

RESOLUTION NO. .

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

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MEASURE K: RESOLUTION: A) APPROVING COMMITMENTS OF AFFORDABLE HOUSING FUND (AHF) 13.0 FUNDS FOR THE CONSTRUCTION OF THE AFFORDABLE HOUSING PROJECTS LISTED IN ATTACHMENT A IN THE TOTAL AMOUNT OF UP TO \$41,146,469.75 CONSISTING OF \$19,000,000 IN MEASURE K FISCAL YEAR 2025-26 FUNDS APPROVED BY THE BOARD OF SUPERVISORS FOR AFFORDABLE HOUSING PURPOSES; \$18,022,198 IN MEASURE K FUNDS ALLOCATED IN PREVIOUS AHF ROUNDS THAT WERE RETURNED TO THE DEPARTMENT OF HOUSING; \$824,271.75 IN PERMANENT LOCAL HOUSING ALLOCATION FUNDS (SUBJECT TO STATE APPROVAL OF THE COUNTY HOUSING ELEMENT); \$100,000 IN COUNTY IMPACT FEES (FOR UNINCORPORATED SAN MATEO COUNTY ONLY); \$1,200,000 IN MENTAL HEALTH SERVICES ACT FUNDS, AND UP TO \$2,000,000 IN HOMELESS HOUSING ASSISTANCE AND PREVENTION 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 NEGOTIATE AND EXECUTE ALL CONTRACTS, INSTRUMENTS, AND OTHER DOCUMENTS AND AMENDMENTS THERETO NECESSARY TO PROVIDE FUNDING TO THE AFFORDABLE HOUSING PROJECTS LISTED IN ATTACHMENT A

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 twelve competitive funding cycles, with the Board approving funding awards in a total amount of more than \$350 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 approximately 4,939 affordable units, including 2,875 completed and occupied units, 862 units under construction, and 1,202 units in predevelopment; and

WHEREAS, on June 2, 2025, the County's Department of Housing (DOH) released a Notice of Funding Availability (NOFA) for its thirteenth round of AHF competitive funding (AHF 13.0) which made available \$39,146,469.75 for affordable housing development and preservation, consisting of **Measure K** funds, County Impact Fees, Permanent Local Housing Allocation (PHLA) funds, and Mental Health Services Act (MHSA) funds; and

WHEREAS, DOH received seventeen applications by the application deadline, which collectively requested approximately \$125 million for the creation of 1,352 affordable housing units which exceeds the funding available; and

WHEREAS, since the release of the NOFA, the County Human Services Agency has authorized and requested to award through the AHF 13.0 NOFA up to \$2,000,000 of Homeless Housing and Assistance Program funds to one or more applications eligible for such funding; and

WHEREAS, with these adjustments in the available funds, DOH staff and the Housing and Community Development Committee have jointly recommended that up to \$41,146,469.75 of the AHF 13.0 allocation be awarded to the projects listed in Attachment A; and

WHEREAS, the Board has reviewed Attachment A to this Resolution and desires that the projects listed in Attachment A receive the specific amounts and specific sources of AHF 13.0 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.

NOW THEREFORE, IT IS HEREBY DETERMINED AND ORDERED that the commitments of Affordable Housing Fund (AHF) 13.0 funds for the construction of the affordable housing projects listed in Attachment A are hereby approved in the total amount of up to \$41,146,469.75 consisting of \$19,000,000 in Measure K Fiscal Year 2025-26 funds approved by the Board of Supervisors for affordable housing purposes; \$18,022,198 in Measure K funds allocated in previous AHF rounds that were returned to the Department of Housing; \$824,271.75 in Permanent Local Housing Allocation funds (subject to state approval of the County Housing Element); \$100,000 in County Impact Fees (for unincorporated San Mateo County only); \$1,200,000 in Mental Health Services Act funds, and up to \$2,000,000 in Homeless Housing Assistance and Prevention funds, including all conditions attached to such funding recommendations.

BE IT FURTHER RESOLVED that the Director of the Department of Housing, or designee, in consultation with the County Attorney, is hereby authorized to negotiate and execute all contracts, instruments and other documents and amendments thereto necessary to provide funding to the affordable housing projects listed in Attachment A.

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