

## **RESOLUTION NO. .**

**BOARD OF SUPERVISORS, COUNTY OF SAN MATEO, STATE OF CALIFORNIA,  
ACTING AS THE GOVERNING BOARD OF THE HOUSING AUTHORITY OF THE  
COUNTY OF SAN MATEO**

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**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR OF THE HOUSING  
AUTHORITY OF THE COUNTY OF SAN MATEO, OR THE EXECUTIVE DIRECTOR'S  
DESIGNEE, TO ENTER INTO AN EXCLUSIVE NEGOTIATIONS AGREEMENT  
BETWEEN THE HOUSING AUTHORITY OF THE COUNTY OF SAN MATEO AND  
MIDPEN HOUSING CORPORATION IN ORDER TO ENABLE PRE-DEVELOPMENT  
ACTIVITIES TO BE UNDERTAKEN FOR THE MIDWAY/BAYSHORE  
REDEVELOPMENT PROJECT AND TO PROVIDE FOR A PERIOD OF TIME IN  
WHICH TO NEGOTIATE A DEVELOPMENT AGREEMENT BETWEEN THE PARTIES**

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**RESOLVED**, by the Board of Supervisors of the County of San Mateo, State of California, sitting as the Board of Commissioners of the Housing Authority of the County of San Mateo ("HACSM"), that

**WHEREAS**, Midway Village is an aging 150-unit affordable rental housing complex developed by HACSM in the mid-1970s on a roughly 12-acre property located in the Bayshore neighborhood of Daly City; and

**WHEREAS**, HACSM owns the land upon which Midway Village is currently situated, and SAMCHAI, a California nonprofit public benefit corporation, owns the improvements on the Midway Village site; and

**WHEREAS**, in spring 2016, SAMCHAI executed a resolution approving HACSM's responsibility and authority to undertake the redevelopment of the Midway Village site, including selection of a developer; and

**WHEREAS**, the City of Daly City ("City") owns and operates the approximately 3.8-acre David R. Rowe Park, more commonly known as Bayshore Park ("Park"), a neighborhood park located adjacent to Midway Village; and

**WHEREAS**, prior to May 11, 2017, the Bayshore Elementary School District (“District”) owned a half-acre parcel containing the Bayshore Child Development Center (“Childcare Center”), which is located within the Midway Village site; and

**WHEREAS**, on March 29, 2016, the Board of Supervisors, sitting as the Board of Commissioners of HACSM, took action to: (a) affirm the concept of redeveloping the Midway Village site in order to provide new, high-quality affordable housing and associated amenities, and (b) authorize HACSM to enter into a four-party Memorandum of Understanding with the City, the County, and the District providing for the transfer of ownership of the Park and Childcare Center properties to HACSM in order to facilitate redevelopment of Midway Village, in consideration of HACSM providing specific forms of assistance to the City and the District; and

**WHEREAS**, the above-referenced four-party MOU was executed on March 31, 2016; and

**WHEREAS**, on October 18, 2016, the Board of Supervisors, sitting as the Board of Commissioners of HACSM, authorized HACSM to enter into an option to purchase agreement with the City for the future transfer of fee title to the Park property to HACSM; and

**WHEREAS**, on November 11, 2016, the City and HACSM executed an option to purchase agreement for the future transfer of fee title to the Park, and on May 11, 2017, fee title ownership of the Childcare Center was transferred from the District to HACSM; and

**WHEREAS**, on June 29, 2017, HACSM released a Request for Proposals (“RFP”) seeking experienced and qualified developers interested in redeveloping, owning, operating, and managing affordable housing at the redevelopment site

consisting of the Midway Village, Park, and Childcare Center, under a long-term ground lease with HACSM (the “Midway/Bayshore Redevelopment Project” or “Project”); and

**WHEREAS**, the RFP review committee recommended to the HACSM Executive Director the selection of MidPen Housing as Project developer, based on its outstanding proposal and degree of experience in developing mixed-used affordable housing and community-serving amenities comparable to that envisioned for the Project; and

**WHEREAS**, the HACSM Executive Director concurs with the review committee’s recommendation and desires to execute an Exclusive Negotiations Agreement with MidPen Housing, which is anticipated to lead to a future development agreement for the Midway/Bayshore Redevelopment Project.

**NOW, THEREFORE, IT IS HEREBY DETERMINED AND ORDERED** that the Board of Supervisors, County of San Mateo, State of California, acting as the Governing Board of Commissioners of the Housing Authority of the County of San Mateo, authorize the Executive Director of the Housing Authority of the County of San Mateo, or the Executive Director’s designee, to enter into an Exclusive Negotiations Agreement between the Housing Authority of the County of San Mateo and MidPen Housing Corporation in order to enable pre-development activities to be undertaken for the Midway/Bayshore Redevelopment Project and to provide for a period of time in which to negotiate a development agreement between the parties.

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