



**Contra
Costa
County**

To: Board of Supervisors

From: John Kopchik, Director, Conservation & Development Department

Date: November 12, 2019

Subject: Rodeo Senior Housing - Phase 2 Exclusive Negotiating Agreement

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 senior citizens programs.

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 (Assessor's Parcel No. 357-120-074). The County is also the owner of 189/199 Parker Avenue, Rodeo, the site of the existing Rodeo Senior Center. However, the County is exploring the possibility of selling the 189/199 Parker Avenue site, and relocating senior services. Since EAH, Inc. developed the 50-unit senior housing, Rodeo Gateway Apartments, adjacent to the vacant

☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY

☐ RECOMMENDATION OF BOARD

ADMINISTRATOR

COMMITTEE

Action of Board On: **11/12/2019** ☒ APPROVED AS RECOMMENDED ☐ OTHER

Clerks Notes:

VOTE OF SUPERVISORS

AYE: John Gioia, District I Supervisor

Candace Andersen, District II
Supervisor

Diane Burgis, District III Supervisor

Karen Mitchoff, District IV
Supervisor

Federal D. Glover, District V
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: November 12, 2019

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

By: June McHuen, Deputy

Contact: Maureen Toms,
925-674-7878

cc:

real property, the Department of Conservation and Development is seeking to execute an Exclusive Negotiating Agreement with EAH.

BACKGROUND: (CONT'D)

The purpose of this Agreement is twofold. First, it is intended to enable the parties to assess the feasibility of an additional senior housing development, and space for a community senior center. 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.

In December 2016, the Board of Supervisors authorized the execution of an Exclusive Negotiating Agreement with EAH. During the term of the agreement, EAH prepared some schematic drawings and both parties determined that a general plan amendment was necessary to move the project forward. Staff is currently processing the general plan amendment and anticipates a decision by the Board of Supervisors before the end of the year. Thus, the timing for a new Exclusive Negotiating Agreement is appropriate.

CONSEQUENCE OF NEGATIVE ACTION:

Development of a Housing Successor asset will be delayed.

ATTACHMENTS

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