

**RESOLUTION NO. .**

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

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**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR OF THE HOUSING  
AUTHORITY OF THE COUNTY OF SAN MATEO, OR THE EXECUTIVE  
DIRECTOR’S DESIGNEE, TO ENTER INTO A MASTER AFFORDABLE HOUSING  
AND PROPERTY DISPOSITION AGREEMENT BETWEEN THE HOUSING  
AUTHORITY OF THE COUNTY OF SAN MATEO AND MIDPEN HOUSING  
CORPORATION TO UNDERTAKE PRE-DEVELOPMENT AND DEVELOPMENT  
ACTIVITIES FOR THE MIDWAY/BAYSHORE REDEVELOPMENT PROJECT**

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**RESOLVED**, by the Board of Supervisors of the County of San Mateo, State of California, sitting as the Board of Commissioners of the Housing Authority of the County of San Mateo (“HACSM”), that

**WHEREAS**, Midway Village is an aging 150-unit affordable rental housing complex developed by HACSM in the mid-1970s on a roughly 12-acre property located in the Bayshore neighborhood of Daly City; and

**WHEREAS**, HACSM owns the land upon which Midway Village is currently situated, and SAMCHAI, a California nonprofit public benefit corporation, owns the improvements on the Midway Village site; and

**WHEREAS**, in spring 2016, SAMCHAI executed a resolution approving HACSM’s responsibility and authority to undertake the redevelopment of the Midway Village site, including selection of a developer; and

**WHEREAS**, the City of Daly City (the “City”) owns and operates the approximately 3.8-acre David R. Rowe Park, more commonly known as Bayshore Park (the “Park”), a neighborhood park located adjacent to Midway Village; and

**WHEREAS**, prior to May 11, 2017, the Bayshore Elementary School District (the “District”) owned a one-half acre parcel containing the Bayshore Child Development Center (“Childcare Center”), which parcel is located within the Midway Village site; and

**WHEREAS**, on March 29, 2016, the Board of Supervisors, sitting as the Board of Commissioners of HACSM (the “Governing Board”), took action to: (a) affirm the concept of redeveloping the Midway Village site in order to provide new, high-quality affordable housing and associated amenities; and (b) authorize HACSM to enter into a four-party Memorandum of Understanding with the City, the County, and the District providing for the transfer of ownership of the Park and Childcare Center properties to HACSM in order to facilitate redevelopment of Midway Village, in consideration of HACSM providing specific forms of assistance to the City and the District; and

**WHEREAS**, the above-referenced four-party MOU was executed on March 31, 2016; and

**WHEREAS**, on June 29, 2017, HACSM released a Request for Proposals (“RFP”) seeking experienced and qualified developers interested in redeveloping, owning, operating and managing affordable housing at the redevelopment site consisting of the Midway Village, Park, and Childcare Center properties, under a long-term ground lease with HACSM (the “Project”), and MidPen Housing Corporation (“MidPen”) was the developer selected through this RFP process; and

**WHEREAS**, on January 23, 2018, the Governing Board authorized the Executive Director of HACSM to enter into an Exclusive Negotiations Agreement (“ENA”) with MidPen in order to establish terms including the early predevelopment milestones to be achieved prior to execution of a Master Affordable Housing and

Property Disposition Agreement (“Master AHPDA”), the use of certain Midway Village reserves to facilitate achieving these milestones, and the roles and responsibilities of the parties; and

**WHEREAS**, on March 21, 2018, HACSM and MidPen executed an ENA for the Project with a negotiating period of 240 days, with the opportunity to extend the term two times, each for an additional 90-day period; and

**WHEREAS**, HACSM and MidPen have achieved the milestones identified in the ENA and have successfully negotiated a Master AHPDA, which provides the terms for the overall Project, as well as the terms for the individual AHPDAs be executed at each phase of the Project; and

**WHEREAS**, HACSM Executive Director desires to execute a Master AHPDA with MidPen upon authorization of this resolution.

**NOW, THEREFORE, IT IS HEREBY DETERMINED AND ORDERED** that 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, authorize the Executive Director of the Housing Authority of the County of San Mateo, or the Executive Director’s designee, to enter into Master Affordable Housing and Property Disposition Agreement between the Housing Authority of the County of San Mateo and MidPen Housing Corporation in order to undertake pre-development and development activities for the Midway/Bayshore Redevelopment Project.

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