

**RESOLUTION NO. .**

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

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**RESOLUTION: A) APPROVING THE FUNDING OF FIVE PROPOSALS TOTALING \$500,000 FROM THE HOUSING INNOVATION FUND TO INCREASE THE SUPPLY AND PRESERVATION OF AFFORDABLE HOUSING IN SAN MATEO COUNTY; AND B) AUTHORIZING THE DIRECTOR OF THE DEPARTMENT OF HOUSING TO NEGOTIATE AND EXECUTE CONTRACTS FOR THESE PROPOSALS AS APPROVED BY COUNTY COUNSEL.**

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

**WHEREAS**, the cost of housing in San Mateo County is rapidly escalating and traditional housing programs are insufficient to meet the current need for the production and preservation of affordable housing; and

**WHEREAS**, in the budget for Fiscal Years 2015-2017, the Board of Supervisors approved the use of \$500,000 in Measure A funds to create the Housing Innovation Fund (previously referred to as the “Housing Innovation Project” and “Housing Innovation Program”) to stimulate innovative approaches to affordable housing; and

**WHEREAS**, the Department of Housing issued an RFP on September 11, 2015 for the use of those funds, and eighteen responses seeking over \$2,000,000 in funding were received and reviewed by the Department of Housing, including one for \$200,000 from Rebuilding Together Peninsula to address urgent health and safety concerns and code violations in mobile home parks in San Mateo County; and

**WHEREAS**, upon the recommendation of the Director of the Department of Housing, on December 8, 2015, the Board of Supervisors approved \$200,000 in funding for the proposal submitted by Rebuilding Together Peninsula under the Housing Rehab Revolving Loan Fund because of limited Housing Innovation Fund resources and the nature of the scope of work to be provided; and

**WHEREAS**, the Director of the Department of Housing has recommended five of the seventeen other Housing Innovation proposals for funding in various amounts that total \$500,000;

**NOW THEREFORE, IT IS HEREBY DETERMINED AND ORDERED** that the Board of Supervisors approves the utilization of the Housing Innovation Fund to fund five proposals totaling \$500,000 in the amounts and to the proposers detailed below for the purposes set forth below and as further detailed in their proposals:

- A. \$125,000 to joint proposers Forsyth Street and Enterprise to produce a feasibility and options report for creating a new leveraged fund, financing entity, or dedicated capital source, including philanthropic and other non-traditional sources of funding, that would enhance the County's production of affordable housing.
- B. Up to \$32,880 to the Housing Leadership Council of San Mateo County to examine how recent and upcoming changes in transportation frequency along selected key corridors in the county would affect the eligibility for Low Income Housing Tax Credits and Affordable Housing and Sustainable

Communities ("cap and trade") funding of developable parcels on those corridors that have been identified in the respective jurisdictions' Housing Elements.

- C. \$200,000 to joint proposers Mid-Pen Housing and Hello Housing to create a scalable single-family home acquisition program to preserve and expand rental and ownership opportunities for low and moderate income households in rapidly gentrifying communities.
- D. \$75,500 to joint proposers Samaritan House, Mental Health Association and Mid-Pen Housing to evaluate different design/construction approaches for efficiently and effectively producing transitional and supportive housing and to identify best practices for services coordination.
- E. \$66,620 to The Center of Community Innovation at University of California, Berkeley to conduct a GIS analysis of underutilized single family residential parcels in the unincorporated County in order to assess the potential number that could accommodate an accessory dwelling unit "ADU" under current and proposed zoning regulations, to develop pro-formas based on different financing types for financing ADUs, and to test market incentives for production of ADUs; and

**BE IT FURTHER RESOLVED** that the Board authorizes the Director of the Department of Housing to negotiate and execute contracts for these proposals as approved by County Counsel.

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