

County Of Sonoma Agenda Item Summary Report

Clerk of the Board Use Only
Meeting Date **Held Until**
 / / / /
Agenda Item No: **Agenda Item No:**
 _____ _____

Department:
 Sonoma County Water Agency

4/5 Vote Not Required

Contact:
 Matt Vail

Phone:
 (707) 547-1971

Board Date:
 10/06/2009

Deadline for Board Action:

AGENDA SHORT TITLE:
 2150 West College Avenue Work Force Housing

REQUESTED BOARD ACTION:

1. Authorize the Agency's General Manager/Chief Engineer to execute the Agreement for Consulting Services for 2150 West College Avenue Neighborhood Project (Work Force Housing Project) between the Sonoma County Water Agency and Michael Allen Mediation, Inc. (\$75,000) in substantially the form as the draft presented to this Board, following review and approval by County Counsel as to form and by Risk Management as to insurance requirements.
2. Authorize the Agency's General Manager/Chief Engineer to amend the Agreement provided amendments do not cumulatively increase the total cost to the Agency by more than \$25,000 (taking into account all prior amendments) and do not substantially change the scope of work.

CURRENT FISCAL YEAR FINANCIAL IMPACT

EXPENDITURES:

ADDITIONAL FUNDS REQUIRING BOARD APPROVAL:

Estimated Cost	\$75,000	Contingencies	\$0
		(Fund Name:)	
Amount Budgeted	\$75,000	Unanticipated Revenue	\$0
		(Source:)	
Other Available Appropriations	\$0	Other Transfers	\$0
(Explain Below)		(Source:)	
Additional Requested	\$0	Additional Funds Requested	\$0

Explanation (if required):
 Funding is available from the \$2,900,000 appropriation in the Fiscal Year 2009/2010 budget for the Fund entitled Facilities Building Fund (Account No. 687202-8510).

Prior Board Action:
 01-23-07 Board authorized the Chair to execute an agreement with the Consultant for the preparation of a feasibility study for conversion of the 2150 West College Ave property to Workforce Housing.

Alternatives – Results of Non-Approval:
 The Consultant's involvement in the project is critical; non-approval may adversely affect the project schedule for 2150 West College Avenue Workforce Housing Project.

Background:

In January 2007, the Board authorized the Sonoma County Water Agency’s General Manager/Chief Engineer to engage Michael Allen (dba Collaborative Housing Solutions (Consultant) to conduct a feasibility study of the cost and potential benefits of converting the Agency’s property at 2150 West College Avenue into affordable work force housing. The Agency plans to vacate its approximate 7-acre operations and maintenance center at 2150 West College Avenue in Santa Rosa (Site) after occupying a new operations and maintenance center in the Airport Business Center.

While the housing market in Sonoma County has come down significantly since the completion of that study, the Agency is concerned that future market increases and the changing demographics in Sonoma County could make it more difficult for the Agency to recruit high-quality employees. The Agency believes that development of a work force housing program to serve the Agency could improve the ability of local government to attract and retain high-quality employees.

As a result of the feasibility study, the Agency would like to move forward with two critical components of the next phase of the project, which will include the preparation and issuance of a Request for Proposals (RFP) soliciting proposals from developers experienced in the development, design and construction of multiple unit residential housing. In tandem with the development of this RFP, the Agency will begin to work through the myriad programmatic complexities and challenges in establishing a workforce housing program.

The Consultant played a critical part in the preparation of the feasibility study, and has relevant experience and expertise in the area of work force housing as the Consultant has worked with other jurisdictions to form similar workforce housing programs. The Consultant has also established a number of important contacts, through the first phase of the Project, with local public and private employers, local business and financial interests and other local governmental entities. A continuation of these outreach efforts will be important to the success of the Project.

Under the proposed agreement, the Consultant will conduct outreach to public and private employers, local business interests, other local governmental entities and labor organizations to identify potential partners for this Project. The purpose of this outreach will be to begin identified and proposing approaches to a successful program the Water Agency could move forward with. In addition to this outreach, the Consultant will also assist in the incorporating stakeholder input into the development RFP, and assist the Agency in the formation and facilitation of a review panel to evaluate the responses to the RFP.

The Agreement is for up to \$75,000 over the course of one year (completion date set at September 30, 2010), and includes provisions for the Agency's General Manager/Chief Engineer to terminate the Agreement.

Attachments:

None

On File With Clerk: Draft Agreement; Feasibility Study

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Board Action (If other than “Requested”)

Vote: