

RESOLUTION NO. .

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

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RESOLUTION: A) AUTHORIZING THE ISSUANCE OF LOANS TO UNIT OWNERS IN REDWOOD TRAILER VILLAGE, IN NORTH FAIR OAKS, TO PAY FOR THE DEMOLITION AND REMOVAL OF EXISTING HOUSING UNITS, AND THE PURCHASE AND INSTALLATION OF NEW UNITS, AND THE PAYMENT OF RELOCATION EXPENSES TO THE UNIT OWNERS RECEIVING SAID LOANS FOR THE PERIOD DURING WHICH THEIR EXISTING UNITS ARE BEING REMOVED AND NEW UNITS ARE BEING INSTALLED, IN A COLLECTIVE AMOUNT NOT TO EXCEED \$6.5 MILLION; AND B) DIRECTING THE DIRECTOR OF THE DEPARTMENT OF HOUSING, OR THE DIRECTOR'S DESIGNEE, TO DEVELOP AND EXECUTE LOAN AGREEMENTS WITH ELIGIBLE RESIDENTS, ON TERMS APPROVED BY THE COUNTY MANAGER, WORKING IN CONSULTATION WITH COUNTY COUNSEL

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

WHEREAS, Redwood Trailer Village (the Park) is a 51-space mobile home park in the North Fair Oaks neighborhood in unincorporated Redwood City, and the Park is home to over 200 residents, many of whom are low-income and monolingual Spanish speaking and about half of whom are children; and

WHEREAS, for approximately the past two years, staff from the San Mateo County Department of Housing (DOH), Human Services Agency (HSA), Department of Public Works, and Planning and Building Department, coordinated by the County Manager's Office, have worked with the new owner of Redwood Trailer Village to address habitability issues identified during inspections of the Park; and

WHEREAS, most of the identified habitability issues cannot be corrected, owing to the age and condition of the units, and many of the units need to be replaced; and

WHEREAS, in an effort to resolve the outstanding habitability issues without displacing Park residents, en masse, and to create home ownership opportunities for them, DOH proposed to implement a loan program to assist certain Park residents with the demolition costs of existing units that cannot be brought into compliance and the costs to purchase and install new ones; and

WHEREAS, the loans, which would be secured by the new units, would be at a fixed interest rate of one-quarter of one percent (0.25%) for a term of up to 30 years, and borrowers would be authorized to pay off loans early without penalty; and

WHEREAS, borrowers would be required to maintain all required registrations for their units and insure their units against damage; and

WHEREAS, borrowers would be required to live in the unit full-time and follow the terms and conditions of their space lease with Redwood Trailer Village, and sub-leasing would be prohibited; and

WHEREAS, in the event that a borrower sought to sell the unit or remove the unit to a location outside the County, the borrower would be required to obtain advanced written approval from the County and to pay off the outstanding loan amount; and

WHEREAS, the County Manager, acting in consultation with the County Counsel, would finalize loan terms, consistent with material terms described above; and

WHEREAS, it is expected that up to 45 loans will be issued through the program; and

WHEREAS, HSA will coordinate the payment of temporary relocation benefits to residents participating in the loan program for the period during which their existing units are removed and new units are installed, which will cover reasonable moving and housing costs incurred during that period.

NOW, THEREFORE, IT IS HEREBY DETERMINED AND ORDERED that the Board of Supervisors adopt a resolution: A) Authorizing the issuance of loans to unit owners in Redwood Trailer Village, in North Fair Oaks, to pay for the demolition and removal of existing housing units, and the purchase and installation of new units, and the payment of relocation expenses to the unit owners receiving said loans for the period during which their existing units are being removed and new units are being installed, in a collective amount not to exceed \$6.5 million; and B) Directing the Director of the Department of Housing, or the Director's designee, to develop and execute loan agreements with eligible residents, on terms approved by the County Manager, working in consultation with the County Counsel.

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