

*Before the Board of Supervisors
County of Monterey, State of California*

RESOLUTION NO. 23 – 029

Resolution of the Monterey County Board of Supervisors 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.

WHEREAS, on June 22, 2021, the County of Monterey (County) and City of Salinas (City) entered into a Memorandum of Understanding (MOU) Regarding the Coordination of Responsibilities Related to the Operation of the SHARE Center and Development of Affordable Housing on County-owned property at 845 East Laurel Drive in Salinas, California (2021 MOU);

WHEREAS, in early 2022, County and City staff began working to prepare the Request for Qualifications (RFQ) to seek a highly qualified developer for the design and development of a one hundred percent (100%) Affordable Multifamily Rental Housing Project (Proposed Project) at 855 E. Laurel Drive in Salinas, California;

WHEREAS, on May 6, 2022, the County and City jointly released a RFQ for which proposals were initially due on June 6, 2022, and the deadline was extended to June 24, 2022, by the County and City staff upon request from the interested developers;

WHEREAS, on October 4, 2022, the Board of Supervisors adopted Resolution No. 22-383 selecting Eden Housing, Inc. as the developer and authorized the County Housing and Community Development Director to negotiate an Exclusive Negotiating Agreement with Eden Housing, Inc. for the affordable housing development;

WHEREAS, the County Housing and Community Development Director and Eden Housing Inc. have concluded its negotiation of the Exclusive Negotiating Agreement that includes provisions related to a Development Agreement and Conveyance Agreement, and the schedule for consideration of such agreements;

WHEREAS, Eden Housing, Inc. filed a proposal in response to the RFQ that has merit for a development agreement and such proposal is found consistent with section 18.62.040(B)(2)(a) of the Monterey County Code;

WHEREAS, the Board of Supervisors has considered the merits of the application and finds that the affordable housing project will provide great benefit to the community by creating housing units for underserved populations on underutilization County property;

WHEREAS, the Board of Supervisors determination to authorize the filing of an application for a development agreement does not commit the County to approve the development agreement; and

WHEREAS, Section 15061(b)(3) of CEQA Guidelines states that when it can be seen with certainty that there is no possibility that the activity in question, in this case the authorization to execute an ENA and negotiate agreements, may have a significant effect on the environment, the activity is not subject to CEQA. The ENA outlines the County's intent to accept a development agreement application and negotiate the terms and conditions of agreements, but makes no commitment to approve such agreements or authorize the development.

NOW, THEREFORE, BE IT RESOLVED, THAT the Board of Supervisors of the County of Monterey hereby resolves 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.

PASSED AND ADOPTED on this 7th day of February 2023, by roll call vote:

AYES: Supervisors Alejo, Church, Askew, and Adams

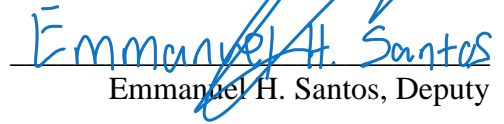
NOES: None

ABSENT: Supervisor Lopez
(Government Code 54953)

I, Valerie Ralph, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof of Minute Book 82 for the meeting on February 7, 2023.

Dated: February 8, 2023
File ID: RES 23-019
Agenda Item No. 8

Valerie Ralph, Clerk of the Board of Supervisors
County of Monterey, State of California


Emmanuel H. Santos, Deputy