

RESOLUTION NO. .

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

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RESOLUTION: A) APPROVING AFFORDABLE HOUSING FUND (AHF) 10.0 COMMITMENTS UP TO \$54,361,963, CONSISTING OF \$19,800,000 IN MEASURE K FISCAL YEAR (FY) 2022-23 FUNDS APPROVED BY THE BOARD OF SUPERVISORS FOR AFFORDABLE HOUSING PURPOSES; \$25,336,972 IN AMERICAN RESCUE PLAN ACT (ARPA) FUNDS; \$2,429,991 IN MEASURE K FUNDS ALLOCATED IN PREVIOUS AHF ROUNDS BUT RETURNED AS PROJECT COST SAVINGS; \$864,000 IN MEASURE K FUNDS FOR FORMER FOSTER YOUTH ALLOCATED IN A PREVIOUS AHF ROUND BUT RETURNED DUE TO ADJUSTMENTS IN PROJECT PLANS; \$931,000 IN STATE OF CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (STATE HCD) PERMANENT LOCAL HOUSING ALLOCATION FUNDS; AND, \$5,000,000 IN COUNTY MENTAL HEALTH SERVICES ACT PROJECT-BASED HOUSING PROGRAM FUNDS, FOR TEN NEW CONSTRUCTION AFFORDABLE RENTAL HOUSING DEVELOPMENTS AND ONE EXISTING PROPERTY WITH UNITS THAT WILL BE PRESERVED AS AFFORDABLE AND REHABILITATED, 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 CONTRACTS AND OTHER DOCUMENTS NECESSARY TO FUND THE AFFORDABLE HOUSING PROJECTS, AS INDICATED IN ATTACHMENT A.

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

WHEREAS, the Board of Supervisors 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");

WHEREAS, the AHF has completed nine cycles since its inception in 2013, with the Board approving funding awards with a total amount of over \$120,000,000 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 over 3,200 units of affordable housing; and

WHEREAS, On July 25, 2022, Department of Housing (“DOH”) released a Notice of Funding Availability (“NOFA”) for its tenth round of AHF competitive funding- referred to as AHF 10.0. AHF 10.0 made available \$29,224,991, consisting of **Measure K** funds, State of California Department of Housing and Community Development (State HCD) Permanent Local Housing Allocation funds, and County Mental Health Services Act Project-Based Housing program (“MHSA”) funds; and

WHEREAS, DOH received fifteen applications by the August 4, 2022, application deadline, which collectively requested over \$102,000,000 for the creation or preservation/rehabilitation of 1,429 affordable housing units and DOH staff and the Housing and Community Development Committee are jointly recommending that up to \$54,361,963 of the AHF 10.0 allocation be awarded, in varying amounts, to eleven projects; and

WHEREAS, the eleven recommended projects would receive AHF 10.0 funding through a combination of **Measure K** funds, ARPA funds, State HCD PLHA funds, and County MHSA funds, as shown in Attachment A to this Resolution and expressly incorporated by reference thereto; and

WHEREAS, also shown in Attachment A, two of the eleven projects recommended for funding are recommended for conditional funding awards (“Conditional Funding Awards”); and

WHEREAS, should DOH determine that any of these projects receiving Conditional Funding Awards have not satisfied the condition(s) precedent required to receive such funding, Conditional Funding Awards will be returned to the County.

NOW THEREFORE, IT IS HEREBY DETERMINED AND ORDERED that the AHF 10.0 commitments up to \$54,361,963, consisting of the following, are approved: \$19,800,000 in **Measure K** FY 2022-23 funds approved by the Board of Supervisors for affordable housing purposes; \$25,336,972 in ARPA funds; \$2,429,991 in Measure K funds allocated in previous AHF rounds but returned as project cost savings; \$864,000 in Measure K funds for former foster youth allocated in a previous AHF round but returned due to adjustments in project plans; \$931,000 in State HCD Permanent Local Housing Allocation funds; and \$5,000,000 in County Mental Health Services Act Project-Based Housing program funds, for ten new construction affordable rental housing developments and one existing property with units that will be preserved as affordable and rehabilitated, including all conditions attached to such funding recommendations; and

BE IT FURTHER RESOLVED that the Director of the Department of Housing, or designee, in consultation with the County Attorney, is authorized to negotiate and execute contracts and other documents necessary to provide funding to the affordable housing projects, as indicated in Attachment A to this Resolution.

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