County of San Mateo Department of Housing
Housing & Community Development Committee (HCDC)

SAN MATEO COUNTY
AFFORDABLE HOUSING FUND (AHF) 12.0 NOFA
PUBLIC HEARING

Tuesday, June 4, 2024
1:00 PM – 3:00 PM

350 Convention Way, Redwood City

And by Zoom Webinar
https://smcgov.zoom.us/j/91878650312?pwd=MU01Z2Nvbkp1T3c3azVSMjVXTlNEUT09
Agenda

1:00PM
1. Call to Order / Roll Call / Introduction
2. TA for Zoom
3. Public Comment (on items not on agenda)

1:10PM
4. Presentation of Staff Funding Recommendations

1:15PM
5. Open Public Hearing

2:30PM
6. HCDC Discussion, Deliberation, and Formulation of Funding Recommendations

3:00PM
7. Announcement of HCDC Recommendations
8. Adjourn AHF 12.0 Public Meeting
Call to Order,
Roll Call,
DOH Staff Introductions
TA for Zoom

Joining by web browser to listen, view, and speak

Chat 📣: Open webinar chat, allowing you to send chat messages to the host, panelists, and attendees.
Raise Hand 🤗: Raise your hand in the webinar to indicate that you would like to make a public comment.
Question & Answer 📣: Open the Q&A window, to type in questions to the host and panelists. They can either reply to you via text in the Q&A window or answer your question live.
To ask a question:
1. Type your question into the Chat box. Click Send
2. If the host replies via Chat, you will see a reply in the Chat window.

Unmute 🎤 / Mute 🎤: If the host gives you permission, you can unmute and talk during the webinar. All participants will be able to hear you.
Note: You can still access the audio settings by clicking on the ^ arrow next to the Unmute/Mute button.
Public Comments
(on items not on the Agenda)
Joining by phone to listen and speak

- If you wish to speak, dial *9 to raise your hand.
- Host will call your name, or read your phone number aloud, when it is time for you to speak
- Host will unmute your microphone
- When you are done speaking, host will mute your microphone
## Projects Receiving Funds Other Than MTW

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<thead>
<tr>
<th>Developer</th>
<th>Project/City</th>
<th>Total Units</th>
<th>Requested</th>
<th>Recommended</th>
<th>Sources NOT MTW</th>
<th>Conditions</th>
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<tbody>
<tr>
<td>LINC Housing</td>
<td>Hill Street Apartments, Belmont</td>
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<td>Measure K PLHA $6,533,378</td>
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<td>HOME $1,000,000</td>
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<td>72</td>
<td>$12,670,733</td>
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**TOTALS:**
431 $43,688,818 $40,530,131 Total Sources Not MTW $24,024,486
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<td><strong>431</strong></td>
<td><strong>$43,688,818</strong></td>
<td><strong>$40,530,131</strong></td>
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<td><strong>Total MTW Sources $16,505,645</strong></td>
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Agenda Item: 4
Open Public Hearing
## AHF 12.0 Project Applications

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<td>851 Weeks, East Palo Alto</td>
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<td>Anton Millbrae Apts., Millbrae</td>
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<td>Eden Housing</td>
<td>Firehouse Live, SSF</td>
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</table>
LINC
Hill Street Apartments, Belmont
Hill Street
(876, 884, 898, and 900 El Camino Real, Belmont, CA 94002)

Unit Mix Breakdown
- Special Needs* (30% AMI)
  - 18 one-bedroom units (2 reserved for homeless w/disabilities if AHF 12 funding is awarded)
  - to be served by PBV’s and Health Plan of San Mateo
- Lower-Income (30-80% AMI)
  - 9 two-bedrooms
  - 9 three-bedrooms
- Manager's Unit
  - 1 three-bedroom


Timeline:
- February 2023: Project Entitled
- February 1, 2024: Submitted NHTF funding for $11,042,280
- March 5, 2024: Submitted AHP funding for $540,000
- April 12, 2024: Submitted County AHF 12.0 for $7,000,000
- July 2, 2024: Apply to TCAC 9% Round 2
- October 2, 2024: Notice of TCAC Funding
- March 2025: Construction Loan Closing
- September 2026: Construction Completion
- December 2026: 100% Leased up

Current Spending
- $500k from County
- $620k from Linc
- Total predevelopment costs: $1,120,512
- $4,000,000 (City Land)
- $1,000,000 (City Loan)
- $1,900,000 (County AHF 6 & 7)
- $1,784,500 (Apple)
- $1,994,000 (County HOME/CDBG)
- TOTAL $10,678,500

Current Soft/Hard Funding Committed
30 Seconds Left
End

Follow up Questions from HCDC
MidPen
Cypress Point Apartments, Moss Beach
Cypress Point

