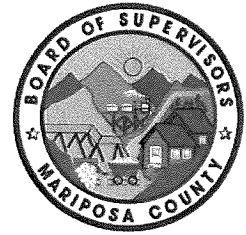


MARIPOSA COUNTY

Administration · 966-3222



RESOLUTION - ACTION REQUESTED 2021-378

MEETING: June 22, 2021
TO: The Board of Supervisors
FROM: Dallin Kimble, County Administrative Officer
RE: Resolution of Intention to Purchase Real Property

RECOMMENDATION AND JUSTIFICATION:

Adopt a Resolution of Intention to Purchase the Real Property Identified as 5123 Jones Street or as Assessor's Parcel Number 013-112-0030 for transitional housing with a purchase price of \$250,000.

Many Mariposa families find themselves at risk of homelessness each year. Without adequate transitional housing, these families are often placed in hotel rooms or emergency shelters that prolong the sense of uncertainty and stress. This item proposes purchasing a house on Jones Street to serve as transitional housing to help meet this community need.

The identified property is a 1,150-square foot house with three (3) bedrooms and two (2) bathrooms. It is ideally positioned in the town of Mariposa, where family members can walk to school, work, the grocery store and to access other services. The house was built in 1894 and, like many others in our community, will require some remodeling and upgrades to meet current occupancy standards.

Transitional housing is a supportive, temporary accommodation that can provide a stable environment for families until permanent housing can be secured. It is allowed by right in this area of the town of Mariposa, pursuant to Section 17.108.210 of the County's Zoning Ordinance: "Transitional and supportive housing shall be a permitted use in any zone district in which residential uses are permitted. Transitional and supportive housing shall only be subject to those restrictions that apply to other residential uses of the same type in the same zone district. There shall be no additional discretionary approval process required for transitional and supportive housing."

Current deficits in transitional housing are related to the general lack of affordable housing in Mariposa County. Anecdotally, in Fiscal Year 2019-2020, the County was allocated \$118,657 from the CalWORKs Housing Support Program (HSP). Unfortunately, the County only spent \$56,761 because it could not find rental housing for thirteen (13) families who qualified for the program.

The purchase of this property adds transitional housing capacity while advancing several objectives in the Mariposa County Strategic Plan and the Mariposa County 2019-2024 Housing Element. The Strategic Plan directs staff to develop housing and

neighborhoods that serve a range of ages and incomes while improving the quality of housing and eliminating substandard dwelling units (Objective 5.2). Housing Element guidance is even more extensive as outlined below.

Objective One: Accommodate the County's Housing Allocation

A.1 Operation of this house as transitional housing would add at least one unit in the extremely low, very low, or low-income households categories.

Objective Two: Providing Affordable Housing

B.1 Operation of this house as transitional housing would add at least one unit of affordable housing for families in the extremely low, very low, or low-income households categories.

2.3 In addition, this would allow the County to seek additional funds from state and federal sources to support the transitional housing unit and the occupants.

2.5 It is possible that 5123 Jones Street could accommodate an accessory dwelling unit (ADU) to allow an additional transitional housing opportunity.

2.8 Families will be provided the opportunity to establish and be supported in the goal of homeownership after their time in the transitional housing.

2.9 This home will support local families.

Objective Four: Maintenance, Rehabilitation, and Replacement of Existing Housing Stock

D.1 The house at 5123 Jones Street is one of many substandard dwelling units identified by the County. Rehabilitation of this unit would be funded through the Health and Human Services Agency (HHSA).

4.1 The purchase of this house and the rehabilitation meet the County's intent of rehabilitating structures for use as transitional, supportive, and emergency homeless housing.

Objective Five: Fulfilling Special Housing Needs

E.1 The County has identified older adults, individuals with disabilities and female heads of households with children as needing particular attention for affordable housing. This house is intended to be used for transitional housing for families, inclusive of multigenerational households, grandparents raising grandchildren, and single parent families. Families accessing transitional housing may have one or more individuals with a disability.

Objective Six: Minimizing Housing Costs by Reducing Energy Use

F.1 The renovation of 5123 Jones Street will be done in such a way that maximizes energy efficiency while preserving the historic nature of the home.

Objective Seven: Increasing Homeownership Opportunities

G.1 By utilizing transitional housing, families in crisis would have the stability they need to either seek employment or maximize their employment opportunities. HHSA staff will also work with families in identifying permanent housing, which may include homeownership.

Objective Eight: Facilitate Emergency Housing

H.1 Transitional housing is intended to be short-term, no longer than two years. The purchase of this house and the utilization as transitional housing would provide

stability for families in crisis.

