

## **RESOLUTION NO. .**

**BOARD OF SUPERVISORS, COUNTY OF SAN MATEO, SITTING AS THE BOARD  
OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE COUNTY OF SAN  
MATEO, STATE OF CALIFORNIA**

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**RESOLUTION: A) APPROVING AFFORDABLE HOUSING FUND COMMITMENTS  
TOTALING \$4,500,000 FOR THREE AFFORDABLE RENTAL HOUSING  
DEVELOPMENTS AND ONE AFFORDABLE HOMEOWNERSHIP DEVELOPMENT,  
INCLUDING ANY CONDITIONS ATTACHED TO SUCH FUNDING  
RECOMMENDATIONS, USING HOUSING AUTHORITY MOVING TO WORK FUNDS;  
AND B) AUTHORIZING THE EXECUTIVE DIRECTOR OF THE HOUSING  
AUTHORITY OF THE COUNTY OF SAN MATEO OR THE EXECUTIVE DIRECTOR'S  
DESIGNEE TO EXECUTE CONTRACTS, AS APPROVED BY COUNTY  
COUNSEL, FOR FUNDING THE INDICATED AFFORDABLE HOUSING PROJECTS.**

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

**WHEREAS**, beginning in 2011, the Housing Authority launched an effort to  
leverage some of its resources to increase the supply of affordable housing for low  
income households in the County; and

**WHEREAS**, the FY2011-2012 Moving to Work (MTW) Annual Plan included an  
activity focused on the "commitment of MTW funds for leveraging in the creation of  
additional affordable housing in San Mateo County" and

**WHEREAS**, some of the MTW funds set aside as part of this commitment to  
affordable housing were directed toward assisting the redevelopment and expansion of  
Half Moon Village, an aging Housing Authority-owned affordable housing complex in

Half Moon Bay serving seniors; and

**WHEREAS**, after assisting with the redevelopment and expansion of Half Moon Village, there were still funds remaining of the MTW funds committed to the creation of affordable housing; and

**WHEREAS**, on August 5, 2014, the Board authorized the Housing Authority to issue a Notice of Funding Availability (NOFA) for a competitive process to allocate \$4.5 million of the \$5 million of MTW funds deemed to be surplus and made available for affordable housing purposes, in order to assist with creation of affordable new-construction permanent multifamily rental housing and affordable new-construction multifamily first-time homeownership housing; and

**WHEREAS**, this \$4.5 million allocation will consist of the unused portion of the MTW funds committed to redevelopment of Half Moon Village, combined with additional MTW funds from the Housing Authority's Housing Assistance Program (HAP) reserves; and

**WHEREAS**, five affordable housing funding applications were received by the NOFA application deadline of October 2, 2014; and

**WHEREAS**, Housing Department staff and the Housing and Community Development Committee have reviewed these funding applications and make funding recommendations, as shown on the attached Affordable Housing Fund allocation chart; and

**WHEREAS**, the Board has directed that all projects selected through this NOFA process come to the Board for approval of the recommended funding amounts.

**NOW THEREFORE**, 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, hereby adopts Resolution 2015-02 : A) approving Affordable Housing Fund commitments totaling \$4,500,000 for three affordable rental housing developments and one affordable homeownership development, including any conditions attached to such funding recommendations, using Housing Authority MTW funds; and B) authorizing the Executive Director of the Housing Authority of the County of San Mateo or the Executive Director's designee to execute contracts, as approved by County Counsel, for funding the indicated affordable housing projects.

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Attachment A: Affordable Housing Fund Allocation Chart  
Board of Supervisors 02/10/2015

Category / Project Name/ Applicant	Location	Project Summary	# of Units	Applicant Funding Request	Staff Funding Recs	HCDC Funding Recs	Comments
<b><i>First-Time Homeownership</i></b>							
<b>612 Jefferson Ave</b> (Habitat for Humanity Greater SF)	Redwood City	The 612 Jefferson Avenue development will serve 20-32 families earning 40%-80% AMI and will be located in a transit and amenity rich neighborhood within the Redwood City Downtown Precise Plan. It will be 4-5 stories over podium parking and will be built with volunteer, professional, and sweat equity labor.	20-32	\$500,000	\$500,000	\$500,000	Only application received in this funding category. Excellent project.
<b><i>Pre-Planning Stage Rental Housing</i></b>							
<b>Colma Veterans Village</b> (Mercy Housing California)	Colma	Colma Veterans Village will be a 50-unit affordable rental community serving low income and extremely low-income veteran households. 25% of the units will be set aside as supportive housing for homeless, at-risk, and disabled veterans and their households. The site is near public transit and shopping and redevelops an underutilized gateway site, identified by Colma as a Housing Opportunity site.	50	\$500,000	\$500,000	\$500,000	Only application received in this funding category. Excellent early-stage project providing supportive housing for homeless veterans
<b><i>Planning Stage Rental Housing</i></b>							
<b>6800 Mission Street</b> (MP Westlake Associates, L.P.)	Daly City	6800 Mission will consist of a 52-unit apartment building targeted to low-income families earning 30%-60% AMI, and includes approximately 2,200 square feet of commercial space and a minimum of 78 parking spaces on a .76 acre site. It includes 20 1-bedroom, 16 two-bedroom, and 16 three-bedroom units in a 4-story building over underground parking.	52	\$2,500,000	\$2,500,000	\$2,500,000	Excellent project which is ready to close on 4% tax credit financing and start construction in April 2015
<b>University Avenue Senior Apts</b> (MP-CANDO University Avenue Senior Housing, LLC)	East Palo Alto	University Avenue Senior Housing will consist of a 41-unit senior rental development targeted to very low and extremely low-income seniors. Mid-Peninsula The Farm, Inc. and East Palo Alto Community Alliance Neighborhood Development Organization will partner on this development.	41	\$2,500,000	\$1,000,000	\$1,000,000	Excellent project which is expecting to receive City planning entitlements in time to apply for 9% tax credits in March 2015 (Round 1)
<b>Gateway Apartments Senior Housing</b> (MidPen Housing Corp)	Menlo Park	Gateway Senior Apartments will consist of 90 units of new-construction housing. Gateway Apartments is an existing affordable housing community in the Belle Haven neighborhood of Menlo Park, which will be revitalized to expand high quality affordable housing for very low income seniors in San Mateo County.	90	\$2,500,000	\$ 0	\$ 0	Excellent project which will be positioned to compete for a later 9% tax credit application round. Project is too large to compete successfully for the March 2015 tax credits (Round 1)
<b>TOTALS</b>				<b>\$8,500,000</b>	<b>\$4,500,000</b>	<b>\$4,500,000</b>	