

RESOLUTION NO. _____

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

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RESOLUTION: A) AUTHORIZING AND DIRECTING THE DIRECTOR OF THE COUNTY OF SAN MATEO DEPARTMENT OF HOUSING (“DOH”), OR DESIGNEE, TO SUBMIT AN APPLICATION TO THE STATE OF CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (THE “DEPARTMENT”) FOR ADDITIONAL FUNDING UNDER THE COMMUNITY DEVELOPMENT BLOCK GRANT – CORONAVIRUS RELIEF PROGRAM (“CDBG- CV2”) IN AN AMOUNT NOT TO EXCEED \$4,750,000 FOR IMPROVEMENTS TO A PERMANENT AFFORDABLE HOUSING PROJECT FUNDED UNDER PROJECT HOMEKEY; AND

B) AUTHORIZING AND DIRECTING DOH, IF DOH RECEIVES AN ADDITIONAL AWARD OF CDBG-CV2 FUNDS IN AN AMOUNT NOT TO EXCEED \$4,750,000, TO EXPEND SUCH FUNDS ONLY FOR ELIGIBLE ACTIVITIES AS APPROVED BY THE DEPARTMENT AND IN ACCORDANCE WITH ALL CDBG-CV2 REQUIREMENTS, CDBG-CV2 GUIDELINES, OTHER APPLICABLE RULES AND LAWS AND IN A MANNER CONSISTENT AND IN COMPLIANCE WITH THE CDBG-CV2 STANDARD SUBRECIPIENT AGREEMENT, THE CDBG-CV2 APPLICATION, AND OTHER APPLICABLE CONTRACTS BETWEEN DOH AND THE DEPARTMENT; AND

C) AUTHORIZING THE DOH DIRECTOR, OR DESIGNEE, IN CONSULTATION WITH COUNTY ATTORNEY, TO EXECUTE THE CDBG-CV2 APPLICATION, THE CDBG-CV2 STANDARD SUBRECIPIENT AGREEMENT, ANY SUBSEQUENT AMENDMENTS OR MODIFICATIONS THERETO, AND ANY OTHER DOCUMENTS WHICH ARE RELATED TO ANY CDBG-CV2 GRANT AWARDED TO DOH AS THE DEPARTMENT MAY DEEM APPROPRIATE; AND

D) APPROVING AND AUTHORIZING THE DOH’S APPLICATION FOR FUNDING UNDER THE CDBG-CV2 PROGRAM IN THE FORM OF A SEPARATE RESOLUTION IN THE FORM REQUIRED BY THE DEPARTMENT AND SUBMITTED HEREWITH AND ADOPTING SUCH RESOLUTION

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

WHEREAS, on July 16, 2020 the Department released a Notice of Funding Availability (“NOFA”) for the Homekey Program (“Homekey”); and

WHEREAS, building on the success of Project Roomkey, Homekey is a statewide effort to rapidly sustain and expand housing for persons experiencing homelessness and impacted by COVID-19; and

WHEREAS, Homekey presented an opportunity for local public agencies to purchase motels and a broad range of other housing types in order to increase community capacity to respond to homelessness and the ongoing COVID-19 pandemic; and

WHEREAS, last year, State HCD was authorized to provide approximately \$736 million in Homekey funding derived from the State's direct allocation of federal Coronavirus State Fiscal Recovery Fund (CSFRF) established by the federal American Rescue Plan Act of 2021 (ARPA, Public Law 117-2) and \$301 million in State General Fund to assist local public agencies in the acquisition of, and provide initial operating subsidies for Homekey sites to promote project feasibility; and

WHEREAS, with the Board's approval, on December 3, 2020, the County acquired Shores Landing, formerly known as TownePlace Suites, a 95-unit hotel property located at 1000 Twin Dolphin Drive, Redwood City, CA 94065 (the "Property") with the assistance of Homekey funding awarded to DOH in the amount of \$18,048,000 to assist with the acquisition of the Property; and

