

**Affordable Housing Fund 8.0 Allocation Chart  
Board of Supervisors Meeting - September 15, 2020**

| Category/ Project Name/ Applicant                  | Jurisdiction           | Units | Project Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Applicant Total Funding Request | Staff Funding Recs  | Funding Source: Measure K/ PLHA/Impact Fees/LHTF | Funding Source: HHC | Funding Source: Measure K for FFY |
|----------------------------------------------------|------------------------|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|---------------------|--------------------------------------------------|---------------------|-----------------------------------|
| <b>Multifamily Rental - New Construction</b>       |                        |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                 |                     |                                                  |                     |                                   |
| Weeks Street - Midpen Housing                      | East Palo Alto         | 135   | New project on land offered through RFP by the City of East Palo Alto. MidPen and EPA CAN DO's joint venture creates a high-quality, long-term, 100% affordable housing asset for a diverse range of household incomes and sizes.                                                                                                                                                                                                                                 | \$9,467,518                     | \$3,908,333         | \$3,908,333                                      |                     |                                   |
| Midway Village Phase I - Midpen Housing            | Daly City              | 145   | First phase of a four-phase redevelopment effort of a property owned by the Housing Authority located in the Bayshore neighborhood of Daly City. 147 new construction housing units, 60 of which will be designated for existing Midway Village residents, all with project-based vouchers. Includes 12 units for former foster youth, 27 units will be preferred for Daly City educators, 92 large family units, and targets incomes ranging from 30% - 80% AMI. | \$436,000                       | \$436,000           |                                                  |                     | \$436,000                         |
| 493 Eastmoor - CORE                                | Daly City              | 71    | New project located in Daly City, serving households earning up to 60% AMI. This project is within walking distance to Colma Bart station, and will offer on-site amenities including an active podium courtyard. Project is anticipated to start construction in spring of 2022.                                                                                                                                                                                 | \$7,800,000                     | \$7,379,600         | \$7,379,600                                      |                     |                                   |
| Downtown San Mateo Sites - MidPen Housing          | San Mateo              | 223   | Excellent downtown site offered by the City through RFP process. Project proposes a number of interesting funding strategies made possible by the economies of scale. San Mateo City has provided \$7.5M in housing funds, \$5M towards parking construction, and has committed to waiving fees. In predevelopment.                                                                                                                                               | \$15,000,000                    | \$3,685,817         | \$3,685,817                                      |                     |                                   |
| Bayshore Affordable Apartments - CORE              | Millbrae               | 79    | A 100% affordable housing community of 80 units including studios and 1-bedroom units all under 60% AMI that is part of a large transit-oriented master plan development (referred to as GAMS) located near the Millbrae Bart station and will include a set-aside of 18 VASH project-based vouchers.                                                                                                                                                             | \$1,000,000                     | \$1,000,000         | \$1,000,000                                      |                     |                                   |
| Middlefield Junction - Mercy Housing               | Unincorp. Redwood City | 178   | New project on land offered through RFP by the County. The project presents an opportunity to create a large number of high-quality affordable units in North Fair Oaks. The project also includes community-serving uses and a childcare center.                                                                                                                                                                                                                 | \$11,281,304                    | \$11,755,452        | \$4,841,666                                      | \$6,913,786         |                                   |
| Gateway Family Hsg - MidPen Housing                | Menlo Park             | 139   | A 100% affordable housing community of 140 rental homes in Menlo Park, which will revitalize an existing property and expand on the high-quality affordable housing opportunities for low income residents in San Mateo County. The project consists of one-, two, and three-bedroom units all under 80% AMI. The final project will see a net gain of 52 units.                                                                                                  | \$7,745,335                     | \$5,115,235         | \$5,115,235                                      |                     |                                   |
| Midway Village Phase II - Midpen Housing           | Daly City              | 126   | Second phase of a four-phase redevelopment effort of a property owned by the Housing Authority located in the Bayshore neighborhood of Day City. 126 new construction housing units, 46 of which will be designated for existing Midway Village residents, all with project-based vouchers. Project proposes 62 large family units, and targets incomes ranging from 10% -80% AMI.                                                                                | \$6,138,053                     | \$0                 |                                                  |                     |                                   |
| Belmont Family Apartments - ROEM Development Corp. | Belmont                | 124   | New project located in Belmont, right off of El Camino Real. The project is located in an amenity-rich neighborhood of Belmont, just a short walk from the Belmont Caltrain station. In predevelopment.                                                                                                                                                                                                                                                           | \$7,750,000                     | \$0                 |                                                  |                     |                                   |
| North Fair Oaks Apartments                         | Unincorp. Redwood City | 84    | This project is located in North Fair Oaks, it has 24-units at 16%-20% AMI and 60-units at 51%-60% AMI. This project is in the predevelopment stage with construction projected to begin early 2021 and completion early 2023.                                                                                                                                                                                                                                    | \$18,812,047                    | \$250,000           | \$250,000                                        |                     |                                   |
| <b>Multifamily Rental - Resyndication - Rehab</b>  |                        |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                 |                     |                                                  |                     |                                   |
| Nugent Square - Eden Housing                       | East Palo Alto         | 32    | An existing 32-unit affordable apartment building in East Palo Alto to be significantly rehabilitated. New AMIs proposed in the re-syndicated project will provide 5 units at 30% AMI, 10 at 45% AMI, and 16 at 50% AMI to match incomes of existing tenant population, along with 1 manager unit. Temporary relocation for tenants will occur during construction.                                                                                               | \$2,000,000                     | \$0                 |                                                  |                     |                                   |
| <b>Homeownership</b>                               |                        |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                 |                     |                                                  |                     |                                   |
| Geneva Commons                                     | Daly City              | 6     | New 6 unit homeownership project to be built by Habitat using their more traditional sweat-equity model.                                                                                                                                                                                                                                                                                                                                                          | \$180,000                       | \$136,000           | \$136,000                                        |                     |                                   |
| <b>Totals</b>                                      |                        | 1,342 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>\$87,610,257</b>             | <b>\$33,666,437</b> | <b>\$26,316,651</b>                              | <b>\$6,913,786</b>  | <b>\$436,000</b>                  |
| <b>Total Project Units Recommended for Funding</b> |                        | 1,060 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                 |                     |                                                  |                     |                                   |