December 6, 2022

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

SUBJECT: Homekey: Purchase and Sale Agreement for Real Property at 1591 Casa Buena Drive, Corte Madera between the County of Marin and Homeward Bound of Marin

Dear Board Members:

RECOMMENDATION: 1) Approve and authorize the President to execute the Purchase and Sale Agreement; 2) Authorize the President to execute the Grant Deed to Homeward Bound of Marin; and 3) Approve and authorize the President to execute the Resolution authorizing the Grant Deed.

SUMMARY: On October 19, 2021, and May 17, 2022, your Board approved an agreement for the lease, construction, renovation, and operation of a permanent supporting housing facility for 1591 Casa Buena Drive in Corte Madera (Property) in conformance with Standard Agreement Number 20-HK-00057 and the Regulatory Agreement with California Department of Housing and Community Development (HCD). The action today takes the next step in that transfer process. At the direction of your Board the Community Development Agency, with assistance from the Real Estate Division, negotiated the enclosed Purchase and Sale Agreement. The Agreement contains all terms and conditions of the sale including a 60-day due diligence period and a closing date of no later than December 31, 2023.

BACKGROUND: On August 11, 2020, your Board approved the submission of an Homekey Program (Homekey) competitive grant funding application to the California Department of Housing and Community Development. Homekey was an opportunity for local public agencies to purchase a broad range of property in order to increase their community's capacity to respond to homelessness. Homeward Bound of Marin was a partner in the application and their experience and expertise in owning and managing supportive housing was part of the criteria HCD used in evaluating the application.

On November 10, 2020, your Board approved the purchase of the property located at 1591 Casa Buena Boulevard in Corte Madera. The property includes 18
housing units and a manager’s unit. The property is being operated as permanent supportive housing by Homeward Bound.

The County has awarded funding to the project Who e Person Care and County Housing Trust (Affordable Housing Fund) and will enter into a Regulatory Agreement and Declaration of Restrictive Covenants to ensure that the property remains affordable in perpetuity, rents are set at an affordable level and that management will be effective. If Homeward Bound purchases a sale of the property, the County will have a choice of first right of refusal or approval of a new non-profit owner. These documents will be recorded prior to or concurrent with the final transfer of the property.

EQUITY IMPACT: In the general population, African Americans and Latinx people face many barriers that ensure that they are overrepresented in the lower end of the economic spectrum. Therefore, they are also significantly overrepresented in Marin’s homeless population. This Marin County Project Homekey site is designed to stabilize and re-house people experiencing homelessness to directly address this inequity. The County and its homeless service providers are committed to inclusivity and hiring culturally and linguistically competent staff that reflect the agency’s clientele and regularly provides staff training opportunities on racial, ethnic, and cultural competency issues. Clients will be placed into this property through the County’s Coordinated Entry system, which has been designed to ensure that people are placed in housing in proportion to their representation in the homeless population, and which is currently being redesigned under an equity lens.

FISCAL/STAFFING IMPACT
The sale will have no impact on the general fund.

REVIEWED BY:
☐ Department of Finance ☑ N/A
☒ County Administrator’s Office ☑ N/A
☒ County Counsel ☑ N/A
☐ Human Resources ☒ N/A

Respectfully Submitted,

[Signature]
Leelee Thomas
Deputy Director

Attachments:
1. Purchase and Sale Agreement
2. Resolution Authorizing Grant Deed
3. Resolution Authorizing Transfer of Property
4. Grant Deed