

RESOLUTION NO. .

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

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RESOLUTION: A) APPROVING AFFORDABLE HOUSING FUND 7.0 COMMITMENTS UP TO \$28,716,715, CONSISTING OF \$25 MILLION IN NEWLY ALLOCATED MEASURE K FY 2019-20 FUNDS APPROVED BY THE BOARD OF SUPERVISORS FOR AFFORDABLE HOUSING PURPOSES, APPROXIMATELY \$2 MILLION IN MEASURE K FY 18-19 FUNDS PREVIOUSLY ALLOCATED IN AFFORDABLE HOUSING FUND 6.0 BUT RETURNED DUE TO PROJECT COST SAVINGS, AND, \$1,740,281 IN STATE OF CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT NO PLACE LIKE HOME FUNDS, FOR 10 NEW CONSTRUCTION AFFORDABLE RENTAL HOUSING DEVELOPMENTS AND 2 DEVELOPMENTS INVOLVING RE-SYNDICATION AND REHABILITATION OF EXISTING AFFORDABLE RENTAL HOUSING, INCLUDING ANY CONDITIONS ATTACHED TO SUCH FUNDING RECOMMENDATIONS; AND B) APPROVING A FORWARD COMMITMENT OF AFFORDABLE HOUSING FUNDS UP TO \$8,735,036 IN MEASURE K FUNDS AS SET FORTH IN THE FY 2020-21 RECOMMENDED BUDGET RECEIVED BY THE BOARD OF SUPERVISORS IN JUNE 2019 FOR AFFORDABLE HOUSING PURPOSES FOR 2 OF THE 10 NEW CONSTRUCTION AFFORDABLE RENTAL HOUSING DEVELOPMENTS; AND C) AUTHORIZING THE DIRECTOR OF THE DEPARTMENT OF HOUSING, OR THE DIRECTOR'S DESIGNEE, TO EXECUTE CONTRACTS, AS APPROVED BY COUNTY COUNSEL, FOR FUNDING THE AFFORDABLE HOUSING PROJECTS INDICATED

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

WHEREAS, the Board of Supervisors demonstrated a commitment to the development of affordable housing in San Mateo County by allocating \$13.4 million in unrestricted general funds for affordable housing development and shelter rehabilitation and expansion in a program entitled the Affordable Housing Fund; and

WHEREAS, the Board, sitting as the Board of Commissioners of the Housing Authority of the County of San Mateo ("HACSM"), continued its support for the development of affordable housing through the designation of \$5 million of Moving to

Work reserves for distribution to affordable rental and ownership housing projects through a second funding round for the Affordable Housing Fund; and

WHEREAS, on March 17, 2015, the Board directed the Department of Housing to allocate \$9 million of **Measure A** funds, combined with Moving to Work funds, for Affordable Housing Fund allocations spread over the two-year period from 2015 to 2017; and

WHEREAS, on June 16, 2015, the Board approved commitments in support of affordable rental housing projects in the amount of \$2.5 million from **Measure A** and, sitting as the Board of Commissioners of HACSM, also approved commitments in the amount of \$3.5 million from Moving to Work reserves, through a third funding round for the Affordable Housing Fund; and

WHEREAS, on September 6, 2016, the Board, in both its own capacity and sitting as the Board of Commissioners of HACSM, approved commitments in support of affordable rental housing totaling \$8,653,533 for the fourth funding round of the Affordable Housing Fund, consisting of \$5,593,533 in **Measure K** funds, \$1,060,000 in former-Redevelopment Agency funds from Redwood City that had been allocated to the County as part of the dissolution of redevelopment agencies, and \$2 million in Moving to Work funds; and

WHEREAS, on October 31, 2017, the Board approved commitments in support of affordable rental housing projects in the amount of \$16,000,000 of FY 2017-18 **Measure K** funds, \$586,467 in unallocated **Measure K** funds from the 2016 Affordable Housing Fund allocation round, \$2,600,000 in funds reprogrammed and reallocated

from previous AHF awards, \$2,250,000 in County General Funds which will be available in the first quarter of 2018, \$1,300,000 in **Measure K** funds previously set aside by the Board for Former Foster Youth housing, and \$1,073,038 in available County Mental Health Services Act-Housing Program (MHSA) funds designated for housing for persons with serious mental illness who are homeless or at-risk-of-homelessness; and