Finding the acquisition of this property to be consistent with previous Board direction, as highlighted above, staff has secured this property for Board consideration through a provisional escrow contract executed by the County Administrative Officer (CAO). This contract is contingent on future approval by the Board of Supervisors and the required deposits are fully refundable until that approval is given. Remaining funds are available in the HHSA budget.

Pursuant to California Government Code, the proposed resolution of intention is the first step toward obtaining Board of Supervisors approval for the purchase of this property. If approved, it will be noticed for three successive weeks in a local paper of general circulation and the agreement to purchase the property may be considered at the July 27, 2021 meeting of the Board. In the interim, staff would continue due diligence research in order to make a responsible professional recommendation at that time.

Given the community need, policy direction, and ideal location of this property, staff recommends approval of the resolution of intention at this time.

BACKGROUND AND HISTORY OF BOARD ACTIONS:

RES 2018-292 Adopt the Comprehensive Housing Program Implementation Study Section 5.B. noting strategies for developing new housing that serves the population <30%AMI

RES 2019-498 Adopt the 2019-2024 Housing Element to the General Plan Section 8.3.02(O) recommending and permitting the establishment of transitional housing

RES 2021-224 Adopt the 2021 Homeless Strategic Plan noting a lack in available housing for those transitioning into permanent housing

ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION:

Do not approve this resolution. The County will not buy this property or staff will require additional direction.

FINANCIAL IMPACT:

\$250,000 is the cost of this property plus remodeling cost, HHSA has adequate funding to cover all cost.

ATTACHMENTS:

Resolution of Intention to Purchase 5123 Jones St (1) (PDF)
Transitional Housing Development Code (PDF)

RESULT: ADOPTED [UNANIMOUS]

MOVER: Miles Menetrey, District V Supervisor

SECONDER: Wayne Forsythe, District IV Supervisor

AYES: Smallcombe, Sweeney, Long, Forsythe, Menetrey

MARIPOSA COUNTY RESOLUTION 2021-378

RESOLUTION OF INTENTION TO PURCHASE REAL PROPERTY AT 5123 JONES STREET

WHEREAS, Government Code Section 25350 requires the Board of Supervisors to provide notice of its intention to purchase real property in excess of \$50,000; and

WHEREAS, the Board of Supervisors has determined that it is in the public interest to purchase real property located in Mariposa, California, and identified as 5123 Jones Street or as Assessor's Parcel Number 013-112-0030 (the "Property"), for use as transitional housing; and

WHEREAS, Gerald Fleming and James Fleming, heirs of the Marta Fleming Life Estate, desire to sell the Property to the County for the price of Two Hundred and Fifty Thousand Dollars (\$250,000.00); and

WHEREAS, Mariposa County Health and Human Services Agency has adequate funding to purchase transitional housing at the proposed price; and

WHEREAS, Time is of the essence in the current real estate market and the County Administrative Officer (Purchasing Agent) has secured the property through a contract contingent on Board of Supervisors approval, appraised value, and condition inspections with a fully refundable deposit;

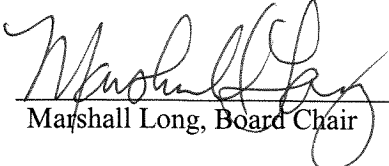
NOW THEREFORE, BE IT RESOLVED that the Mariposa County Board of Supervisors hereby gives notice of its intention to enter into a Purchase and Sale Agreement ("Agreement") to purchase the Property upon the terms and conditions set forth in the Agreement, a copy of which is available for inspection at the office of the Clerk of the Board located at 5100 Bullion Street, Mariposa, California.

BE IT FURTHER RESOLVED that a public meeting shall be scheduled on Tuesday, July 27, 2021, at 9:00 AM or as soon thereafter as the matter may be heard in the Board of Supervisors meeting room located at 5100 Bullion Street, Mariposa, California, for the Board of Supervisors to consider entering into the Agreement.

BE IT FURTHER RESOLVED that, pursuant to Government Code sections 25350 and 6063, this Notice of Intention shall be published in a newspaper of general circulation in the County of Mariposa once a week for three successive weeks prior to the time the Board of Supervisors meets to consider entering into the Agreement.

PASSED AND ADOPTED this 22th day June, 2021, by the following vote:

AYES: SMALLCOMBE, SWEENEY, LONG, FORSYTHE, MENETREY
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE


Marshall Long, Board Chair

ATTEST:

APPROVED AS TO FORM:


René LaRoche, Clerk of the Board


Steven W. Dahlem, County Counsel