




COUNTY OF SAN MATEO
Inter-Departmental Correspondence
County Manager's Office



DATE: February 27, 2012
BOARD MEETING DATE: March 13, 2012
SPECIAL NOTICE/HEARING: None
VOTE REQUIRED: 4/5 Vote

TO: Honorable Board of Supervisors

FROM: Steve Alms, Manager, Real Property Division 

SUBJECT: Declare Assessor's Parcel Number 056-210-360 on Arnold Way in the City of Half Moon Bay as surplus and quitclaim to the Housing Authority of the County of San Mateo

RECOMMENDATION:

Adopt a Resolution:

1. Finding that Assessor's Parcel Number 056-210-360 consisting of 1.1 acres on Arnold Way in the City of Half Moon Bay is not required for County use and is suitable for use for affordable housing purposes; and
2. Authorizing and directing the County Manager, or his designee, to execute a Quitclaim Deed conveying Assessor's Parcel Number 056-210-360 to the Housing Authority of the County of San Mateo; and
3. Authorizing and directing the County Manager, or his designee, to execute on behalf of the County any documents necessary to complete the transfer.

BACKGROUND:

On August 9, 2011 your Board approved the execution of an exchange agreement with Peninsula Open Space Trust and the City of Half Moon Bay. The property acquired by the County in that exchange is identified as Assessor's Parcel Number 056-210-360 (the "Property") and consisting of 1.1 acres located on Arnold Way in the City of Half Moon Bay. The County took title to the Property on January 20, 2012. On February 2, 2012 your Board approved an agreement with Mid-Pen Housing Corporation for development of senior housing on the Property.

DISCUSSION:

Transfer of the Property to the Housing Authority of the County of San Mateo will facilitate the development of the Half Moon Village Redevelopment Project ("Project") and will increase the supply of affordable senior housing within the City of Half Moon Bay. Development of the Property will provide 45 units of affordable housing in the area adjacent to the existing senior apartment community Lesley Gardens.

Transfer of the Property to the Housing Authority is necessary to proceed with financing for the project. The Housing Authority anticipates the transfer of the Project at a later date to an affiliate of the Housing Authority. Any such transfer will require a future action of the Board.

Government Code Section 25365 authorizes the Board of Supervisors, by a four fifths vote, to convey surplus property to any housing authority, upon such terms and conditions as are agreed upon between the parties.

It is in the best interest of the County to transfer the Property to the Housing Authority to provide affordable housing to persons and families of low or moderate income.

County Counsel has reviewed and approved the Resolution and Quitclaim as to form. The Director of Housing concurs in this recommendation.

Approval of the Quitclaim contributes to the Shared Vision 2025 outcome of a Livable Community by promoting affordable, livable, and connected communities.

FISCAL IMPACT:

There is no impact on the General Fund.

cc: John Maltbie, Acting County Manager
Lee Thompson, Chief Deputy County Counsel
Duane Bay, Director of Housing

RESOLUTION NO. _____

BOARD OF SUPERVISORS, COUNTY OF SAN MATEO, STATE OF CALIFORNIA

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RESOLUTION 1) FINDING THAT ASSESSOR'S PARCEL NUMBER 056-210-360 CONSISTING OF 1.1 ACRES ON ARNOLD WAY IN THE CITY OF HALF MOON BAY IS NOT REQUIRED FOR COUNTY USE AND IS SUITABLE FOR USE FOR AFFORDABLE HOUSING PURPOSES; AND 2) AUTHORIZING AND DIRECTING THE COUNTY MANAGER, OR HIS DESIGNEE, TO EXECUTE A QUITCLAIM DEED CONVEYING ASSESSOR'S PARCEL NUMBER 056-210-360 TO THE HOUSING AUTHORITY OF THE COUNTY OF SAN MATEO; AND 3) AUTHORIZING AND DIRECTING THE COUNTY MANAGER, OR HIS DESIGNEE, TO EXECUTE ANY DOCUMENTS NECESSARY TO COMPLETE THE TRANSFER.

