

Raul M. Rojas
DIRECTOR

RR October 20, 2020



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Marin County Board of Supervisors
3501 Civic Center Drive
San Rafael, CA 94903

SUBJECT: Resolution Issuing a Notice of Intent to Purchase Real Property Located at 1591 Casa Buena Drive, Corte Madera, from Dilipkumar Patel and Jayaben Patel

Dear Board Members:

Accounting

RECOMMENDATION:

Airport

1. Approve and authorize the President to execute the Resolution.
2. Order the Clerk of the Board to publish a Notice of Intent to Purchase Real Property three (3) times in the Marin Independent Journal, the first time on October 20, 2020, the second time on October 27, 2020, and the third time on November 3, 2020.

Building Maintenance

Capital Projects

Certified Unified Program Agency (CUPA)

SUMMARY: The California Department of Housing and Community Development (HCD) issued approximately \$600 million of Homekey Program competitive grant funding in a statewide effort to rapidly expand housing for persons who are currently experiencing or at-risk of homelessness, and who are impacted by COVID-19. To participate in the Homekey Program, Dilipkumar Patel and Jayaben Patel (Owners) have offered to sell 1591 Casa Buena Drive, Corte Madera to the County. At the direction of your Board, the Real Estate Division in concert with the Community Development Agency has negotiated with Owners for the purchase at fair market value as determined by an appraisal conducted by Semple Appraisals, Inc. for \$4,100,000. County staff has conducted due diligence investigations including title research, a facility needs assessment, and an Americans with Disabilities Act Assessment.

Communications Maintenance

County Garage

Disability Access

Engineering & Survey

Flood Control & Water Resources

Land Development

Purchasing

Real Estate

Pursuant to California Government Code Section 25350 and 6063, the County is required to publish a Notice of Intent when purchasing real property. If the purchase is approved, the County will be making findings pursuant to the California Environmental Quality Act that the acquisition of the Property is exempt from environmental review as set forth in Health and Safety Code Section 50675.1.2.

Reprographic Services

County Counsel has reviewed and approved the attached Resolution and Notice of Intent as to form. Staff anticipates returning to your board on November 10, 2020 to present the Purchase and Sale Agreement for your consideration.

Road Maintenance

Stormwater Program

Transportation & Traffic Operations

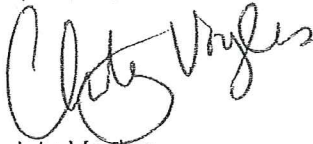
Waste Management

*Revised
No. 6*

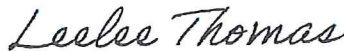
FISCAL IMPACT: If the County chooses to go forward with the acquisition, there would be no impact to General Fund net County cost as a result of this recommendation. Funds would be available from HCD through the Homekey grant and would be transferred directly to escrow. Funds for the required match to purchase this property would be available from the Whole Person Care Pilot and the Marin County Affordable Housing Trust Fund (In-lieu housing fund) with a current available balance of approximately \$10,000,000. Your board accepted one time housing funds on September 10, 2019 for Whole Person Care Pilots to be used for long-term and short-term housing, such as hotel vouchers and rental subsidies as well as capital investment for housing projects for Medi-Cal beneficiaries who are mentally ill and are experiencing homelessness or are at risk of homelessness. Of these dollars, we plan for \$855,000 to be used for acquiring this property.

REVIEWED BY:	<input type="checkbox"/> Department of Finance	<input checked="" type="checkbox"/> N/A
	<input checked="" type="checkbox"/> County Counsel	<input type="checkbox"/> N/A
	<input checked="" type="checkbox"/> County Administrator	<input type="checkbox"/> N/A
	<input type="checkbox"/> Human Resources	<input checked="" type="checkbox"/> N/A

Respectfully submitted,



Christy Voyles
Interim Chief Real Property Agent
Real Estate Division



Leelee Thomas
Planning Manager
Community Development Agency

Attachment: Resolution
Notice of Intent

