



COUNTY OF SAN MATEO
Inter-Departmental Correspondence
Department of Housing



Date: April 14, 2014
Board Meeting Date: April 22, 2014
Special Notice / Hearing: None
Vote Required: Majority

To: Honorable Board of Supervisors

From: William Lowell, Director

Subject: Authorization to Enter Agreement with Main Street Park I, LLP, an affiliate of MidPen Housing Corporation

RECOMMENDATION:

Adopt a Resolution authorizing the Director of the Department of Housing to execute an agreement with Main Street Park I, LLP to provide funding for the Main Street Park I acquisition project for the term of April 1, 2014 through June 30, 2015, in an amount not to exceed \$605,000.

BACKGROUND:

On May 8, 2012, the County Board of Supervisors approved the FY2012-13 Action Plan for activities under the Community Development Block Grant (CDBG). The Action Plan included a funding commitment to assist in the rehabilitation of a Half Moon Bay affordable housing complex owned by Hermanas Associates which is an affiliate of MidPen Housing Corp. The Board also approved the specific action for entering into a contract for the project on June 4, 2013 via Resolution #072582. Since that time, a new limited partnership was formed for tax credit re-syndication purposes. The new developer is Main Street Park I, LLP, a nonprofit affiliate of MidPen Housing Corporation ("Contractor").

DISCUSSION:

Main Street Park I is a 100% affordable property with 10 buildings containing 36 apartments. The planned rehabilitation required additional funding. MidPen, through its affiliate was able to leverage over \$10m in other funding sources. With the re-syndication and additional funding the Contractor can complete the acquisition and rehabilitation and maintain long term affordable units.

Contractor has assured compliance with the County's Contractor Employee Jury service ordinance as well as other contract provisions that are required by County ordinance

and administrative memoranda, including but not limited to insurance, hold harmless, non-discrimination and equal benefits.

The requested Board action also gives authority to the Director of the Department of Housing or the Director's designee to execute contract amendments modifying the County's maximum fiscal obligation by no more than \$25,000 (in aggregate) and/or modifying the contract term and/or services/scope of work so long as the modified term or services is/are within the current or revised fiscal provisions.

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

Authorization of an agreement with Main Street Park I, LLP, contributes to the Shared Vision 2025 outcome of a Livable Community in that acquisition/rehab of 36 affordable units will help sustain the County's supply of long-term affordable housing.

PERFORMANCE MEASURE(S):

Measure	FY 2013-14 Actual	FY 2014-15 Projected
Number of county-funded rehabilitated rental units (total for DOH)	69	105

FISCAL IMPACT:

There is no Net County Cost. The project will be funded with \$605,000 of CDBG funds and has been included in the Department of Housing's approved budget.