

OFFICE OF THE
COUNTY ADMINISTRATOR

Matthew H. Hymel
COUNTY ADMINISTRATOR

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October 27, 2020

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 250 Entrada Drive, Novato, from 250 Entrada, LLC, a California limited liability company

Dear Board Members:

RECOMMENDATION:

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 27, 2020, the second time on November 4, 2020, and the third time on November 12, 2020.

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, 250 Entrada, LLC, a California limited liability company (Owner) have offered to sell 250 Entrada Drive, Novato (Property), to the County. At the direction of your Board, the Facility Planning and Development Manager of the Administrator's Office, in concert with the Community Development Agency will negotiate with the Owner with the goal to purchase the Property at fair market value as determined by an appraisal conducted by Semple Appraisals, Inc. for up to \$18,000,000. County staff is currently conducting due diligence investigations including title research, a facility needs assessment, and an Americans with Disabilities Act Assessment.

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.

County Counsel has reviewed and approved the attached Resolution and Notice of Intent as to form. Staff anticipates returning to your board on November 17, 2020 to present the Purchase and Sale Agreement for your consideration.

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 Homeless Housing Assistance and Prevention (HHAP) funds and the Marin County Affordable Housing Trust Fund (In-lieu housing fund) with a current available balance of approximately \$10,000,000. Staff will return to your Board at a later date to request appropriations adjustment needed for the purchase, as needed.

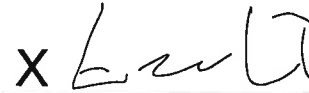
REVIEWED BY:	<input type="checkbox"/> Department of Finance	<input checked="" type="checkbox"/> N/A
	<input checked="" type="checkbox"/> County Counsel	<input type="checkbox"/> N/A
	<input checked="" type="checkbox"/> County Administrator	<input type="checkbox"/> N/A
	<input type="checkbox"/> Human Resources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

Respectfully submitted,



David Speer
Facilities Planning Manager
Administrator's Office

 Recoverable Signature



Signed by: lthomas@marincounty.org
Leelee Thomas
Planning Manager
Community Development Agency

Attachment: Resolution
Notice of Intent