

RESOLUTION NO. .

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

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RESOLUTION AUTHORIZING: A) THE ALLOCATING \$1,500,000 IN AMERICAN RESCUE PLAN ACT FUNDS TOWARD DEVELOPMENT OF THE CITY OF HALF MOON BAY'S AFFORDABLE HOUSING PROJECT AT 555 KELLY AVENUE FOR LOCAL FARMWORKERS IMPACTED BY THE COVID-19 PANDEMIC; AND B) THE COUNTY EXECUTIVE, OR DESIGNEE, TO ENTER INTO AN AGREEMENT WITH THE CITY OF HALF MOON BAY REGARDING THE COUNTY'S CONTRIBUTION OF \$1,500,000 TOWARD THE 555 KELLY AVENUE AFFORDABLE HOUSING PROJECT FOR LOCAL FARMWORKERS IMPACTED BY THE COVID-19 PANDEMIC

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

WHEREAS, since its emergence in early 2020, the COVID-19 pandemic has negatively impacted public health and the economy on a global scale, in the country and in San Mateo County; and

WHEREAS, the COVID-19 public health emergency has both caused and magnified negative impacts on residents of San Mateo County, including with regard to public health; mental health and emotional development; food and housing insecurity; economic dislocation and small business viability; and

WHEREAS, the County has taken extensive steps to prevent the spread of the pandemic and to mitigate its impact, including funding, supporting, and coordinating testing, contact tracing, isolation, quarantine and treatment for infected individuals, public health and safety communications and interventions, issuance and enforcement of health orders, health system response and vaccination programs; and

WHEREAS, the state and local health orders taken to respond to the pandemic and to prevent and mitigate its spread also restricted certain types of economic activity which impacted the economy in the County, with revenue losses hitting small businesses

and certain economic sectors and demographic groups particularly hard, including, without limitation, the County's local farmworker community; and

WHEREAS, the pandemic continues to pose risks to public health and continues to cause negative impacts for our communities and there remains the need to respond to those risks and impacts and to undertake measure to assist in recovery from the negative public health and economic impacts of the pandemic continues; and

WHEREAS, according to the California Department of Housing and Community Development, California farmworkers earn, on average, approximately \$20,000 a year, which is less than 20% of the County's area median income, making farmworkers and their families among the most economically vulnerable members of our community; and

WHEREAS, this vulnerability was exacerbated by the pandemic, which has posed significant negative economic and health impacts for farmworkers and their families, as many farmworkers have faced reduced work hours and/or reduced wages and have had to care for themselves and relatives with COVID-19 or for their children during school closures; and

WHEREAS, on May 23, 2022, the Half Moon Bay City Council selected a proposal submitted by Mercy Housing and Ayudando Latinos a Sonar ("ALAS") to construct 40 affordable housing units for local farmworkers at 555 Kelly Avenue in Half Moon Bay, and the proposed affordable housing development includes a mix of studio and one-bedroom units and a 2,050 square foot resource center to be staffed and managed by ALAS, which plans to offer English classes, legal aid, internet access, case management, and a community kitchen in the resource center ("Project"); and

WHEREAS, the City of Half Moon Bay will contribute \$2,160,000, the available balance in its Affordable Housing Fund, toward the Project, which, in addition to the City's

contribution, will require a mix of tax credits, state grants, and support from the County Affordable Housing Fund to cover all development costs; and

WHEREAS, the County has received State and Local Fiscal Recovery Funds under ARPA which can be used to respond to the pandemic and its negative economic impacts and the Board desires to allocate \$1,500,000 in ARPA funds toward the Project, which will provide an expeditious way to fund the pressing need for additional affordable housing for local farmworker households who have been disproportionately impacted by the pandemic and, given that the City of Half Moon Bay has already selected a developer and committed funds to the Project, the County's contribution can assist a critical affordable housing project already underway; and

WHEREAS, the Board desires to enter into an agreement with the City regarding the County's contribution of \$1,500,000 toward the Project subject to appropriate terms and conditions governing the contribution and use of the funds ("Agreement").

NOW, THEREFORE, IT IS HEREBY DETERMINED AND ORDERED that the Board allocates \$1,500,000 in ARPA funds toward the Project in order to provide affordable housing for local farmworkers impacted by the COVID-19 pandemic.

IT IS FURTHER DETERMINED AND ORDERED that the County Executive, or designee(s), in consultation with the County Attorney's Office, is authorized and directed to negotiate and enter into the Agreement with the City of Half Moon Bay regarding the County's contribution of \$1,500,000 in ARPA funds toward the Project, in accordance with the Board's findings and intent reflected in this resolution.

BE IT FURTHER RESOLVED that the County Executive, or designee(s), is authorized to execute amendments to the Agreement with the City of Half Moon Bay 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.

BE IT FURTHER RESOLVED that the County Executive, or designee(s), is authorized to apply any state and/or federal funds, to include those ARPA funds appropriated by the Board in this resolution, that may be made available for all or a portion of the monies expended on the Agreement with the City of Half Moon Bay.

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