



# County of San Mateo

## Inter-Departmental Correspondence

---

**Department:** COUNTY EXECUTIVE

**File #:** 24-497

Board Meeting Date: 6/25/2024

---

**Special Notice / Hearing:** None  
**Vote Required:** 4/5ths

**To:** Honorable Board of Supervisors

**From:** Michael P. Callagy, County Executive / Clerk of the Board  
Iliana Rodriguez, Assistant County Executive

**Subject:** Authorization to Accept Multiple Grant Awards Totaling \$3,250,000 for the Construction of the Stone Pine Cove Farmworker Housing Project

**RECOMMENDATION:**

Recommendation to:

A) Adopt a resolution:

1. Accepting the award of Sobrato Philanthropy in the amount of \$1,000,000 to the Major Capital Construction Budget Unit for the construction of Stone Pine Cove Farmworker Housing Project; and
2. Accepting the award of the Assemblyman Marc Berman's Office, State Funds grant in the amount of \$1,250,000 to the Major Capital Construction Budget Unit for the construction of Stone Pine Cove Farmworker Housing Project; and
3. Accepting the award of the Chan-Zuckerberg Initiative in the amount of \$1,000,000 to the Major Capital Construction Budget unit for the construction of Stone Pine Cove Farmworker Housing Project; and

B) Approve an Appropriation Transfer Request (ATR) in the amount of \$3,250,000 recognizing Unanticipated Revenue from the Sobrato Foundation, Assemblyman Marc Berman, and the Chan-Zuckerberg Initiative to the Major Capital Construction budget unit for the Stone Pine Cove Farmworker Housing Project.

**BACKGROUND:**

On January 3, 2023, a tragic shooting in Half Moon Bay claimed the lives of seven farmworkers across two farms. Subsequent inspections of farmworker housing at those sites revealed unsafe living conditions and 19 households were displaced after their units were red tagged. Since then, the County has partnered with the City of Half Moon Bay ("Half Moon Bay") to temporarily re-house all 19

displaced households.

On January 6, 2023, the State of California Department of Housing and Community Development (“HCD”) released approximately \$35,000,000 in funding to address the housing needs of farmworkers under the Joe Serna, Jr. Farmworker Housing Grant Homeownership Program (“Serna Program”). One eligible activity under the Serna Program is the acquisition of manufactured homes to address and remedy impacts from the displacement of farmworker families from labor camps, mobile home parks, or other housing.

On February 28, 2023, the Board authorized the County’s Department of Housing to execute and apply for a grant award of up to \$5,000,000 under the Serna Program to purchase manufactured homes for low-income farmworkers and their families.

On June 1, 2023, the County was notified of the State’s conditional award of the full \$5,000,000 under the Joe Serna Farmworker Housing Grant Program. These funds will go toward the purchase of manufactured homes and provide homeownership opportunities for low-income farmworker families in our community, including the 19 households displaced after the January 3, 2023, mass shooting event. The County worked with Half Moon Bay to identify and develop a potential site located at Stone Pine Cove that could house 45 to 50 manufactured housing units for low-income farmworker households (the “Half Moon Bay Farmworker Housing Project”).

**DISCUSSION:**

The current project management firm Capital Program Management, Inc. has been retained as the project management firm managing the execution of this project for the County of San Mateo. On November 1, 2023, a formal Request for Qualifications was issued to manufacturers of mobile homes. The County received submissions from four (4) firms. After careful review, the four (4) firms were notified of their prequalification and invited to submit formal proposals.

On December 20, 2023, a Request for Proposal was issued, and a non-mandatory pre-proposal meeting was conducted. The proposals were received by the County on February 7, 2024. The proposal of Bigfoot Homes, Inc. at \$5,999,360 was deemed to be the best value and the County proceeded to enter into an agreement with the home manufacture.

The project has received an Emergency Coastal Development Permit issued by the City of Half Moon Bay (“HMB”) and is currently under review of the regular Coastal Development Permit. The building permit for the improvements is under review with HMB and HCD.

County Attorney has reviewed and approved the Resolution as to form.

**EQUITY IMPACT:**

Farmworkers, who contribute immensely to our agricultural industry, often face significant barriers to accessing quality housing, including low wages and lack of affordable housing options on the Coast. This project promotes equity and justice in the housing sector, the County is committed to providing affordable farmworker housing that is safe, healthy, and inclusive, and designed with the needs of farmworkers in mind, including proximity to job sites, schools, and access to transportation.

**FISCAL IMPACT:**

Approval of the Appropriation Transfer Request will recognize Unanticipated Revenue in the amount of \$3,250,000 from the Sobrato Foundation, Assemblyman Marc Berman, and the Chan-Zuckerberg

Initiative to the Major Capital Construction Budget Unit's FY 2023-24 Adopted Budget. There is no additional Net County Cost associated with this action.