



Legislation Text

File #: 20-1203, Version: 1

Memorandum

Date: January 12, 2021

To: The Honorable Bruno Sabatier, Chair, Lake County Board of Supervisors

From: Carol J. Huchingson, County Administrative Officer

Subject: Lakeport Armory/Clearlake Property Land Swap Proposal Update and direction to staff

Executive Summary: (include fiscal and staffing impact narrative):

On January 15, 2019, California Governor Gavin Newsom signed Executive Order N-06-19 directing the Department of General Services (DGS) to collaborate with the Department of Housing and Community Development (HCD) and the California Housing Finance Agency (CalHFA) to identify and prioritize excess state-owned property for sustainable, innovative and cost-effective housing developments to address California's shortage of affordable housing. As part of this initiative, the Lakeport Armory property located at 1431 Hoyt Avenue, Lakeport CA was identified as excess state-owned property.

Beginning in 2020, led by California State Senator Mike McGuire, the County of Lake (Sheriff and CAO), City of Clearlake, and various State of California agencies, hereinafter referred to as the "partners", began discussions exploring the opportunity for a land swap involving the state-owned Lakeport Armory and the County-owned undeveloped property located at 15837 18th Avenue, Clearlake, CA.

On July 20, 2020, the State of California DGS issued a Request for Qualification (RFQ) to create an affordable housing development on the County's undeveloped property located in the City of Clearlake. Statements of Qualifications (SOQ) were received from development teams. Qualified respondents have been invited to submit a proposal to help the state's goals of affordable housing. Eligible projects must include a minimum of 50 percent deed restricted affordable housing units, consistent with Government Code section 14671.2.

In preparation for this project, the County of Lake must declare the 15.5 acre county-owned vacant real property (APN 010-043-01) located in the City Clearlake as surplus and authorize the exchange and disposition of said property for the benefit of the public. Government Code 25365 allows your Board to grant, convey, quitclaim, assign, or otherwise transfer to the state any real or personal property, or interest therein belonging to the County that is not required for County use.

On December 15, 2020, staff requests an opportunity to bring the partners together, along with

Senator McGuire, who will present this exciting project to your Board.

Staff also requests the direction of your Board, to complete the tasks necessary to declare aforementioned county-owned property surplus in preparation for the Lakeport Armory/Clearlake Property Land Swap Proposal, in coordination with both the City of Clearlake and the State of California.

If not budgeted, fill in the blanks below only:

Estimated Cost: _____ Amount Budgeted: _____ Additional Requested: _____ Future Annual Cost: _____

Consistency with Vision 2028 and/or Fiscal Crisis Management Plan (check all that apply):

- | | | | |
|---|--|---|---|
| <input checked="" type="checkbox"/> Well-being of Residents | <input checked="" type="checkbox"/> Public Safety | <input type="checkbox"/> Infrastructure | <input type="checkbox"/> Not applicable |
| <input checked="" type="checkbox"/> Economic Development | <input type="checkbox"/> Disaster Recovery | <input type="checkbox"/> County Workforce | <input type="checkbox"/> <i>Technology Upgrades</i> |
| <input checked="" type="checkbox"/> Community Collaboration | <input type="checkbox"/> Business Process Efficiency | <input type="checkbox"/> Clear Lake | <input type="checkbox"/> <i>Revenue Generation</i> |
| | | | <input type="checkbox"/> <i>Cost Savings</i> |

If request for exemption from competitive bid in accordance with County Code Chapter 2 Sec. 2-38, fill in blanks below:

Which exemption is being requested?

How long has Agreement been in place?

When was purchase last rebid?

Reason for request to waive bid?

Recommended Action: Direction to staff to complete the tasks necessary to declare the county-owned property surplus in preparation for the Lakeport Armory/Clearlake Property Land Swap Proposal.