

## RESOLUTION NO. 080386

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

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**RESOLUTION: A) APPROVING COMMITMENTS OF AFFORDABLE HOUSING FUND (AHF) 12.0 FUNDS TO THE CONSTRUCTION OF THE NON-MOVING TO WORK AFFORDABLE HOUSING PROJECTS LISTED IN ATTACHMENT A TO THE RESOLUTION IN THE TOTAL AMOUNT OF UP TO \$24,024,486 CONSISTING OF \$19,000,000 IN MEASURE K FISCAL YEAR 2024-25 FUNDS APPROVED BY THE BOARD OF SUPERVISORS FOR AFFORDABLE HOUSING PURPOSES; \$1,391,667 IN MEASURE K FUNDS ALLOCATED IN PREVIOUS AHF ROUNDS THAT WERE RETURNED TO THE DEPARTMENT OF HOUSING; \$466,622 IN PERMANENT LOCAL HOUSING ALLOCATION FUNDS (SUBJECT TO STATE APPROVAL OF THE COUNTY HOUSING ELEMENT); \$300,000 IN COUNTY IMPACT FEES (FOR UNINCORPORATED SAN MATEO COUNTY ONLY); UP TO \$1,000,000 IN FEDERAL HOME INVESTMENT PARTNERSHIPS PROGRAM FUNDS; \$864,000 IN MEASURE K FUNDS PROVIDED BY THE CHILDREN AND FAMILY SERVICES DIVISION OF THE SAN MATEO COUNTY HUMAN SERVICES AGENCY FOR UNITS TARGETING YOUTH TRANSITIONING FROM FOSTER CARE; AND \$1,002,197 IN PROGRAM YEAR (PY) 2023 AND PY 2024 COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS; INCLUDING ALL CONDITIONS ATTACHED TO SUCH FUNDING RECOMMENDATIONS; AND B) AUTHORIZING THE DIRECTOR OF THE DEPARTMENT OF HOUSING, OR DESIGNEE, IN CONSULTATION WITH THE COUNTY ATTORNEY, TO (1) NEGOTIATE AND EXECUTE CONTRACTS AND OTHER DOCUMENTS NECESSARY TO PROVIDE FUNDING TO THE NON-MOVING TO WORK AFFORDABLE HOUSING PROJECTS LISTED IN ATTACHMENT A TO THIS RESOLUTION; AND (2) IMPLEMENT A SUPPLEMENTAL NOFA PROCESS TO AWARD FUNDS RECOVERED FROM TERMINATION OF AHF AWARDS TO ELIGIBLE PROJECTS SEEKING TO BE COMPETITIVE IN THE FIRST ROUND OF HOUSING TAX CREDIT AWARDS IN 2025**

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

**WHEREAS**, this Board has demonstrated a commitment to the development of affordable housing in San Mateo County by allocating \$13.4 million in unrestricted general funds in 2013 for affordable housing development and shelter rehabilitation and expansion in a program entitled the Affordable Housing Fund (AHF); and

**WHEREAS**, since its inception in 2013, the AHF has completed eleven competitive funding cycles, with the Board approving funding awards in a total amount of more than \$300 million for various multifamily new construction affordable housing projects, multifamily rehabilitation affordable housing projects, and multifamily affordable homeownership housing projects; and

**WHEREAS**, AHF funding has contributed to the development or rehabilitation of more than 4,000 units of affordable housing in San Mateo County; and

**WHEREAS**, on March 4, 2024, the Department of Housing (DOH) released a Notice of Funding Availability (NOFA) for its twelfth round of AHF competitive funding (AHF 12.0) which made available \$36,122,289 for affordable housing development and preservation, consisting of **Measure K** funds, County Impact Fees, Permanent Local Housing Allocation (PHLA) funds, federal HOME Investment Partnerships Program funds, **Measure K** funds for former Foster Youth allocated by the Human Services Agency's Children and Family Services division; and federal Program Year 2023 and 2024 Community Development Block Grant funds; and

**WHEREAS**, DOH received fifteen applications by the application deadline, which collectively requested approximately \$125 million for the creation of 1,081 affordable housing units which requests exceed the funding available; and

**WHEREAS**, since the release of the NOFA, available Community Development Block Grant funds have decreased from an expected amount of \$2,500,000 to \$1,002,197; and

**WHEREAS**, with these adjustments in the available funds, DOH staff and the Housing and Community Development Committee have jointly recommended that up to

\$24,024,486 of the AHF 12.0 allocation be awarded to the non-Moving To Work projects listed in Attachment A; and

**WHEREAS**, the Board of Supervisors, sitting as the Board of Commissioners of the Housing Authority of the County of San Mateo will be separately and concurrently approving commitments of \$16,505,645 in Moving to Work reserve funds referenced in Attachment A and which are subject to HUD approval of the new MTW plan; and

**WHEREAS**, the Board has reviewed Attachment A to this Resolution and desires that the non-Moving To Work projects listed in Attachment A receive the specific amounts and specific sources of AHF 12.0 funding shown in Attachment A and expressly incorporated by reference thereto subject to funding conditions imposed on each project by DOH and/or the applicable funding source; and

**WHEREAS**, the Board has determined that a supplemental NOFA using funds recovered from AHF awards made to projects that have not advanced as planned would allow the deployment of any such recovered funds to eligible projects that need funds to be competitive in the first round of housing tax credit awards in 2025, which is expected to take place before the scheduled AHF 13.0 NOFA.

**NOW THEREFORE, IT IS HEREBY DETERMINED AND ORDERED** that the commitments of Affordable Housing Fund (AHF) 12.0 funds to the construction of the non-Moving to Work affordable housing projects listed in Attachment A to the Resolution are approved in the total amount of up to \$24,024,486 consisting of \$19,000,000 in **Measure K** Fiscal Year 2024-25 funds approved by the Board of Supervisors for affordable housing purposes; \$1,391,667 in **Measure K** funds allocated in previous AHF rounds that were returned to the Department of Housing; \$466,622 in Permanent Local Housing Allocation funds (subject to state approval of the County Housing Element);

\$300,000 in County Impact Fees (for unincorporated San Mateo County only); up to \$1,000,000 in federal HOME Investment Partnerships Program funds; \$864,000 in **Measure K** funds provided by the Children and Family Services division of the San Mateo County Human Services Agency for units targeting youth transitioning from foster care; and \$1,002,197 in Program Year 2023 and Program Year 2024 Community Development Block Grant funds; including all conditions attached to such funding recommendations; and

**BE IT FURTHER RESOLVED** that the Director of the Department Of Housing, or designee, in consultation with the County Attorney, is authorized to (1) negotiate and execute contracts and other documents necessary to provide funding to the non-Moving To Work affordable housing projects listed in Attachment A to this Resolution; and (2) implement a supplemental NOFA process to award funds recovered from termination of AHF awards to eligible projects seeking to be competitive in the first round of housing tax credit awards in 2025.

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