

Affordable Housing Fund 9.0 Allocation Chart
Board of Supervisors - October 19, 2021

Attachment B

Conditional Funding Awards

Any amount of funds returned to County due to the conditions set forth below are referred to as ‘Returned County Funds.’ DOH will administer an ‘over-the-counter’ NOFA (“OTC NOFA”) to allocate Returned County Funds. The OTC NOFA will open for applications upon the availability of Returned County Funds and will close the earlier of (1) when all Returned Program Funds have been awarded, or (2) one month before the release of the next AHF NOFA. Returned County Funds will be awarded on a rolling basis. Should DOH wish to make an award to an affordable housing project through the OTC NOFA, it would bring it recommendation before this Board.

Project Number	Category/ Project Name/ Applicant	Applicant Total Funding Request	Staff Conditional Funding Recs	Funding Source: Measure K	Funding Source: LHTF*	Funding Source: HHC	Funding Source: MHSA	Conditional Funding Award: Amount	Conditional Funding Award: Source	Funding Conditions
Multifamily Rental - New Construction										
1	Weeks Street - Midpen Housing	\$7,817,518	\$7,817,518	\$4,285,851	\$1,931,667		\$1,600,000	\$1,931,667	LHTF	County has not yet received its award of HCD LHTF funds. Should the County receive less than approximately \$1.9 million, the County shall reduce its HCD LHTF funding commitment by an amount up to approximately \$1.9 million.
3	Belmont Family Apartments - ROEM Development Corp.	\$10,750,000	\$9,250,000	\$9,250,000				\$9,250,000	Measure K	ROEM must submit and application for, and receive an award of, Federal Four Percent (4%) and State Low Income Housing Tax Credits (“LIHTCs”) for Tax-Exempt Bonds. 4% LIHTC application deadline is anticipated for February 2022.
4	North Fair Oaks Apartments - Affirmed Housing	\$10,732,831	\$7,462,318	\$2,347,017.35		\$2,915,301	\$2,200,000	\$7,462,318	Measure K, MHSA, HHC	Affirmed Housing must submit an application for State HCD’s Multifamily Housing Program (“MHP”) in Spring 2022 and submit and application for, and receive an award of, Federal Nine Percent (9%) or 4% LIHTCs in 2022.
5	493 Eastmoor - CORE	\$7,800,000	\$6,307,436	\$6,307,435.73				\$6,307,436	Measure K	Core must apply for the seventh round of the State HCD’s Affordable Housing and Sustainable Communities Program (“AHSC”). The AHSC application deadline is anticipated for Spring 2022.

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7	Baden Station - For the Future Housing	\$6,000,000	\$6,000,000	\$6,000,000				\$6,000,000	Measure K	For the Future Housing must submit and application for, and receive an award of, 9% LIHTCs for Tax-Exempt Bonds. The 9% LIHTCs application deadline is anticipated for March 2022 and awards are anticipated to be announced in June 2022.

Affordable Housing Fund 10.0 Allocation Chart - Awardees

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COUNTY HOUSING VOUCHER PROGRAM - FUNDING RECOMMENDATIONS

Category/ Project Name/ Applicant	Jurisdiction	Units	Homeless Units	Project Summary	Staff Funding Recs	Funding Source: Measure K
Multifamily Rental - New Construction						
Middlefield Junction	North Fair Oaks	179	20	The property at 2700 Middlefield Road presents an exciting opportunity to create new high quality affordable rentalhousing for low and moderate income families in North Fair Oaks, Redwood City, and the larger San Mateo Countyarea.	\$57	\$2,912,448
1580 Maple	Redwood City	110	108	Proposed building design consists of a single three-to four-story residential building and a stand-alone single-story community building where a total of 110 homes for individuals experiencing homelessness are proposed, 108studios and 2 two-bedroom manager’s units.	#REF!	\$-
Weeks Street	East Palo Alto	136	8	Mid-Peninsula The Farm, Inc. (The Farm) and East Palo Alto Community Alliance EPACANDO) are collaborating with the City of East Palo Alto to develop 2.52 acres of vacant, City-owned land into 136 multi-family affordable rental homes for low-income residents in San Mateo County.	#REF!	\$3,875,472

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Eucalyptus Grove Apartments	Burlingame	69	18	Eucalyptus Grove Apartments is a proposed 69-unit new construction LIHTC multifamily development containing 7 studio units, 21 one-bedroom units, 21 two-bedroom units, and 20 three-bedroom units. This Project will create 18 units of affordable housing for Homeless Veterans and all other units will be targeted to households with incomes at or below 50% of Area Median Income (AMI).	\$5,698,107	\$5,698,107.00
493 Eastmoor	Daly City	71	11	This project in Daly City proposes to serve households earning up to 60% AMI. The project is within walking distance to Colma Bart station, and will offer on-site amenities including an active podium courtyard.	\$2,399,964	\$199,964.00
Carter Martin	Daly City	120	18	The project develops new 100% affordable housing with a portion dedicated to permanent supportive housing and Extremely Low- (ELI) and Very Low Income (VLI) individuals and families.	\$391,667	\$391,667
VA Menlo Park	Menlo Park	62	40	The VA Menlo Park project will be a 62-unit affordable project, located on land owned by the US Department of Veterans Affairs, that will provide supportive housing for formerly homeless and at-risk of homelessness Veterans and their families, earning up to 60% of AMI.	\$500,000	\$500,000

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Peninsula Wellness	Burlingame	152	8	Peninsula Wellness Community is a 152-unit senior affordable development that is fundamental to a large visionary campus for healthy and active intergenerational living, wellness, and recreation in the City of Burlingame, located near transit, health care, and a vast range of community resources.	\$391,667	\$391,667
North Fair Oaks Apartments	North Fair Oaks	86	43	North Fair Oaks Apartments is a 100% affordable housing community comprised of 86 units targeting low-incometo extremely low income residents in unincorporated San Mateo County.	#REF!	#REF!
2801 El Camino Real	North Fair Oaks	51	3	This project will be 51 units of new construction affordable senior housing.	\$391,666	\$391,666
Magnolia Plaza	South San Francisco	33	2	120-unit existing senior project in which 33 units are not currently deed restricted. Applicant proposes to rehabilitate all units with DOH's funding and restrict all currently unrestricted units as affordable.	#REF!	#REF!

Total Project Units Recommended for Funding	1,069	279	#REF!	#REF!
Total Project Units New to Pipeline	477			

County Housing Voucher Program Awards - Attachment A

Project Number	Project Name (Owner/Operator)	Jurisdiction	Total Units at Property	Total Number of Rental Subsidies Awarded	County Housing Voucher Program Contract Effective Date	Project Summary
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Homekey Permanent Supportive Housing Projects

1	Shores Landing (MP Shores Landing, LLC)	Redwood City	95	50	6/2/2023	A TownePlace Suites Hotel converted into a 95-apartment community for formerly homeless seniors. The hotel was acquired by the County through State Homekey Funds in 2020.
2	Casa Esperanza (AH 1818 ECR, LLC)	Redwood City	51	47	TBD	A Comfort Inn motel converted into a 51-apartment community for formerly homeless households. The hotel was acquired by the County through State Homekey Funds in 2022.

Total Rental Subsidies Recommended for Funding	97
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