



**COUNTY OF SAN MATEO**  
Inter-Departmental Correspondence  
Department of Housing



**Date:** July 10, 2013  
**Board Meeting Date:** August 6, 2013  
**Special Notice / Hearing:** None  
**Vote Required:** Majority

**To:** Honorable Board of Supervisors Sitting as the Governing Board of Commissioners of the Housing Authority

**From:** William Lowell, Executive Director, Housing Authority

**Subject:** Award of Project-Based Vouchers

**RECOMMENDATION:**

Acting as the Governing Board of Commissioners of the Housing Authority of County of San Mateo, adopt Resolution 2013-05 authorizing the Executive Director of the Housing Authority of the County of San Mateo, to award 114 Project-Based Vouchers to MidPen Housing for Phase II of the Half Moon Village redevelopment.

**BACKGROUND:**

In April 2009, the Half Moon Bay Senior Campus Plan was developed as a result of collaboration between local non-profit community-based organizations, a locally-based foundation, the County of San Mateo, and the Housing Authority of the County of San Mateo (HACSM).

The campus area includes four contiguous parcels: Lesley Gardens, a 63-unit HUD-financed senior rental housing development owned by Lesley Senior Communities; an undeveloped parcel originally owned by the city of Half Moon Bay and transferred to HACSM ownership; a parcel previously owned by Senior Coastsiders and Coastsides Adult Day Health Center and also transferred to HACSM ownership; and Half Moon Village, 60 units of affordable senior rental housing owned by HACSM.

In November 2012, Mercy Housing began development of 39 affordable senior housing units on the HACSM parcel (previously owned by Senior Coastsiders and Coastsides Adult Day Health Center). Through a competitive process, HACSM awarded 39 Project-Based Vouchers to Mercy Housing to support these new rental housing units.

In January 2013, MidPen Housing started construction on Phase I of its redevelopment on the undeveloped parcel of land, creating 44 units of affordable senior rental housing.

The remaining residents at the existing Half Moon Village property, already a Project-Based complex, will receive Project-Based Vouchers to relocate to one of the new 44 units.

**DISCUSSION:**

In 2014, MidPen Housing will begin construction on Phase II of the redevelopment – replacing the existing 60 units with 114 units of new affordable senior rental housing.

Using its Moving-to-Work authority, HACSM may award Project-Based Vouchers, without engaging in a competitive process, for properties owned directly or indirectly by HACSM. Such an award made to projects selected without engaging in a competitive process must be approved by the HACSM Board of Commissioners.

County Counsel has reviewed and approved the Resolution as to form.

Approval of this Resolution contributes to the Shared Vision 2025 outcome of a Livable Community by enabling HACSM to provide subsidy to very low income senior households and increase the number of affordable housing units.

**FISCAL IMPACT:**

There is no Net County Cost associated with this action. All funds associated with the award of Project-Based Vouchers will be paid from voucher subsidies received from the Department of Housing and Urban Development (HUD) for HACSM's rental subsidy program.