RESOLVED, by the Board of Supervisors of the County of San Mateo, State of California, that

WHEREAS, On August 9, 2011 the County acquired Assessor's Parcel Number 056-210-360 located on Arnold Way in the City of Half Moon Bay, as Exhibit A, incorporated herein by this reference (the "Property"); and

WHEREAS, Section 25365 of the Government Code authorizes the Board of Supervisors, by a four fifths vote, to convey to any housing authority, upon such terms and conditions as are agreed, property that is not required for County use; and

WHEREAS, the Board finds that the Property is not required for County use and is suitable to provide affordable housing to persons and families of low or moderate income; and

WHEREAS, it is in the County's best interests to provide affordable senior housing to persons and families of low or moderate income; and

WHEREAS, the Housing Authority of the County of San Mateo ("Housing Authority") has an agreement with MidPen Housing Corporation to develop affordable senior housing on the Property; and

WHEREAS, there has been presented to this Board for its consideration and acceptance a Quitclaim Deed of the Property to the Housing Authority reference to which is hereby made for further particulars, and the Board of Supervisors has examined and approved the same as to form and content and desires to execute same; and

NOW, THEREFORE, IT IS HEREBY DETERMINED AND ORDERED THAT:

1. This Board finds that the Property is not required for County use and is suitable for affordable housing, and;
2. The County Manager, or his designee, is hereby authorized and directed to execute the Quitclaim Deed for and on behalf of the County of San Mateo, conveying the Property to the Housing Authority of the County of San Mateo; and
3. The County Manager, or his designee, is hereby authorized and directed to accept or execute on behalf of the County, any documents necessary to complete said conveyance and to meet the intent of this Resolution and this Board.

WHEN RECORDED MAIL TO:

Bill Lowell

Executive Director

San Mateo County Housing Authority

264 Harbor Blvd., Bldg A

Belmont, Ca 94002

NO FEE DOCUMENT

Per Government Code 6103

No Document Transfer Tax

Per R & T Code 11922

APN: 056-210-360

THIS SPACE FOR RECORDER'S USE ONLY

QUITCLAIM DEED

The COUNTY OF SAN MATEO, a political subdivision of the State of California, does hereby REMISE, RELEASE AND FOREVER QUITCLAIM

to the Housing Authority of the County of San Mateo, a public corporation, all that real property situated in the County of San Mateo, State of California as bounded and described as follows:

SEE EXHIBIT "A"
attached hereto and made a part hereof.

GRANTOR:

COUNTY OF SAN MATEO

Date: _____

By: _____

Its: _____

Attest:

Clerk of the Board of Supervisor

(ATTACH CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT)

EXHIBIT A

The land referred to is situated in the County of San Mateo, City of Half Moon Bay, State of California, and is described as follows:

PARCEL ONE:

PARCEL C, as delineated upon that certain Map entitled, "Parcel Map, 'Being a subdivision of Parcel One as described in that Lot line adjustment Recorded under Serial Number 1999-131220, August 2, 1999, in the Office of the County Recorder, San Mateo County, State of California, City of Half Moon Bay, California", filed for Record in the Office of the Recorder of the County of San Mateo, State of California on April 23, 2001 in Book 73 of Parcel Maps, at Page 68-69.

PARCEL TWO:

A Non-exclusive Easement for Right of Way Described as follows:

A portion of "Parcel Two" as said Parcel is described in that certain Lot line adjustment filed as Document # 1999-131220 on August 2, 1999 in the Office of the Recorder of San Mateo County, State of California more particularly described as follows:

A strip of land 10 feet in width lying Northerly and adjacent to the Southerly line of said "Parcel Two", beginning at the Southwesterly corner of said "Parcel Two" thence North 85° 45' 00" East 340.00 feet to the Easterly boundary of said "Parcel Two";

PARCEL THREE:

A Non-Exclusive Easement for Public Utility Described as follows:

A Portion of "Parcel Two" as said Parcel is described in that certain Lot line adjustment filed as Document # 1999-131220 on August 12, 1999 in the Office of the Recorder of San Mateo County, State of California more particularly described as follows:

A Strip of land 5 feet in width lying Northerly and adjacent to the above described right of way; beginning at a point North 5° 15' 00" West from the Southwesterly corner of said "Parcel Two"; thence North 85° 45' 00" East 340.27 feet to the Easterly boundary of said "Parcel Two".

APN: 056-210-360-6

JPN: 056-021-210-07.03.00