



County of Monterey

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Board Report

File #: RES 22-171, **Version:** 1

Adopt a Resolution 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).

RECOMMENDATION:

It is recommended that the Board of Supervisors:

Adopt a resolution 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).

SUMMARY/DISCUSSION:

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"). 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. 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. The Project shall be geared towards very low- and low-income families with a minimum of fifty (50) rental units.

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. 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. The Agreement shall include a fifty-five (55) year term, terms regarding the developers on-site professional management and maintenance responsibilities, among other provisions to implement the affordable multi-family housing development project.

As property owners, the County is required to comply with the Surplus Land Act and any associated requirements. The restrictions on the Project, which will be stated in the Agreement, qualify the property to be declared exempt surplus land pursuant to Government Code Section 54221(f)(1)(F)(i) because the project shall provide at least seventy-five percent (75%) of the residential units with a restriction to lower income households for a minimum of fifty-five (55) years and the lease opportunity has been put out to open competitive bid. To comply with Government Code Section 54221(f)(1)(F)(i), the County provided the RFQ to a list of affordable housing developers provided by the California Housing and Community Development Department identified in Government Code section 54222(a) to participate in the competitive bid process.

This action will allow staff to identify an approved affordable housing developer to complete the Project and

remain in compliance with the Surplus Land Act.

OTHER AGENCY INVOLVEMENT:

The Office of County Counsel-Risk Management reviewed and approved the Resolution as to form. The Public Works, Facilities and Parks (PWFP) Department staff worked with the Housing and Community Development Department (HCD) staff to comply with the Surplus Land Act requirements and noticing information.

FINANCING:

The Board Report and Resolution was developed by the PWFP Department staff funded as part of the FY2022-23 PWFP Adopted Budget, General Fund 001, Facilities Appropriation Unit PFP054, with consultation from HCD staff funded as part of the FY 2022-23 HCD Adopted Budget, General Fund 001, Administration Appropriations Unit HCD001.

BOARD OF SUPERVISORS' STRATEGIC INITIATIVES:

If approved, this action supports the Board of Supervisors' Strategic Initiative Health and Human Services. Approval of this action will improve health and quality of life through County supported policies, programs, and services, promoting access to equitable opportunities for health choices and healthy environments in collaboration with communities.

☐ Economic Development
☐ Administration
☒ Health & Human Services
☐ Infrastructure
☐ Public Safety

Prepared by: Ivo N. Basor, Management Analyst (831) 796-6427 Reviewed by:

George K. Salcido, Real Property Specialist Reviewed by: Lindsay Lerable,
Chief of Facilities

Approved by: Tom Bonigut, PE, Assistant Director of Public Works, Facilities & Parks

Approved by: Randell Ishii, MS, PE, TE, PTOE, Director of Public Works, Facilities & Parks

Attachments are on file with the Clerk of the Board:

Attachment A - Location Map

Attachment B - Memorandum of Understanding

Attachment C - Resolution