



Public/Private Partnerships To Create Affordable Housing

The Hopland Road Yard Case Study
(County Surplus Land)

High Land Cost Makes Affordable Housing Difficult to Produce



How Does A Public/Private Partnership Work?

✦ The public jurisdiction offers something as a commitment of support. Typical things include:

1) Available land as a donation at a below market price. OR:

2) A below market lease of County owned land for an extended timeframe (say 99 years).

Private Partner Role:

- 1) Private partner assumes liability for construction, management of project, securing funding, etc.
- 2) Private partner can also manage the occupancy phase. CDC, RCHDC or other development partner would be used for this phase.

County Surplus Land: The Hopland Road Yard

- ✦ It was a D.O.T staging site for road operations.
- ✦ D.O.T no longer uses it because operation noise was offensive to the neighbors.
- ✦ Its value can provide the match to make an affordable housing project feasible.

Site Characteristics

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- ✦ It is a 1.2 acre surplus property currently owned by the county.

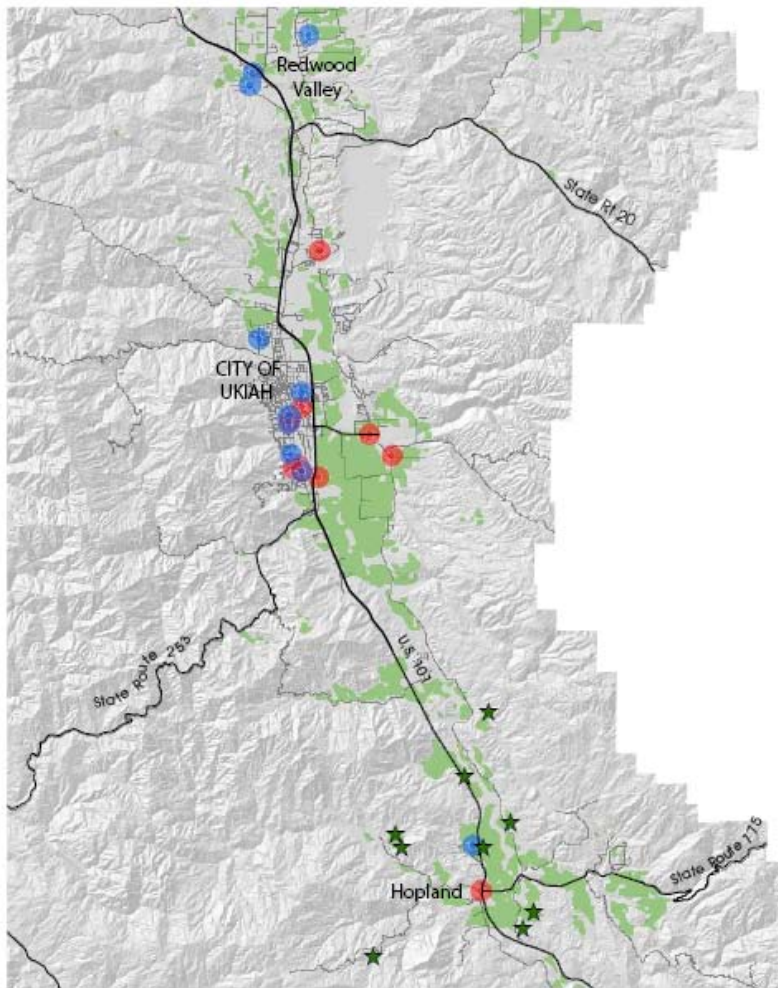


✦ It has just been rezoned to Multi-family Residential (R3), up to 30+ dwelling units possible.



✦ A new Multi-family structure has recently been completed on the adjacent lot, so a project on this site will match the land usage.





- Location of Year-Round Farmworkers
- Location of Seasonal Farmworkers
- Location of both types of workers

- Arterial
- Local Road

- Agricultural Areas
- ★ Responding Farms



Distribution of Sanel Valley Farmworkers

Map 3

Source: Mendocino County Planning Team

Map prepared by the Mendocino County Planning Team - May 13, 2008

Community Planning Process
Farmworker Survey

✪ It is located in an area identified as an area with many farms, but few workers living near-by.

Possible Programmatic and Design Elements

✦ Rental apartments affordable to a mix of incomes:

- a) Long-term deed restricted rents.
- b) Tiered rents ranging from 30%-60% of County AMI.
- c) A percent to be determined will be set aside for farmworkers.

Financing Program

- ✦ Funding under 9% or 4% tax credit program combine with either USDA's 538 program or with State Joe Serna Farm Labor program (or both).
- ✦ County of Mendocino soft financing match/leverage:
 - a) Below market rate purchase or lease.
 - b) Redevelopment funds could be used.
 - c) Impact fees can be waived.

Public/Private Partnership Terms

✦ A development agreement would be prepared with a proposed distribution of responsibility as follows:

Private Developer

Project management
Securing equity/debt financing
Provide guarantees/liability associated with development financing
Post-occupancy property management services

County of Mendocino

Commitment of match to leverage financing
Expediting entitlement
Mapping of site
See detailed proposal

Rough Timetable:

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- ✦ County/Developer enter into Development Agreement 3-6 months
 - ✦ Roadyard land conveyance 3-6 months
 - ✦ Land Use entitlements, map, etc. 9 months
 - ✦ Plan Check and approvals 3-6 months
 - ✦ Construction – start to finish 2010