WHEREAS, on October 2, 2018, the Board approved commitments in support of affordable rental and homeownership housing projects in the amount of \$16,532,030 in newly allocated **Measure K** FY 2018-19 funds that had been approved by the Board for affordable housing purposes, \$420,562 in Affordable Housing Fund loan repayments, \$1 million in County General Funds, \$482,842 in **Measure K** funds previously set aside by the Board for Former Foster Youth housing, \$500,000 in Moving to Work reserves, administered by HACSM, \$582,023 in HOME Investment Partnership Funds, and \$362,262 in reprogrammed Community Development Block Grant (“CDBG”) funds available for rehabilitation projects; and

WHEREAS, on June 19, 2019, the Board approved the 2019-20 Recommended County Budget, which allocated \$25 million from the FY 2019-20 Measure K budget to the Affordable Housing Fund in 2019-20; and

WHEREAS, on June 13, 2019, the Department of Housing (“DOH”) released a Notice of Funding Availability as to the seventh round of AHF competitive funding, referred to as AHF 7.0, for \$25 million in newly allocated Measure K FY 2019-20 funds approved by the Board of Supervisors for affordable housing purposes; approximately \$2 million in Measure K FY 2018-19 funds previously allocated in AHF 6.0 but returned

due to project cost savings; \$1,740,281 in State of California Department of Housing and Community Development (“HCD”) No Place Like Home funds for the purpose of creating affordable housing units for persons with mental illness who are chronically homeless; and

WHEREAS, DOH recommends an additional commitment of up to \$8,735,036 in Measure K funds for affordable housing purposes as set forth in the FY 2020-21 Recommended Budget received by the Board of Supervisors in June 2019, in order to allow certain AHF 7.0 project applicants to meet important HCD program funding which would reduce the overall need for County subsidy for these projects and allow DOH to better leverage County subsidy; and

WHEREAS, Measure K FY 2020-21 funds committed in AHF 7.0 will not be expended until FY 2020-21 subject to the appropriation process; and

WHEREAS, DOH received fifteen AHF 7.0 applications, which collectively request a total of \$76,908,539 for the creation or preservation/rehabilitation of 1,172 affordable rental and homeownership housing units—645 of the units are from first-time project applications. Department of Housing staff and the Housing & Community Development Committee are jointly recommending specified amounts of funding for 12 of these affordable housing projects, amounting to 645 units from first-time project applications; and

WHEREAS, the 12 recommended projects would receive funding through a combination of **Measure K** funds and State HCD No Place Like Home funds, as shown in Attachment A—Affordable Housing Fund Allocation Chart, which is attached to this Resolution and expressly incorporated by reference thereto.

NOW THEREFORE, IT IS HEREBY DETERMINED AND ORDERED that the Board of Supervisors adopt a resolution: (A) approving Affordable Housing Fund 7.0 commitments up to \$28,716,715 consisting of \$25 million in newly allocated Measure K FY 2019-20 funds approved by the Board of Supervisors for affordable housing purposes, approximately \$2 million in Measure K FY 2018-19 funds previously allocated in Affordable Housing Fund 6.0 but returned due to project cost savings, and, \$1,740,281 in State of California Department of Housing and Community Development No Place Like Home funds, for 10 new-construction affordable rental housing developments and 2 developments involving re-syndication and rehabilitation of existing affordable rental housing, including any conditions attached to such funding recommendations; and (B) approving a forward commitment of Affordable Housing Funds up to \$8,735,036 in Measure K funds for affordable housing purposes as set forth in the FY 2020-21 Recommended Budget received by the Board of Supervisors in June 2019 for 2 of the 10 new construction affordable housing developments; and (C) authorizing the Director of the Department of Housing, or the Director's designee, to execute contracts, as approved by County Counsel, for funding the affordable housing projects indicated.

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