

RESOLUTION NO. .

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

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RESOLUTION: A) APPROVING A MEMORANDUM OF UNDERSTANDING WITH THE CITY OF SOUTH SAN FRANCISCO REGARDING THE COUNTY'S SUPPORTIVE HOUSING PROJECT AT 721 AIRPORT BOULEVARD UNDER WHICH THE COUNTY AGREES TO PAY THE CITY AN AMOUNT NOT TO EXCEED \$1,190,000 AND TO TAKE CERTAIN ACTIONS IN FURTHERANCE OF THE PROJECT UNTIL DECEMBER 31, 2030; AND B) APPROVING THE TAKING OF ALL NECESSARY ACTIONS BY THE COUNTY EXECUTIVE, OR DESIGNEE(S), IN CONNECTION WITH THE MEMORANDUM OF UNDERSTANDING

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

WHEREAS, the County applied for and received an award under Round 3 of the State's Project Homekey program ("Homekey") to fund the purchase of the real property formerly occupied by the Ramada Limited San Francisco Airport North located at 721 Airport Boulevard, South San Francisco (the "Property") for use as permanent supportive housing for individuals and families experiencing or at risk of homelessness (the "Project"); and

WHEREAS, the City of South San Francisco ("City") has expressed concerns about implementation of the Project, including: (a) loss of Transit Occupancy Tax ("TOT") revenues to the City due to conversion of the Property from a hotel to a residential use; (b) the County's service provisions and management plans for the Project; and (c) exterior improvements, ongoing maintenance, and repairs of the Property; and

WHEREAS, in response to the City's expressed concerns, the County and City have negotiated and entered into a Memorandum of Understanding regarding the Project ("MOU"), which MOU the City Council approved on May 28, 2025; and

WHEREAS, under the MOU, which remains in effect until December 31, 2030, the County agrees to allocate and authorize two one-time lump-sum payments to the City, which payments combined total \$1,190,000: (1) a payment of \$190,000 to address the City's projected loss of TOT revenue from conversion of the Property from a hotel to residential use; and (2) a payment of \$1,000,000 in full satisfaction of any and all applicable or potentially applicable Impact Fees (including, without limitation, the City's Transportation Impact Fee, Parks and Recreation Fee, Childcare Fee, Library Impact Fee, and Public Safety Impact Fee) relating to the Project; and

WHEREAS, under the MOU the County also agrees to take certain actions in furtherance of the Project to address the City's remaining concerns regarding the County's service provisions and management plans for the Project and exterior improvements, ongoing maintenance, and repairs of the Property; and

WHEREAS, the Board has been presented with, reviewed, and approves the MOU, an executed copy of which is included with this Resolution.

NOW, THEREFORE, IT IS HEREBY DETERMINED AND ORDERED that the MOU is approved.

BE IT FURTHER RESOLVED that the Board hereby authorizes and approves the taking of all necessary actions by the County Executive, or designee(s), to implement the MOU, including to do any and all things and to execute and deliver any and all documents and certificates in connection with, or related to, the MOU deemed necessary or advisable

by the County Executive, or designee(s), in order to effectuate the purposes of this Resolution and to carry out the terms and intent of the MOU.

BE IT FURTHER RESOLVED that the County Executive, or designee(s), is authorized to execute amendments to the MOU 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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