

## RESOLUTION NO. .

BOARD OF SUPERVISORS, COUNTY OF SAN MATEO, STATE OF CALIFORNIA

\* \* \* \* \*

**RESOLUTION: A) AUTHORIZING THE ESTABLISHMENT OF A PROGRAM, AS PART OF THE AFFORDABLE HOUSING FUND (AHF) TO FUND THE ACQUISITION AND PRESERVE AFFORDABILITY OF APARTMENT BUILDINGS RENTED AT BELOW-MARKET RATES IN SAN MATEO COUNTY; AND**

**B) AUTHORIZING THE DEPARTMENT OF HOUSING TO PROVIDE LOANS THROUGH A NOTICE OF FUNDING AVAILABILITY (NOFA) TOTALING UP TO \$10 MILLION IN MEASURE A FUNDS TO EXPERIENCED DEVELOPERS AND OPERATORS OF AFFORDABLE HOUSING TO ACQUIRE AND PRESERVE SUCH NATURALLY-OCCURRING AFFORDABLE HOUSING AND CONCURRENTLY RESTRICT BUILDING RENTS.**

---

**RESOLVED**, by the Board of Supervisors of the County of San Mateo, State of California, that

**WHEREAS**, the Board of recognizes the negative effects on low- and moderate-income households of apartment sales which result in rent increases and displacement; and

**WHEREAS**, the growing need for affordable housing in San Mateo County requires a multi-pronged approach, which includes both the construction of new affordable housing and the preservation of existing affordable housing; and

**WHEREAS**, the Department of Housing funded a pilot housing preservation program with MidPen Housing through the Affordable Housing Fund, Round 3.0, in Spring, 2015; and

**WHEREAS**, the Board approved a \$2.5 million loan to HIP Housing to purchase and preserve an apartment building at 1110 Cypress in the City of San Mateo as affordable housing; and

**WHEREAS**, the Board wishes to formalize and fund a program for considering these proposals, rather than dealing with each in a one-off, case-by-case manner; and

**WHEREAS**, in order to purchase naturally affordable multi-family rental properties in San Mateo County's highly-competitive housing market, nonprofit and mission-driven for-profit developers need a fast-moving, flexible acquisition loan product; and

**WHEREAS**, mission-driven owners should not only preserve affordability but also assemble financing to improve the quality and condition of these properties that result from deferred maintenance and obsolete systems; and

**WHEREAS**, a new acquisition and preservation loan program could protect existing tenants from displacement and the potential for homelessness, and generate additional housing opportunities for low income households; and

**WHEREAS**, the preservation of existing, affordable, multi-family rental housing is a necessary strategy to help address the gap between the supply and demand for affordable housing in San Mateo County.

**NOW THEREFORE, IT IS HEREBY DETERMINED AND ORDERED** that the Board of Supervisors hereby adopts this Resolution authorizing: A) The establishment of a program, as part of the Affordable Housing Fund (AHF), to fund the acquisition and preserve affordability of apartment buildings rented at below-market rates in San Mateo County; B) The Department of Housing to provide loans through a Notice of Funding Availability (NOFA) totaling up to \$10 million in **Measure A** funds to experienced developers and operators of affordable housing to acquire and preserve such naturally-occurring affordable housing and concurrently restrict building rents.

\* \* \* \* \*