

RESOLUTION NO. .

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

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RESOLUTION AUTHORIZING: A) THE HOUSING AUTHORITY OF THE COUNTY OF
SAN MATEO (HACSM) TO PARTNER WITH THE SAN FRANCISCO HOUSING
AUTHORITY (SFHA) AND THE HOUSING AUTHORITY OF THE COUNTY OF MARIN
(MARIN HA) TO INITIATE A RENT SURVEY OF THE TRI-COUNTY SAN
FRANCISCO HUD METRO FMR AREA FOR SUBMISSION TO THE U.S.
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD); B) THE
EXECUTIVE DIRECTOR OF HACSM, OR THE EXECUTIVE DIRECTOR'S
DESIGNEE, TO EXECUTE A CONTRACT WITH ICF MACRO, INC. TO COMPLETE
THE RENT STUDY AND REPORT; C) THE EXECUTIVE DIRECTOR OF HACSM, OR
THE EXECUTIVE DIRECTOR'S DESIGNEE, TO EXECUTE A MEMORANDUM OF
UNDERSTANDING WITH SFHA AND MARIN HA DESCRIBING THE ROLES AND
RESPONSIBILITIES OF EACH OF THE HOUSING AUTHORITIES WITH RESPECT
TO THE RENT STUDY, INCLUDING THE SHARES OF THE CONTRACT FEE TO BE
PAID BY EACH HOUSING AUTHORITY; AND D) HACSM TO ACCEPT AND
ADMINISTER FUNDS FROM SFHA AND MARIN HA TO PAY THEIR RESPECTIVE
PORTIONS OF THE CONTRACT FEE BASED ON THE CONTRACT BETWEEN
HACSM AND ICF MACRO, INC.

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, the Low Income Housing Tax Credit (LIHTC) program is the
country's largest source of funding for affordable housing production and preservation
and has supported the production of 3,102 units of affordable housing in San Mateo
County since its inception in 1986; and

WHEREAS, in July 2016 the US Department of Housing and Urban
Development (HUD) will begin designating Small Area Difficult Development Areas

(SADDAs) using Small Area Fair Market Rents (SAFMRs) based upon zip code-level rental data; and

WHEREAS, under HUD's expiring protocol for designating Difficult Development Areas (DDAs), San Mateo County in its entirety was typically designated a DDA, but under the new SADDA designation process, only 13 of 52 San Mateo County zip codes will retain status as SADDAs; and

WHEREAS, the loss of DDA/SADDA status would require millions of dollars of additional local subsidy in order to finance a typical 4% LIHTC project; and

WHEREAS, increasing the SAFMR for a zip code would render the zip code more likely to be designated a SADDA; and

WHEREAS, San Mateo County is part of the tri-county San Francisco HUD Metro FMR Area (HMFA) which also includes the City and County of San Francisco and the County of Marin; and

WHEREAS, HUD will calculate SAFMRs and designate SADDAs using more recent rental data if the data represents the entire HMFA and is collected according to published HUD guidance; and

WHEREAS, San Mateo County and the larger Bay Area region has seen rents increase dramatically in recent years; and

WHEREAS, the proposed rent survey is expected to support higher SAFMRs

that would then be used in designating 2017, 2018, and 2019 SADDAs; and

WHEREAS, the data could also increase the 2017 and 2018 FMR for the HMFA, which would allow the Housing Authority of the County of San Mateo (HACSM), the San Francisco Housing Authority (SFHA) and the Housing Authority of the County of Marin (Marin HA) to pay higher rents under their respective Section 8 programs; and

WHEREAS, data consultant ICF Macro, Inc. (ICF) recently completed a similar study of the Oakland-Fremont HMFA, made up of Alameda and Contra Costa Counties, resulting in a 33% increase to that HMFA's 2015 FMR; and

WHEREAS, SFHA and Marin HA share HACSM's concerns and wish to partner with HACSM to carry out a rent survey of the San Francisco HMFA for consideration by HUD.

NOW THEREFORE, IT IS HEREBY DETERMINED AND ORDERED 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 authorizing: A) the Housing Authority of the County of San Mateo (HACSM) to partner with the San Francisco Housing Authority (SFHA) and the Housing Authority of the County of Marin (Marin HA) to initiate a rent survey of the tri-county San Francisco HUD Metro FMR Area for submission to the U.S. Department of Housing and Urban Development (HUD); B) the Executive Director of HACSM, or the Executive Director's designee, to execute a contract with ICF Macro, Inc. to complete the rent

study and report; C) the Executive Director of HACSM, or the Executive Director's designee, to execute a Memorandum of Understanding with SFHA and Marin HA describing the roles and responsibilities of each of the housing authorities with respect to the rent study, including the shares of the contract fee to be paid by each housing authority; and D) HACSM to accept and administer funds from SFHA and Marin HA to pay their respective portions of the contract fee based on the contract between HACSM and ICF Macro, Inc.

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