WHEREAS, the Property is now the site of a project (the "Project") which provides service-rich permanent affordable housing for extremely low-income seniors, aged 62+, at or below 30 percent of Area Median Income, with a heightened risk for COVID-19 and who may be at risk of homelessness or previously experienced homelessness; and

WHEREAS, the County has taken steps to ensure the Project is operated as permanent, affordable housing for extremely low-income seniors, age 62+ throughout the fifty-five (55) year period of affordability as documented by an affordability covenant recorded against the Property on April 14, 2021; and

WHEREAS, the CARES Act which was signed into law on March 21, 2020 provides extra Community Development Block Grant – Coronavirus Relief (“CDBG-CV”) funds specifically targeted to prevent, prepare for, and respond to COVID-19 through providing quality subsidized housing and expanding economic opportunities for low income persons; and

WHEREAS, on April 21, 2021 the Department announced the availability of \$50 million of its CDBG-CV funds (“CDBG-CV2”) to support Homekey projects, located in non-entitlement or entitlement jurisdictions, and Under the CDBG-CV, the County was previously granted \$4,750,000 by HCD for the rehabilitation of the Property; and

WHEREAS, eligible uses of the CDBG-CV2 funds include acquisition, rehabilitation, and off-site infrastructure construction necessary for projects to become habitable and fully operational; and

WHEREAS, on February 16, 2021, following a competitive procurement process, a selection committee chose MidPen Housing Corporation and its affiliated entities (collectively, “MidPen”) as the operator and manager of the Project; and

WHEREAS, the County Department of Housing (“DOH”) and MidPen have determined based on review of the initial year of Project operations that additional improvements to the Property are needed, and CDBG-CV2 funding is an eligible funding source for these improvements; and

WHEREAS, the Department requires this Board’s authorization of the County’s submittal of the CDBG-CV2 application for this funding; and

WHEREAS, as part of the CDBG-CV2 application process, HCD is requiring DOH and other applicants to obtain a governing board authorizing resolution that substantially conforms to the sample resolution provided by HCD; and

WHEREAS, therefore, this standard County resolution also includes Attachment A, which is formatted in a way that differs from the standard County resolution and which must be executed contemporaneously with the standard County resolution set forth herein.

NOW, THEREFORE, IT IS HEREBY ORDERED AND DETERMINED that the Board authorizes and directs the Director of the County of San Mateo Department of Housing (“DOH”), or designee, to submit an application to the State of California Department of Housing and Community Development (the “Department”) for additional funding under the Community Development Block Grant – Coronavirus Relief program (“CDBG- CV2”) in an amount not to exceed \$4,750,000 for improvements to a permanent affordable housing project funded under Project Homekey; and

BE IT FURTHER RESOLVED that DOH is authorized and directed, if DOH receives an additional award of CDBG-CV2 funds in an amount not to exceed \$4,750,000, to expend such funds only for Eligible Activities as approved by the Department and in accordance with all CDBG-CV2 requirements, CDBG-CV2 Guidelines, other applicable rules and laws and in a manner consistent and in compliance with the CDBG-CV2 Standard Subrecipient Agreement, the CDBG-CV2 Application, and other applicable contracts between DOH and the Department; and

BE IT FURTHER RESOLVED that the DOH Director, or designee, is authorized, in consultation with County Attorney, to execute the CDBG-CV2 Application, the CDBG-CV2 Standard Subrecipient Agreement, any subsequent amendments or modifications thereto, and any other documents which are related to any CDBG-CV2 grant awarded to DOH as the Department may deem appropriate; and

BE IT FURTHER RESOLVED that the Board hereby approves and authorizes the

DOH's application for funding under the CDBG-CV2 program in the form of a separate resolution in the form required by the Department and submitted herewith and adopts such resolution and authorizes its execution; and

BE IT FURTHER RESOLVED that this Board hereby authorizes and approves the taking of all necessary actions by the Director of DOH, or designee, to execute and deliver any and all documents and certificates deemed necessary or advisable by the Director of DOH, or designee, to consummate the execution and delivery of the documents mentioned herein and to effectuate the purposes of this Resolution.

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