

***Before the Board of Supervisors  
County of Monterey, State of California***

Resolution No.: 22-\_\_\_\_\_

Resolution of the Monterey County Board of )  
Supervisors to find that County owned property )  
located at 855 East Laurel Drive, Salinas, )  
California 93906, also referred to as Assessor’s )  
Parcel Number 003-851-043-000 to be leased is )  
exempt surplus land under the Surplus Land Act )  
pursuant to Government Code Section )  
54221(f)(1)(F)(i) )

WHEREAS, on June 22, 2021, the County of Monterey (hereafter “County”) and the City of Salinas (hereafter “City”) entered into a Memorandum of Understanding regarding the Development of Affordable Housing (hereafter “MOU”), for the County owned property located at 855 East Laurel Drive, Salinas, California 93906, also referred to as Assessor’s Parcel Number 003-851-043-000 (hereafter “the Property”);

WHEREAS, the purpose of the MOU is to identify roles and responsibilities between the County and City for developing affordable housing with a focus on families on the Property, and the County, in partnership with the City, is proposing to build a One Hundred Percent (100%) affordable multi-family housing development project (hereafter, “the Project”) on the Property which shall be geared towards very low- and low-income families with a minimum of fifty (50) rental units;

WHEREAS, on May 6, 2022, the County in partnership with the City, released a Request for Qualifications for the Design and Development of a One Hundred Percent (100%) Affordable Multifamily Rental Housing Development (hereafter “RFQ”), to identify a highly qualified developer to design and develop the Project that provides the maximum number of affordable housing units feasible;

WHEREAS, the selected developer shall enter into an Affordable Housing Lease Agreement (hereafter, “the Agreement”) between the County and City for a minimum of fifty-five (55) years and the Agreement shall include a fifty-five (55) year term, which shall include terms regarding the developers on-site professional management and maintenance responsibilities, among other provisions to implement the affordable multi-family housing development project;

WHEREAS, as the property owner, the County is required to comply with the Surplus Land Act and any associated requirements and restrictions on the Project, which will be stated in the Agreement, and which qualify the property to be declared exempt surplus land pursuant to California Government Code Section 54221(f)(1)(F)(i) because the project shall restrict One Hundred Percent (100%) of the residential units to persons and families of low or moderate income, with at least Seventy Five Percent (75%) of the residential units restricted to lower income households, as defined in California Health and Safety Code Section 50079.5, with an affordable sales price or an affordable rent, as defined in California Health and Safety Code (HSC) Section 50052.5 or HSC Section 50053, for a minimum of fifty five (55) years for rental housing and forty-five (45) years for ownership housing, and in no event shall the maximum affordable sales price or rent level be higher than Twenty Percent (20%) below the median market rents or sales prices for

the neighborhood in which the site is located and the lease opportunity has been put out to open competitive bid; and

WHEREAS, to comply with Government Code Section 54221(f)(1)(F)(i) and provide notice of the proposed Project, the County issued an RFQ for the proposed Project and invited all entities identified in Government Code Section 54222(a) to participate in the competitive bid process.

NOW THEREFORE BE IT RESOLVED THAT the Monterey County Board of Supervisors does hereby find that County owned property located at 855 East Laurel Drive, Salinas, California 93906, also referred to as Assessor's Parcel Number 003-851-043-000 to be leased is exempt surplus land under the Surplus Land Act pursuant to Government Code Section 54221(f)(1)(F)(i).

PASSED AND ADOPTED this \_\_\_\_ day of \_\_\_\_\_ 2022, by roll call vote:

AYES: Supervisors

NOES:

ABSENT:

I, Valerie Ralph, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original resolution of said Board of Supervisors duly made and entered in the minutes thereof of Minute Book\_ for the meeting on \_\_\_\_\_, 2022.

Dated: \_\_\_\_\_, 2022

Valerie Ralph, Clerk of the Board of Supervisors  
County of Monterey, State of California

By \_\_\_\_\_  
Deputy