



**Contra
Costa
County**

To: Board of Supervisors
From: John Kopchik, Director, Conservation & Development Department
Date: December 20, 2016

Subject: Exclusive Negotiating Agreement - EAH Inc.

RECOMMENDATION(S):

APPROVE and AUTHORIZE the Conservation and Development Director, or designee, to execute an Exclusive Negotiating Agreement with EAH, Inc., a non-profit corporation, for the development of affordable senior housing and approximately 1,250 sq.ft. of space to be used for programs for senior citizens.

FISCAL IMPACT:

No impact to the General Fund. Staff project costs are covered by the Housing Successor budget.

BACKGROUND:

The County, in its capacity as Housing Successor to the Contra Costa County Redevelopment Agency, is the owner of approximately 0.98 acres of vacant real property located near Willow Avenue and San Pablo Avenue in Rodeo, California, having Assessor's Parcel No. 357-120-074. EAH, Inc. was the developer of the adjacent 50-unit senior housing, Rodeo Gateway Apartments. The County is also the owner of 189/199 Parker Avenue, Rodeo, the site of the existing Rodeo Senior Center. The County is exploring the possibility of selling the 189/199 Parker Avenue site and is exploring an alternative location

☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY ADMINISTRATOR

☐ RECOMMENDATION OF BOARD COMMITTEE

Action of Board On: **12/20/2016** ☒ APPROVED AS RECOMMENDED ☐ OTHER

Clerks Notes:

VOTE OF SUPERVISORS

AYE: John Gioia, District I
Supervisor
Candace Andersen, District II
Supervisor
Mary N. Piepho, District III
Supervisor
Karen Mitchoff, District IV
Supervisor

I hereby certify that this is a true and correct copy of an action taken and entered on the minutes of the Board of Supervisors on the date shown.

ATTESTED: December 20, 2016

David Twa, County Administrator and Clerk of the Board of Supervisors

ABSENT: Federal D. Glover, District V
Supervisor

By: Stephanie Mello, Deputy

Contact: 925-674-7878

cc:

to relocate the senior services.

The purpose of this Agreement is twofold. First, it is intended to enable the parties to assess the feasibility of the Development. Second, if the Development is determined to be feasible, it is intended to enable the parties to negotiate a disposition and development agreement (a “DDA”). Under the DDA, the Property would be conveyed to the Developer for construction of the Development. Because the vacant property is a housing asset of the former Redevelopment Agency, its disposition is governed by the County, in its capacity as Housing Successor.

CONSEQUENCE OF NEGATIVE ACTION:

Development of a Housing Successor asset will be delayed.

ATTACHMENTS

Rodeo Exclusive Negotiating Agreement