

RESOLUTION NO. .

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

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RESOLUTION: A) APPROVING AFFORDABLE HOUSING FUND 8.0 COMMITMENTS UP TO \$46,747,876, CONSISTING OF \$12,254,836 IN MEASURE K FY 2020-21 FUNDS APPROVED BY THE BOARD OF SUPERVISORS FOR AFFORDABLE HOUSING PURPOSES, \$8,367,518 IN MEASURE K FUNDS PREVIOUSLY ALLOCATED IN AFFORDABLE HOUSING FUND 7.0 BUT RETURNED DUE TO AFFORDABLE HOUSING FUND 7.0 FUNDING CONDITIONS, APPROXIMATELY \$7 MILLION IN STATE OF CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT HOUSING FOR A HEALTHY CALIFORNIA FUNDS, APPROXIMATELY \$5 MILLION IN STATE OF CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT LOCAL HOUSING TRUST FUND FUNDS, APPROXIMATELY \$544,000 IN STATE OF CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT PERMANENT LOCAL HOUSING ALLOCATION FUNDS, \$150,000 IN COUNTY IMPACT FEES, AND \$436,000 IN MEASURE K FUNDS PREVIOUSLY ALLOCATED IN AFFORDABLE HOUSING FUND 5.0 FOR FORMER FOSTER YOUTH HOUSING BUT RETURNED DUE TO PROJECT CANCELLATION, FOR 8 NEW CONSTRUCTION AFFORDABLE RENTAL HOUSING DEVELOPMENTS AND 1 NEW CONSTRUCTION AFFORDABLE MULTIFAMILY HOMEOWNERSHIP DEVELOPMENT, INCLUDING ANY CONDITIONS ATTACHED TO SUCH FUNDING RECOMMENDATIONS; AND B) 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 allocated \$25 million from the FY 2020-21 Measure K budget to the Affordable Housing Fund in 2020-21; and

WHEREAS, on September 24, 2019, the Board approved commitments in support of affordable rental housing projects and developments involving re-syndication and rehabilitation of existing affordable rental housing in the amount of 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, and approved 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 for 2 of the 10 new construction affordable housing developments; and

WHEREAS, on June 17, 2020 the Department of Housing (“DOH”) released a Notice of Funding Availability as to the eighth round of AHF competitive funding, referred to as AHF 8.0, for \$12,254,836 in Measure K FY 2020-21 funds approved by the Board of Supervisors for affordable housing purposes; \$8,367,518 in Measure K funds previously allocated in Affordable Housing Fund 7.0 but returned due to Affordable Housing Fund 7.0 funding conditions; approximately \$20 million in HCD Housing for a Healthy California (“HHC”) funds; approximately \$5 million in HCD Local Housing Trust Fund funds; approximately \$544,000 in HCD Permanent Local Housing Allocation funds; \$150,000 in County Impact Fees, and; \$436,000 in Measure K funds previously allocated in Affordable Housing Fund 5.0 for Former Foster Youth housing but returned due to project cancellation; and

WHEREAS, DOH received twelve AHF 8.0 applications, which collectively request a total of \$85,410,257 for the creation or preservation/rehabilitation of 1,342 affordable housing units, with 392 of the units from first-time project applications or from projects that increased the total number of units since Affordable Housing Fund 7.0, and DOH staff and the Housing & Community Development Committee are jointly recommending specified amounts of funding for 9 of these affordable housing projects, amounting to 184 units from first-time project applications or from projects that

increased the total number of units since Affordable Housing Fund 7.0; and

WHEREAS, the 9 recommended projects would receive funding through a combination of **Measure K** funds, State HCD HHC, HCD Local Housing Trust Fund funds, HCD Permanent Local Housing Allocation funds, and County Impact Fees, 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 approves Affordable Housing Fund 8.0 commitments up to \$33,666,437, consisting of \$12,254,836 in Measure K FY 2020-21 funds approved by the Board of Supervisors for affordable housing purposes, \$8,367,518 in Measure K funds previously allocated in Affordable Housing Fund 7.0 but returned due to Affordable Housing Fund 7.0 funding conditions, approximately \$7 million in State of California Department of Housing and Community Development Housing for a Healthy California funds, approximately \$5 million in State of California Department of Housing and Community Development Local Housing Trust Fund funds, approximately \$544,000 in State of California Department of Housing and Community Development Permanent Local Housing Allocation funds, \$150,000 in County Impact Fees, and \$436,000 in Measure K funds previously allocated in Affordable Housing Fund 5.0 for Former Foster Youth housing but returned due to project cancellation, for 8 new construction affordable rental housing developments and 1 new construction affordable multifamily homeownership development, including any conditions attached to such funding recommendations; and 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.

IT IS FURTHER DETERMINED AND ORDERED that the Director of the

Department of Housing or the Director's designee is authorized to execute contracts, as approved by the County Counsel, for funding the affordable housing projects indicated.

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