

**RESOLUTION NO. \_\_\_\_\_**

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

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**RESOLUTION APPROVING A MEMORANDUM OF UNDERSTANDING  
(MOU) WITH THE CITY OF BELMONT, CITY OF BRISBANE, CITY OF  
DALY CITY, CITY OF EAST PALO ALTO, CITY OF HALF MOON BAY,  
CITY OF MENLO PARK, CITY OF PACIFICA, CITY OF REDWOOD CITY,  
CITY OF SAN BRUNO, CITY OF SAN MATEO, AND COMMUNITY  
PLANNING COLLABORATIVE FOR THE MULTI-JURISDICTIONAL  
INCLUSIONARY HOUSING AND NON-RESIDENTIAL LINKAGE FEE  
STUDY**

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**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 (2106 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 2016 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 (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 participating jurisdictions have agreed to retain Baird + Driskell + Abrams Community Planning to provide project management services for the Multijurisdictional Nexus Study; and

**WHEREAS**, the County Planning and Building Department 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 attached Memorandum of Understanding (MOU) defines the roles, responsibilities, and financial commitments of the parties to the MOU, including the County, the participating jurisdictions, and Baird + Driskell + Abrams Community Planning; and

**WHEREAS**, the Board has been presented with a form of the MOU, has reviewed and approved it as to both form and content, and desires to enter into it.

**NOW, THEREFORE, IT IS HEREBY DETERMINED AND ORDERED** that the Director of the Planning and Building Department is hereby authorized to execute the Memorandum of Understanding with the City of Belmont, City of Brisbane, City of Daly

City, City of East Palo Alto, City of Half Moon Bay, City of Menlo Park, City of Pacifica, City of Redwood City, City of San Bruno, City of San Mateo, and Community Planning Collaborative for the Multi-Jurisdictional Inclusionary Housing and Non-Residential Linkage Fee Study and the Clerk of the Board shall attest the President's signature thereto.

**BE IT FURTHER RESOLVED** that the County Planning and Building Director 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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