

County of Santa Clara
Office of the County Executive
Office of Supportive Housing



97747

DATE: August 13, 2019
TO: Board of Supervisors
FROM: Ky Le, Director, Office of Supportive Housing
SUBJECT: Corvin Apartments Notice of Intent to Purchase Resolution

RECOMMENDED ACTION

Consider recommendations relating to intent to purchase real property necessary for the long-term preservation of affordable housing located at 2904 Corvin Drive, Santa Clara, Assessor's Parcel No. 216-33-034.

Possible action:

- a. Adopt Resolution of Intent to Purchase Real Property located on 2904 Corvin Drive, Santa Clara, from Allied Housing, or an affiliate. (Roll Call Vote)
- b. Authorize the Clerk of the Board to set Tuesday, September 10, 2019, at no earlier than 10:00 a.m., as the date and time to consider acquisition of Real Property.

FISCAL IMPLICATIONS

There is no impact to the General Fund as a result of the recommended actions. On June 5, 2018 (Item No. 25), the Board of Supervisors ("Board") approved up to \$29,000,000 of 2016 Measure A Affordable Housing Bond ("Measure A") funds to assist Allied Housing, or an affiliate, ("Allied") to develop the Corvin Apartments. Should the Board approve the recommended actions, the County would use approximately \$9,500,000 of the \$29,000,000 to acquire the property.

REASONS FOR RECOMMENDATION

The recommended actions advance the County's goal of creating new affordable and supportive housing and implement previously approved Board actions. The County would acquire real property located at 2904 Corvin Drive, Santa Clara, California (which includes Assessor's Parcel Number 216-33-034) ("Property"). The site is currently developed with a 12,700 square foot light industrial building that is proposed for demolition to allow for the construction of a 145-unit affordable apartment project. The project has all entitlements in place, including the necessary California Environmental Quality Act (CEQA) clearance. On

January 16, 2019, the City of Santa Clara Architectural Committee approved the design of the project, and no appeals on the approval were submitted.

The Property is approximately 1.08 acres and located on Corvin Drive in the Lawrence Station Area Plan in Santa Clara.

The first step in the acquisition process is for the Board to approve this Resolution providing public notice of the County's intent to purchase the Property.

Authorizing the Clerk of the Board to set the public hearing for September 10, 2019 at 10:00 a.m. allows the public the opportunity to comment on the County's acquisition of the Property.

CHILD IMPACT

The recommended action would create 145 new affordable apartments. While 80 of these apartments would be set aside as Permanent Supportive Housing (PSH), the new residents may include disabled individuals and their family members. The remaining 65 apartments (including one resident manager's unit) would be affordable and available to lower-income households, including those with children.

SENIOR IMPACT

The recommended action could have a positive impact on seniors. The development would create 145 new affordable apartments for lower-income households, some of whom could include seniors

SUSTAINABILITY IMPLICATIONS

The recommended action balances public policy and program interests, and enhances the Board of Supervisor's sustainability goal of social equity by improving homeless and low-income persons' access to permanent affordable housing.

BACKGROUND

On June 5, 2018 (Item No. 25), the Board approved funding recommendations for four developments, including the Corvin Apartments project. The Corvin Apartments is a new 146-unit affordable family development in Santa Clara including 80 PSH units to help individuals and families with special needs obtain and maintain permanent housing and 66 apartments for Very Low-Income households.

The purchase price for the Property will not exceed \$9,500,000.

CONSEQUENCES OF NEGATIVE ACTION

The County would not acquire the Property.

STEPS FOLLOWING APPROVAL

1. The Clerk of the Board will send notification, copy of adopted Resolution, and proof of publication to Consuelo Hernandez (consuelo.hernandez@hhs.sccgov.org) in the Office of Supportive Housing.

2. The Clerk of the Board will set September 10, 2019 at 10:00 a.m. as the date and time to consummate acquisition of the real property.
3. The Clerk of the Board will public notification of Notice of Intent to Purchase Real Property for three weeks prior to September 10, 2019.

LINKS:

- Linked To: 91399 : 91399

ATTACHMENTS:

- Attachment A Corvin Apartments Board Resolution (PDF)
- Attachment B Public Hearing Notice (PDF)