


Agenda Report Reviewed by:
City Manager: 

**CITY OF SEBASTOPOL
CITY COUNCIL
AGENDA ITEM**

Meeting Date: October 4, 2022
To: Honorable Mayor and City Councilmembers
From: City Administration / Planning Department
Subject: Approval of Resolution of Support for West County Community Services / Park Village 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 West County Community Services (WCCS)’s application to the Sonoma County Community Development Commission for Funding.

BACKGROUND:

WCCS has been in contract with the City of Sebastopol since 2017 to operates Park Village mobile home Park site at 6665 Sebastopol Avenue, a city-owned site, as an affordable housing site. WCCS is pursuing funding to replace two units at the site, and is requesting a City Resolution of support for their application.

DISCUSSION:

Park Village is a unique, public-private partnership, between the City of Sebastopol and West County Community Services (WCCS) that offers the City and community of Sebastopol a cost-effective and sustainable solution to affordably house as many as 25% of their homeless citizens for significantly cheaper than the County’s average cost of \$11,000 per person. The Mobile Home use occupies approximately 3.73 acres of the site, with Tomodachi Park (formerly a campground) occupying the balance of the site. The Park Village mobile home park is approved for operation as a mobile home and RV park.

The City of Sebastopol contracted with West County Community Services (WCCS) to manage Park Village in May 2017. WCCS provides a site manager as well as a full-time Case Manager, who will provide Case Management to the families/individuals in residence. Park Village currently consists of 26 mobile home/trailer sites, a manager’s two-bedroom unit and a two-family apartment building and two RV pad sites.

In recent years, the City and WCCS have made investments in the Mobile home Park, including:

- Renovation (with CDBG funds) of the two-family apartment building
- Installation of two RV pads for formerly homes RV dwellers
- A new “Community Room” in a mobile trailer that includes a small community gathering area and an office for the on-site Case Manager
- Replacement of dilapidated mobile home structures with new mobile structures that can be evacuated in case of flooding.

The City and WCCS have been purposefully upgrading site elements to be able to evacuate both WCCS facilities as well as the housing units in the case of flooding (as was successfully done in 2019 floods for those upgraded units). They are pursuing pre-manufactured “Tiny Homes” to replace dilapidated units with units that are mobile, but have a longer-term useful life span for these replacements.

City of Sebastopol Planning staff was made aware of a mid-year funding opportunity by the Sonoma County Community Development Commission to expend either new or unspent funds from a variety of sources. After meeting with WCCS, WCCS and City staff determined that replacement of two older, dilapidated trailers with new tiny homes would be eligible for this funding opportunity. WCCS is pursuing this funding opportunity, and preparing an application for funding for two tiny homes at this time.

As noted in the prior section of this report, 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.

West County Community Services will be submitting an application to the Sonoma County Community Development Commission for approximately \$130,000 to purchase, transport, and place two Tiny Homes at Park Village. These units will replace two aging trailers currently in use at the Park. WCCS will own and operate the units for the purpose of continuing to house previously homeless, Sebastopol area families.

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 application, and the units would be owned and maintained by WCCS.

CITY COUNCIL AND/OR GENERAL PLAN GOALS:

GOALS:

Goal 9 – Enhance housing opportunities in Sebastopol and, when possible, provide assistance to housing projects.

Housing Element Policies:

Policy B-3: Maintain mobile home park

Policy D-2 – Encourage expansion of housing opportunities for extremely low-income households.

Policy H-2 – coordinate housing activities with Sonoma County and other suitable organizations to administer the City’s housing programs.

Policy D-6 – Work to prevent homelessness and support housing services to the homeless.

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 West County Community Services’ 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 WEST COUNTY COMMUNITY SERVICES (WCCS) TO THE SONOMA COUNTY COMMUNITY DEVELOPMENT COMMISSION

WHEREAS, West County Community Services (WCCS), work to strengthen and empower individuals, families, and communities by providing access to critical social programs to at-risk and vulnerable populations. Through the work of West County Community Services, all youth, adults, families and seniors in Sonoma County are afforded the opportunity to be resilient, informed and resourceful, emotionally well, and self-sufficient. and,

WHEREAS, WCCS is applying for funding from the Sonoma County Community Development Commission to replace two deteriorated mobile homes with new tiny homes to improve the housing units available at the City-owned, WCCS operated Park Village mobile home site at 6665 Sebastopol Avenue as an affordable housing site; and

WHEREAS, WCCS has partnered with the City of Sebastopol since 2017 to successfully operate Park Village, a City-owned mobile home park operated as a cost-effective and sustainable solution to affordably house low income residents; 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, WCCS provides site management through an on-site manager as well as a full-time Case Manager, who will provide Case Management to the families/individuals in residence; and,

WHEREAS, WCCS's investment in Tiny Homes to replace dilapidated trailers is consistent with the City Council's Goal of enhance housing opportunities in Sebastopol and, when possible, provide assistance to housing projects; and,

WHEREAS, WCCS's investment to purchase new Tiny Homes is also consistent with the City's General Plan, in that it fulfills several Policies in the City's Adopted Housing Element, including:

Policy B-3: Maintain mobile home park;

Policy D-2 – Encourage expansion of housing opportunities for extremely low-income households;

Policy H-2 – coordinate housing activities with Sonoma County and other suitable organizations to administer the City's housing programs.

Policy D-6 – Work to prevent homelessness and support housing services to the homeless. And,

WHEREAS, WCCS'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 West County Community Services' 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