

RESOLUTION NO. .

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

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**RESOLUTION AUTHORIZING AN AGREEMENT WITH STRATEGIC ECONOMICS
TO COMPLETE A MULTI-JURISDICTIONAL INCLUSIONARY HOUSING AND NON-
RESIDENTIAL LINKAGE FEE STUDY, WITH A TERM COMMENCING ON
DECEMBER 15, 2025 THROUGH JUNE 30, 2027, FOR A TOTAL AMOUNT NOT TO
EXCEED \$619,135**

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

WHEREAS, recognizing the severe shortage of housing for all income levels, the particularly severe shortage of affordable housing, the ongoing and worsening housing crisis in San Mateo County, and the need for resources to address this crisis, in 2015 the County of San Mateo partnered with a number of cities in San Mateo County to obtain the services of a consultant to complete a Multijurisdictional Nexus Study (2016 Study), studying and determining the appropriate and feasible amount of impact fees to assess on new residential and non-residential development in order support the creation of affordable housing to offset the impact of that development on the need for housing; and

WHEREAS, the collaboration between various County jurisdictions on the Nexus Study provided significant efficiencies and cost-savings resulting from shared work and reduction of redundancies; and

WHEREAS, upon completion of the study, the Board of Supervisors adopted new impact fees on residential and non-residential development, and dedicated the resulting revenue to the County Department of Housing's Housing Trust Fund, to be used to support affordable housing; and

WHEREAS, the County continues to face a severe housing shortage and lack of affordable housing of all types, impacting residents of all income levels; and

WHEREAS, the 2016 Study determining appropriate fee levels to address housing impacts was necessarily based on analysis of market, economic, and demographic conditions at the time of the study, conditions which can and do change significantly over time; and

WHEREAS, it is advisable to periodically reassess the appropriateness of impact fee levels to ensure that they remain at levels sufficient to address the impact they are intended to mitigate without unduly burdening new development; and

WHEREAS, San Mateo County and the cities of Belmont, Brisbane, Daly City, East Palo Alto, Half Moon Bay, Menlo Park, Pacifica, Redwood City, San Bruno and San Mateo have agreed to collaborate on a new Multijurisdictional Nexus Study to determine the appropriate type and level of impact fees on various kinds of new development, in order to address new development's impact on housing availability and affordability, and to determine potential new or modified inclusionary housing policies for various participating jurisdictions; and

WHEREAS, the County will act as fiscal agent for the project, collecting funds from the various participating jurisdictions and disbursing it to the project consultant and project management consultant; and

WHEREAS, the roles and responsibilities of the County and the various participating jurisdictions and other parties are defined in the Memorandum of Understanding, attached as Exhibit A to the board memorandum accompanying this resolution; and

WHEREAS, the Department conducted a competitive Request for Proposals (“RFP”) process seeking the services of a consultant to assist in managing and completing a new multijurisdictional Nexus Study; and

WHEREAS, based on a detailed review of all proposals received, the Department recommends the County enter into an agreement with Strategic Economics, Inc. for the desired services for the term of December 15, 2025 through June 30, 2027 for a total amount not to exceed \$619,135; and

WHEREAS, this Board has been presented with a form of agreement with Strategic Economics, Inc. and has examined and approved it as to both form and content, and desires to enter into it; and

NOW THEREFORE, IT IS HEREBY DETERMINED AND ORDERED that the President of the Board of Supervisors is hereby authorized and directed to execute an agreement with Strategic Economics, Inc. for services to complete the Nexus Study with a term of December 15, 2025 through June 30, 2027, for a total amount not to exceed \$619,135, and the Clerk of the Board shall attest the President's signature thereto.

BE IT FURTHER RESOLVED that the Director of Planning and Building is authorized to execute contract amendments which modify the County's maximum fiscal obligation by no more than \$25,000 (in aggregate) and/or modify the contract term and/or services so long as the modified term or services is/are within the current or revised fiscal provisions.

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