

Eden Housing, Inc. Exclusive Negotiating Agreement

Board of Supervisors

February 7, 2023

Scheduled Agenda Item No. 8



Recommendation:

- Adoption of a resolution to:
 - a. Authorize the Housing and Community Development Department Director, or designee, to execute an Exclusive Negotiating Agreement with Eden Housing Inc. for the design and development of an Affordable Multifamily Rental Housing Project at 855 E. Laurel Drive in Salinas, California;
 - b. Authorize Eden Housing, Inc. to file a Development Agreement application with the Housing and Community Development Department; and
 - c. Authorize the Housing and Community Development Department Director, or designee, to negotiate a Development Agreement and Conveyance Agreement with Eden Housing, Inc.

Proposed CEQA Action: Find the activity exempt from CEQA pursuant to section 15061(b)(3) of the CEQA Guidelines.



Overview & Timeline

- Published – May 6, 2022
- Deadline – June 6, 2022, extended to June 24, 2022
- Facilitated Site Visit
- Addendum to add additional, optional area
- October 4, 2022 Adopted Resolution 22-383 selecting Eden Housing, Inc.

Eden Housing, Inc. – Concept Proposal

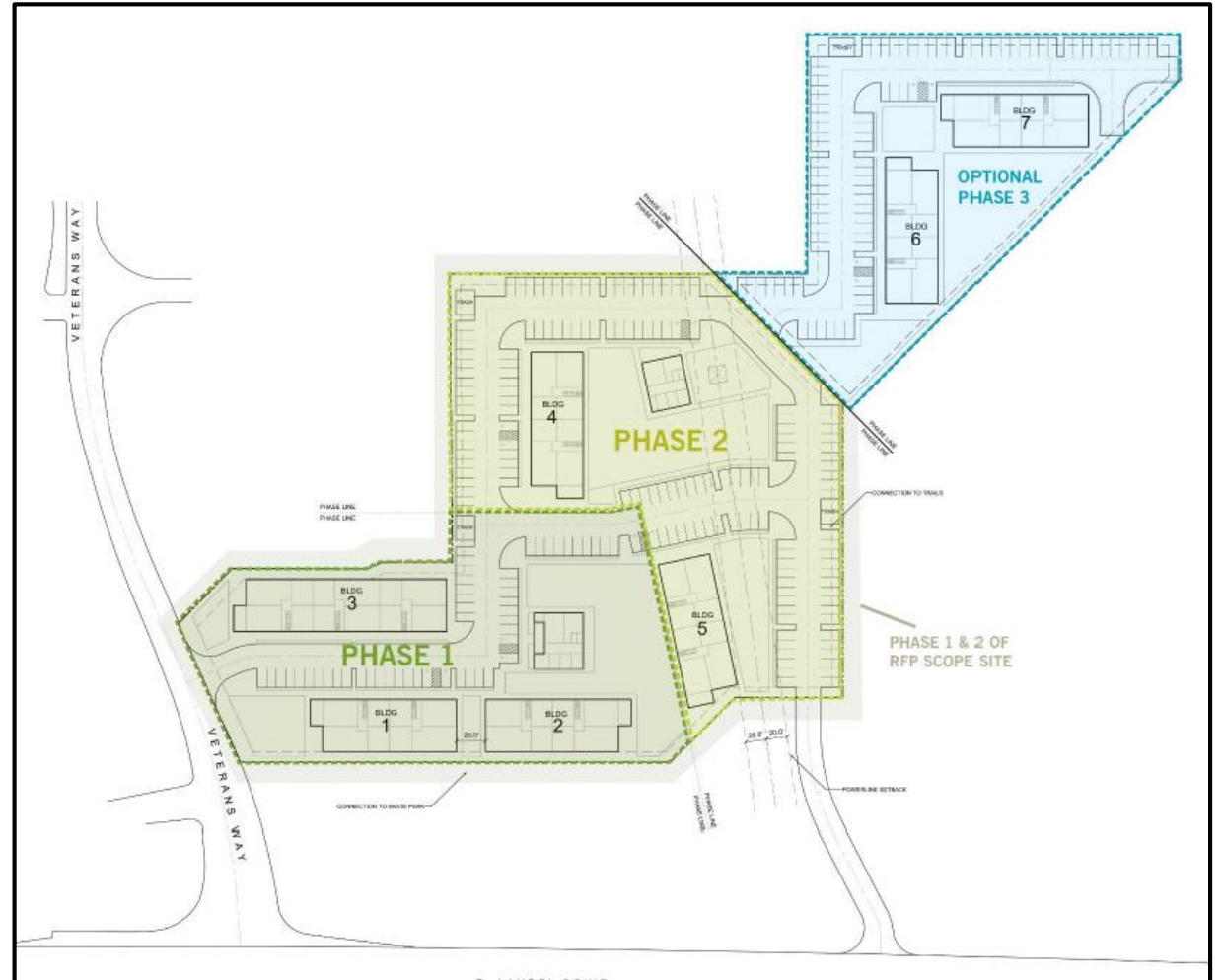
- Proposed Site Plan

- Scenario A – 132 units (5 Acres)
- Scenario B – 180 units (6.85 Acres)



Eden Housing, Inc. – Concept Proposal

- Project Phasing
 - 2 Phases
 - Potential 3rd Phase
- Flexibility & Opportunity
 - Unit Count
 - Unit Bedroom Size Composition
 - Targeted Clientele
 - Tax Credits
 - Pursuit of Project Funding



Exclusive Negotiating Agreement

- The purpose of the ENA is to establish procedures and standards for the negotiation by the County and the Developer related to agreements (“Development Agreement” and “Conveyance Agreement”)
- Includes a Schedule of Performance
- 18 Month Negotiating Period
- Development Agreement
- Conveyance Agreement
- City Involvement

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