

RESOLUTION NO. 2010-08

**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 AUTHORIZING THE EXECUTIVE DIRECTOR OF THE HOUSING
AUTHORITY TO EXECUTE AN AGREEMENT UNDER WHICH THE HOUSING
AUTHORITY OF THE COUNTY OF SAN MATEO (HACSM) WILL ENTER INTO AN
EXCLUSIVE NEGOTIATIONS AGREEMENT WITH MID-PENINSULA HOUSING
COALITION TO ENABLE PRE-DEVELOPMENT ACTIVITIES TO BE
ACCOMPLISHED AND TO NEGOTIATE A DEVELOPMENT AGREEMENT**

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
(HACSM), State of California, that

WHEREAS, in April 2009, the Half Moon Bay (HMB) Senior Campus Plan was
developed as a result of collaboration between local non-profit community-based
organizations, a locally-based foundation, the City of Half Moon Bay, the County of San
Mateo, and HACSM; and

WHEREAS, the HMB campus area includes four contiguous parcels: Lesley
Gardens, a 63-unit affordable senior rental housing development owned by Lesley
Senior Communities, an undeveloped city-owned parcel originally dedicated for park
use, a parcel owned by Senior Coastsiders and Coastside Adult Day Health Center, and
Half Moon Village, a 60-unit affordable senior rental housing owned by HACSM; and

WHEREAS, in February 2010, HACSM invited qualified not-for-profit housing
developers to submit a response to a Request for Qualifications to develop, own and
operate affordable senior rental housing on the HACSM-owned land currently used by
Half Moon Village and on an adjacent undeveloped parcel currently owned by the City

of Half Moon Bay (this parcel is currently under negotiation to be transferred to the County or HACSM); and

WHEREAS, after a thorough review process, HACSM selected Mid-Peninsula Housing Coalition to develop, own and operate the senior housing development as part of the HMB Senior Campus Plan. Mid-Peninsula Housing Coalition is a very experienced affordable housing developer and operator that is a financially sound organization with a solid reputation for developing affordable housing with similar characteristics as those planned for the HMB Senior Campus; and

WHEREAS, one of the first phases of this development process is to enter into an Exclusive Negotiations Agreement (ENA) with Mid-Peninsula Housing Coalition to conduct pre-development activities and, if these activities are successfully completed, to prepare to enter into a Development Agreement for the project; and

WHEREAS, there has been presented to the Board of Commissioners for its consideration and acceptance the ENA with Mid-Peninsula Housing Coalition, reference to which is hereby made for further particulars, and the Board of Commissioners has examined and approved the same as to form and content;

NOW, THEREFORE, IT IS HEREBY DETERMINED AND ORDERED that the Board of Commissioners of the Housing Authority of the County of San Mateo authorize the Executive Director of the Housing Authority to execute an Agreement under which HACSM will enter into an Exclusive Negotiations Agreement with Mid-Peninsula Housing Coalition to enable pre-development activities to be accomplished and to negotiate a Development Agreement.

071003

Regularly passed and adopted this 24th day of August, 2010.

AYES and in favor of said resolution:

Supervisors:

MARK CHURCH

CAROLE GROOM

RICHARD S. GORDON

ROSE JACOBS GIBSON

ADRIENNE J. TISSIER

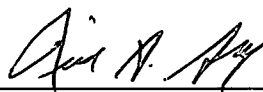
NOES and against said resolution:

Supervisors:

NONE

Absent Supervisors:

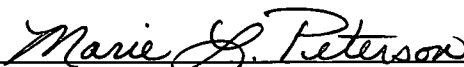
NONE



President, Board of Supervisors
County of San Mateo
State of California

Certificate of Delivery

I certify that a copy of the original resolution filed in the Office of the Clerk of the Board of Supervisors of San Mateo County has been delivered to the President of the Board of Supervisors.



Marie L. Peterson, Deputy
Clerk of the Board of Supervisors

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