

RESOLUTION NO. .

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

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RESOLUTION AUTHORIZING THE DIRECTOR OF THE DEPARTMENT OF HOUSING, OR THE DIRECTOR'S DESIGNEE, TO ENTER INTO AN EXCLUSIVE NEGOTIATING RIGHTS AGREEMENT BETWEEN THE COUNTY OF SAN MATEO AND MERCY HOUSING CORPORATION IN ORDER TO ENABLE THE INITIATION OF PRE-DEVELOPMENT ACTIVITIES FOR THE MIDDLEFIELD JUNCTION - PARCEL "A" MIXED-USE DEVELOPMENT PROJECT AND THE NEGOTIATION OF A LONG-TERM GROUND LEASE AND DEVELOPMENT AGREEMENT BETWEEN THE PARTIES

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

WHEREAS, Middlefield Junction is a vacant undeveloped 3.2-acre parcel acquired by the County by grant deed on September 30, 2014 and located at 2700 Middlefield Road (APN:054-113-140) in the North Fair Oaks neighborhood of the unincorporated area of the County (the "Project Site"); and

WHEREAS, on June 17, 2016, after approximately eighteen (18) months of initial planning activities, the County and the City of Redwood City jointly issued a Request for Proposals (the "Master Planner RFP") soliciting a master planner to develop a feasibility analysis and development options to redevelop the Project Site with a mixed-use affordable housing development; and

WHEREAS, after reviewing the responses to the Master Planner RFP, the County selected Van Meter Pollack Williams architect to prepare a master plan and development scenarios for the Project Site (the "Master Plan"); and

WHEREAS, on July 10, 2018, the County released a Request for Proposals (the “Development RFP”) seeking experienced and qualified developers interested in redeveloping, owning, operating and managing affordable housing developed at the Project Site under the Master Plan, a development agreement and a long-term ground lease with the County (the “Middlefield Junction Parcel “A” Development Project” or “Project”); and

WHEREAS, the Development RFP evaluation committee recommended to the Director of the Department of Housing (“DOH”) the selection of Mercy Housing Corporation as the Project developer, based on its outstanding proposal and degree of experience in developing mixed-used affordable housing and community-serving amenities comparable to that envisioned for the Project; and

WHEREAS, the Director of DOH concurs with the Development RFP evaluation committee’s recommendation and desires to execute an Exclusive Negotiating Rights Agreement with Mercy Housing Corporation, which is anticipated to lead to a future development agreement and long-term ground lease for the Project.

NOW, THEREFORE, IT IS HEREBY DETERMINED AND ORDERED that the Board of Supervisors, County of San Mateo, State of California, authorize the Director of the Department of Housing, or the Director’s designee, to enter into an Exclusive Negotiating Rights Agreement between the County of San Mateo and Mercy Housing Corporation to enable the initiation of pre-development activities for the Middlefield Junction Parcel “A” Mixed-Use Development Project and the negotiation of a long-term ground lease a development agreement between the parties.

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