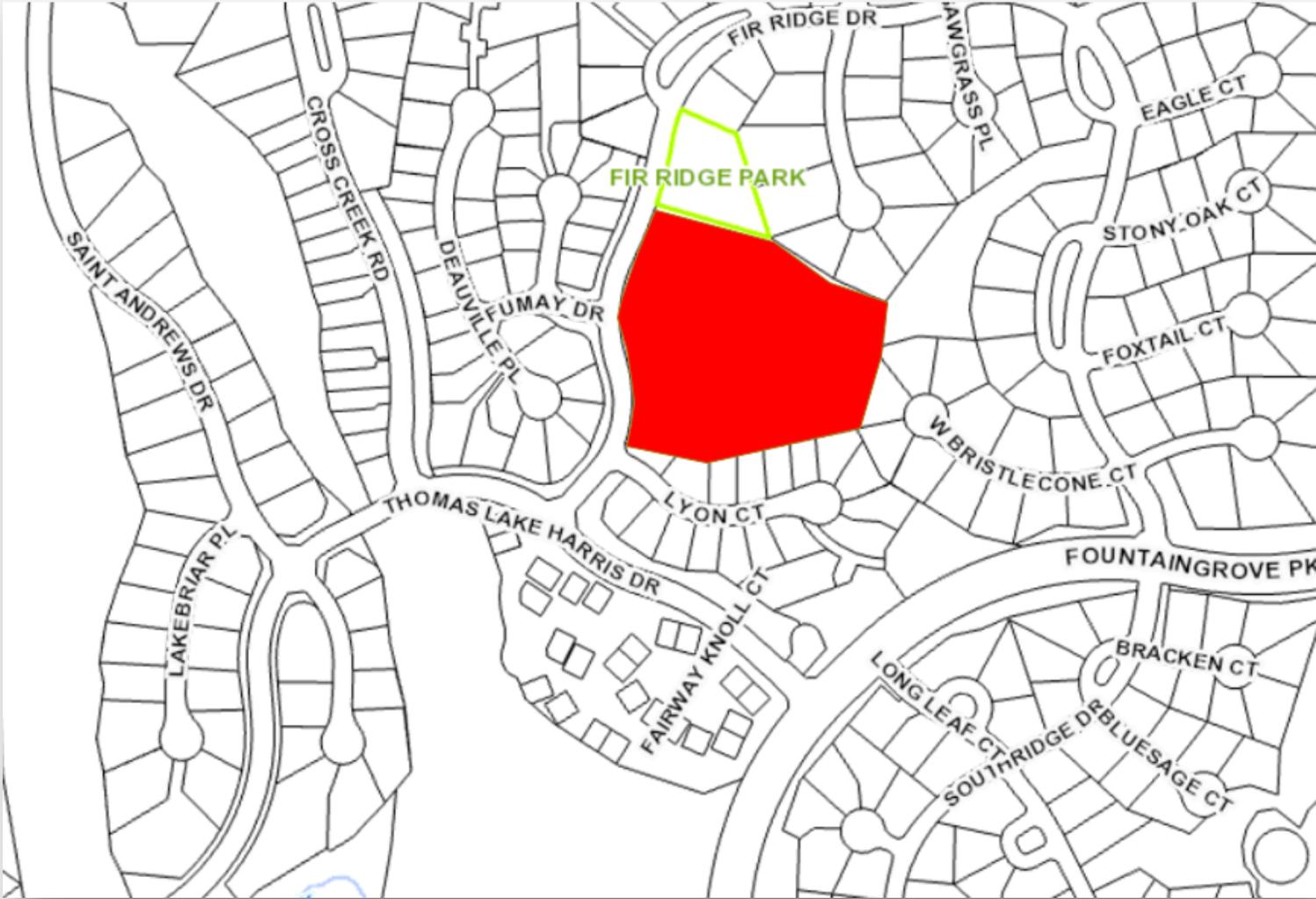
- Between 1988-2015, the Holding Agreement was amended Twelve times
- Fourth Amendment approved in 2003
  - Allowed the District to use Site to develop affordable housing for its employees
  - Or, the City could use Site for low to moderate-income housing and, the City would provide a preference of residential units for at least 50% of District employees
- Twelfth Amendment (20160 MOU) approved in June 2016
  - Extended Holding Agreement for 3 years
  - Authorizes City Manager to extend Holding Agreement if Project is progressing substantially
  - Memorializes the partnership between the City and District



# Fir Ridge Dr

APN: 173-620-030

6.03 Acres



## Reason to renegotiate

- Development of site – not feasible or provide benefit to employees
- Staff Housing Survey: Approximately 80% of Survey Respondents – Down Payment Assistance would be beneficial.

# Approved amendment to MOU

- Extend Term by 3 years, through June 30, 2022
- Allows greatest flexibility and benefit for District to provide housing for District employees

## Option: Sale of Site & Development in Alternate Location

- School District to sell Site to third party
- Use of Proceeds to develop or acquire housing units in alternate location
  - Partnership with developer
  - Downtown, transit-oriented development projects

Option:  
Sale of Site &  
Establish  
Down Payment  
Assistance Program

- School District to sell Site and use Proceeds to create and implement Loan Program
- Loan Program would be a revolving fund to ensure ongoing impact to the school district employees
- Fund could be supplanted with other outside funding sources (grants)

## Next Steps

- Creation of a Surplus Property 7-11 Committee
  - Resolution will be brought to the Board on November 13, 2019
- Initial Timeline will be presented on November 13, 2019
- Appraisal of Fir Ridge Parcel (APN 173-62-030)
- Analysis of available options for discussion/approval



QUESTIONS | Comments