

RESOLUTION NO. 081108

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

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RESOLUTION: 1. ALLOCATING \$2,000,000 IN MEASURE K RESERVES TO RELAUNCH THE COUNTY'S FARM LABOR HOUSING LOAN PROGRAM (THE "PROGRAM"); AND 2. AUTHORIZING THE DIRECTOR OF THE DEPARTMENT OF HOUSING, OR DESIGNEE(S), ACTING IN CONSULTATION WITH THE COUNTY ATTORNEY, TO NEGOTIATE AND EXECUTE ALL AGREEMENTS, DOCUMENTS, CERTIFICATES AND AMENDMENTS NECESSARY AND ADVISABLE TO EFFECTUATE LOANS TO ELIGIBLE PROGRAM PARTICIPANTS WITHIN THE SCOPE OF FUNDING AND PROGRAM GUIDELINES IN ATTACHMENT A AUTHORIZED PURSUANT TO THIS RESOLUTION

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

WHEREAS, in 2014, this Board allocated \$500,000 to fund, on a pilot basis, the Farm Labor Housing Program ("Program"), which provided interest-free forgivable loans to repair or replace existing agricultural workforce housing to provide safe and affordable housing for very low-income San Mateo County farmworkers and their families; and

WHEREAS, as of 2024, the Program had exhausted available funding and loaned out nearly \$3,000,000 to fund the rehabilitation and construction of 16 farmworker housing units in San Mateo County; and

WHEREAS, in 2023, the County created the Farmworker Housing Compliance Task Force ("Task Force") to identify and inspect all farmworker housing units on

agricultural lands in the unincorporated area to ensure the units met essential health and safety standards; and

WHEREAS, the inspections highlighted the ongoing and current challenges to the availability and maintenance of safe and affordable housing for agricultural workers in San Mateo County; and

WHEREAS, the Department of Housing staff have reviewed and revised the terms of the Program and recommends re-launching the Program with a loan fund of \$2,000,000; and

WHEREAS, staff recommends a phased implementation of the Program to enhance available affordable housing stock in the County before investing in new housing units; and

WHEREAS, Phase I, covering the first 12 months of the Program, will focus on loans for projects related to rehabilitation/renovation projects, the replacement of existing units, and projects to legalize and improve, as necessary to achieve compliance with current code requirements, existing unpermitted units/structures, waste disposal systems, and/or potable water systems, with a maximum loan amount of \$100,000 per property; and

WHEREAS, should funding remain after Phase I, Phase II of the Program will support both the preservation and creation of farm labor housing units through loans for

new units, with a maximum loan amount of \$250,000 per unit for the first two Project Units and up to \$200,000 for each additional Project Unit; and

WHEREAS, all loans under the Program will be interest-free 30-year loans with repayment pursuant to Model A as described in the Program Guidelines at Attachment A; and

WHEREAS, to qualify under the Program, a project must be located in San Mateo County, the unit(s) subject to the project must provide rental housing rented to farmworkers (including their families) who qualify as very low income (under 50% of Area Median Income), the project must comply with all applicable Planning and Building and Environmental Health requirements, and the applicant must contribute at least 10% of their own funds toward total project costs, with details regarding the Program included in the Program Guidelines at Attachment A to this resolution and which are incorporated herein by reference; and

WHEREAS, implementation of the Program will be facilitated by the Department of Housing, in partnership with the Department of Agriculture, Department of Planning and Building, Environmental Health, and CalFire, and updated Program Guidelines will be shared with the public; and

WHEREAS, the \$2,000,000 allocated for the Program will be funded through **Measure K** reserves, and an Appropriation Transfer Request (ATR) in the amount of \$2,000,000 has been concurrently presented to, and will be separately approved by, this Board.

NOW, THEREFORE, IT IS HEREBY DETERMINED AND ORDERED that the Board allocates \$2,000,000 in **Measure K** reserves to relaunch the County's Farm Labor Housing Loan Program in a manner consistent with the above findings, and authorizes the County's Director of the Department of Housing, or designee(s), to revise the Program Guidelines as necessary or appropriate based on Program demand, stakeholder and/or participant feedback, and/or other information learned during implementation of the Program.

NOW, THEREFORE, IT IS HEREBY DETERMINED AND ORDERED that DOH staff will make an annual report to the Board regarding the progress of the Program.

NOW, THEREFORE, IT IS HEREBY DETERMINED AND ORDERED that the Director of the Department of Housing, or designee(s), acting in consultation with the County Attorney, is hereby authorized to negotiate and execute all agreements, documents, certificates and amendments necessary and advisable to effectuate loans to eligible Program participants within the scope of funding and Program Guidelines in Attachment A authorized pursuant to this resolution.

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Regularly passed and adopted this 6th day of May, 2025

AYES and in favor of said resolution:

Supervisors:

JACKIE SPEIER

NOELIA CORZO

RAY MUELLER

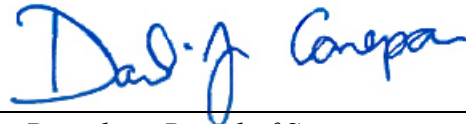
LISA GAUTHIER

DAVID J. CANEPA

NOES and against said resolution:

Supervisors:

NONE



*President, Board of Supervisors
County of San Mateo
State of California*

Certificate of Delivery

I certify that a copy of the original resolution filed in the Office of the Clerk of the Board of Supervisors of San Mateo County has been delivered to the President of the Board of Supervisors.



Assistant Clerk of the Board of Supervisors