

RESOLUTION NO. 20-150

RESOLUTION OF THE MENDOCINO COUNTY BOARD OF SUPERVISORS AUTHORIZING THE PURCHASE OF REAL PROPERTY LOCATED AT 555 SOUTH ORCHARD AVENUE, UKIAH, CALIFORNIA (APN 002-340-3900), IN THE AMOUNT OF \$10,640,000, APPROVING THE AGREEMENT OF PURCHASE AND SALE FOR THE PROPERTY, AND AUTHORIZING THE PURCHASING AGENT OR DESIGNEE TO SIGN AND EXECUTE ANY AND ALL AGREEMENTS, AMENDMENTS AND OTHER DOCUMENTS RELATED TO THE PURCHASE OF THE PROPERTY

WHEREAS, Assembly Bill 83 (Stats. 2020, Ch. 15) added statutes to the Health and Safety Code providing the statutory basis for the Homekey Program; and

WHEREAS, the Homekey Program is intended to provide funding for housing individuals and families who are experiencing homelessness or who are at risk of homelessness and who are impacted by the COVID-19 pandemic; and

WHEREAS, one permissible use of Homekey Program funds is the conversion of units from nonresidential to residential in a structure with a certificate of occupancy as a motel, hotel or hostel; and

WHEREAS, Mendocino County has applied for and been awarded Homekey Program funding to purchase a hotel and convert it to interim housing for individuals and families who are experiencing homelessness or who are at risk of homelessness, with plans to convert units to permanent housing in the future; and

WHEREAS, the County has identified the property located at 555 South Orchard Avenue, Ukiah, California (APN 002-340-3900; the "Property") as being appropriate for acquisition and use consistent with the Homekey Program; and

WHEREAS, the County and the owner of the Property, Orchard Inn LLC, have negotiated the terms of an Agreement of Purchase and Sale and mutually agreed to a purchase price for the Property of \$10,640,000; and

WHEREAS, the Mendocino County Board of Supervisors has given consideration and had an opportunity to review the proposed Agreement of Purchase and Sale and has the desire to purchase the Property; and

WHEREAS, the purchase and conversion of the Property consistent with the Homekey Program is exempt from the California Environmental Quality Act ("CEQA") pursuant to Health and Safety Code section 50675.1.2 (Statutory exemption for Homekey projects), CEQA Guidelines section 15061(b)(3) (Common Sense exemption), CEQA Guidelines section 15301 (Class 3 – Minor Alterations to Existing Structures) and CEQA Guidelines section 15326 (Acquisition of Housing Units), as discussed in more detail in the agenda summary accompanying this Resolution.

NOW, THEREFORE, BE IT RESOLVED that the Mendocino County Board of Supervisors authorizes the purchase of real property located at 555 South Orchard Avenue, Ukiah, California; approves the Agreement of Purchase and Sale related thereto; and authorizes the Purchasing Agent or Designee to sign and execute any and all agreements, amendments and other documents related to the purchase of real property located at 555 South Orchard Ave, Ukiah.

The foregoing Resolution introduced by Supervisor McCowen, seconded by Supervisor Williams, and carried this 20th day of October 2020, by the following vote:

AYES: Supervisors Brown, McCowen, Haschak, Gjerde, and Williams
NOES: None
ABSENT: None

WHEREUPON, the Chair declared said Resolution adopted and SO ORDERED.

ATTEST: CARMEL J. ANGELO
Clerk of the Board

Deputy

APPROVED AS TO FORM:
CHRISTIAN M. CURTIS
County Counsel

JOHN HASCHAK, Chair
Mendocino County Board of Supervisors

I hereby certify that according to the provisions of Government Code Section 25103, delivery of this document has been made.

BY: CARMEL J. ANGELO
Clerk of the Board

Deputy