



Contra
Costa
County

To: Board of Supervisors
From: Brian M. Balbas, Public Works Director/Chief Engineer
Date: December 17, 2019

Subject: Exclusive Negotiating Rights Agreement – Revitalization of Former West County Health Center, 100 38th Street, Richmond

RECOMMENDATION(S):

APPROVE and AUTHORIZE the Public Works Director, or designee, to execute an Exclusive Negotiating Rights Agreement with Eden Housing, Inc., a California nonprofit public benefit corporation (Eden), and Community Housing Development Corporation-North Richmond, a California nonprofit public benefit corporation (CHDC), for the revitalization and reuse of the former West County Health Center as a 99-unit affordable housing development at 100 38th Street, Richmond. (APN 517-340-004)

FISCAL IMPACT:

No impact to the General Fund. Disposition of the subject property would relieve the County of ongoing maintenance expenses of a building that no longer houses County functions.

BACKGROUND:

The County is the owner of an approximate 2.9 acre property located at 100 38th Street, Richmond. The site is the former West County Health Center (APN 517-340-004), which

APPROVE OTHER
 RECOMMENDATION OF CNTY ADMINISTRATOR RECOMMENDATION OF BOARD COMMITTEE

Action of Board On: **12/17/2019** 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: December 17, 2019

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

By: June McHuen, Deputy

Contact: Karen Laws, 925.
957-2456

cc:

has been relocated to San Pablo. Following a Request for Qualifications process, a committee consisting of the Chief Assistant County Administrator-Capital Projects, the County Director of Health, Housing, and Homeless Services, and the Principal Real Property Agent recommended that a partnership

BACKGROUND: (CONT'D)

of Eden Housing, Inc., and Community Housing Development Corporation-North Richmond (collectively the “Developers”) be selected to carry out the redevelopment of the property as an affordable housing development. The development would include a 45-unit supportive housing development via the reuse of the former West County Health Center facility, and a 54-unit new construction family housing component.

The purpose of the proposed Exclusive Negotiating Rights Agreement, attached, is two-fold: First, it is intended to enable the parties to assess the feasibility of the development; and second, if the development is determined to be feasible, it is intended to enable the parties to negotiate the terms of a Purchase and Sale Agreement. Under the Agreement the property could be conveyed to the Developers for development of the site.

CONSEQUENCE OF NEGATIVE ACTION:

Revitalization and reuse of the subject property as an affordable housing development would be delayed.