

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



97733

**DATE:** August 13, 2019  
**TO:** Board of Supervisors  
**FROM:** Ky Le, Director, Office of Supportive Housing  
**SUBJECT:** Quetzal Gardens Notice of Intent to Purchase

**RECOMMENDED ACTION**

Consider recommendations relating to intent to purchase real property necessary for the long-term preservation of affordable housing located at 1695 Alum Rock Avenue, San Jose, Assessor's Parcel No. 481-12-106.

Possible action:

- a. Adopt Resolution of Intent to Purchase Real Property located at 1695 Alum Rock Avenue, San Jose, from Resources for Community Development, 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 December 5, 2017 (Item No. 31), the Board of Supervisors ("Board") approved up to \$9,830,000 of 2016 Measure A Affordable Housing Bond ("Measure A") funds to assist Resources for Community Development, or an affiliate, ("RCD") to develop the affordable housing project commonly known as Quetzal Gardens Apartments. Should the Board approve the recommended actions, the County would use an amount not to exceed \$4,264,466 of the \$9,830,000 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 1695 Alum Rock Avenue, San José, California (Assessor's Parcel Number 481-12-106) ("Property"). The Property is currently vacant and is proposed

for development of a 71-unit affordable apartment project. The project has all entitlements in place, including the necessary California Environmental Quality Act (CEQA) clearance. The San José Planning Commission approved a Conditional Use Permit and Site Development Permit for the project on June 14, 2017, and no appeals on the approval were submitted.

The Property is approximately 0.74 acres and is located on Alum Rock Avenue in the Little Portugal area of the City of San José.

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 acquisition of the Property.

### **CHILD IMPACT**

The recommended action would have a positive impact on children and youth. The development would create 70 new affordable apartments for lower-income households. The development includes a mix of one-, two- and three-bedroom apartments, some of which would be rented to families with children.

### **SENIOR IMPACT**

The recommended action could have a positive impact on seniors. The development would create 70 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 December 5, 2017 (Item No. 31), the Board approved funding recommendations for six developments, including the Quetzal Gardens Apartments. Quetzal Gardens is a mixed-use affordable housing development consisting of 12,175 square feet of commercial space and 71 apartments. The development will set aside 28<sup>1</sup> of the 71 units for chronically homeless individuals, and the remaining units will be allocated to residents who are considered extremely low income (ELI) and low income (LI). RCD, the developer, has received a commitment of funding from the City of San José and an allocation of 32 Section 8 Project Based Vouchers from the Santa Clara County Housing Authority.

The purchase price for the Property will not exceed \$4,264,466.

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<sup>1</sup> Originally the development included 24 units for chronically homeless individuals but RCD has increased their commitment to 28.

## **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 approve acquisition of the real property.
3. The Clerk of the Board will publish notification of Notice of Intent to Purchase Real Property for three weeks prior to September 10, 2019.

## **LINKS:**

- Linked To: 89255 : 89255

## **ATTACHMENTS:**

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