- County of San Mateo and MidPen Housing partnership to develop multi-family housing for Coastal workers and residents, including a 25% set-aside for farmworkers

- Only available site for affordable housing in the Midcoast

- 8-year Entitlement Process
  - Reduced density and made many design concessions due to significant community feedback
  - Unanimous approvals from State Coastal Commission, Planning Commission, and Board of Supervisors

- $18M from State HCD – must close in 2025
30 Seconds Left
End

Follow up Questions from HCDC
Abode Housing/CRP Affordable
The Ridge at Ralston, Belmont
The Ridge at Ralston
678 Ralston Ave, Belmont

Developers
CRP Affordable Housing and Community Development & Abode Development

Size
65 units (180 du/acre)
25% of units dedicated to PSH

Project Updates
√ SB-35 process completed and conditions of approval issued
√ NEPA process completed and AUGF issued by HUD
√ Site acquired March 2024 with assistance from HEART SMC
√ Anticipate applying for CDLAC/CTCAC in August 2024
30 Seconds Left
End

Follow up Questions from HCDC
Core Affordable Housing
493 Eastmoor, Daly City
493 EASTMOOR

Our Strengths:

• Serving Those in Need
  ◦ Housing for a Healthy California – 16 units
  ◦ Mental Health Services Act – 11 units
  ◦ Formerly Foster Youth – 4/5 units

• Daly City and IIG’s Commitment

• Permit Ready
  ◦ August 2024

• Strong Local Development Team
  ◦ Decades of experience in affordable housing, including development, construction, property management, and services to residents

AVERAGE AMI: 34%

72 units
Housing vulnerable individuals at very low-income levels
30 Seconds Left
End

Follow up Questions from HCDC
Beacon Dev/Rotary SSF
Rotary Gardens Apartments, SSF
500 Linden Ave.
South San Francisco, CA 94080

Affordable housing for low-income seniors earning up to 30%, 50%, and 60% of area median income:
10 studio, 69 one-bedroom and 1 two-bedroom units
Estimated Construction Completion December 2026

Owner/Developer HumanGood Affordable Housing and Rotary Place, Inc. (Rotarians of South San Francisco)

Development Consultant Beacon Development Group, a HumanGood Company

Property Manager HumanGood Affordable Housing

Architect HKIT Architects

General Contractor Bransch Construction, Inc.

Potential Permanent Funding Sources
4% Tax Credit Equity
Tax Exempt Bonds
City of SSF funds
County of San Mateo (TEF)
HUD 202 (TEF)
State HCD (TEF)
Capital Magnet Funds
Solar Note
GEP Equity

Partnership and Building Description

Rotary Garden is a partnership between HumanGood Affordable Housing (HGAAH) and the Rotarians of South San Francisco (Rotary) to develop 80 units of senior affordable housing in downtown South San Francisco. Rotary and HGAAH have partnered together on their aligned missions to provide high-quality communities for seniors which includes two projects: a 179 unit senior affordable housing redevelopment in 2014, Rotary Plaza in South San Francisco and in 2017 a new senior 83 unit affordable Community, Rotary Terrace in South San Francisco. With funds from Rotary Plaza and Rotary Terrace, Rotary is able to acquire land for a 3rd project, Rotary Gardens.

Rotary Garden will be a 6-story apartment building serving low-income seniors, including some units dedicated to seniors with special needs. Outdoor amenities include a central courtyard, raised planter beds, drought tolerant landscaping, and podium resident parking spaces. Equipped with photovoltaic solar panels on the roof top, this apartment building will be fully electric only. Interior features include a welcoming lobby, manager and service coordinator offices, community room, secured laundry room, media room, fitness center and a roof deck.

Rotary Terrace
30 Seconds Left
End

Follow up Questions from HCDC
Habitat of Greater SF (HGSF)
Habitat Independence Drive, Menlo Park
Project:
3 story townhomes.
18 BMR units.
50-80% AMI.
$2 Million from City of Menlo Park.
30 Seconds Left
End

Follow up Questions from HCDC
Eden Housing
Serramonte del Rey, Daly City
EDEN HOUSING
Serramonte Del Rey, Daly City

• Large Family Housing
• 88 Units
  • 35 units ≤ 30% AMI
  • 24% IDD and Homeless
• Former School Site
• Entitlements – February 2024
30 Seconds Left
End

Follow up Questions from HCDC
## Projects That May Be Ready For A Tax Credit App With An AHF 12.0 Award

<table>
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<tr>
<th>Developer</th>
<th>Project/City</th>
<th>Total Units</th>
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<th>Draft Recommended</th>
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<tbody>
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<td>555 Kelly, Half Moon Bay</td>
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<td>$9,881,381</td>
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<td>Eden Housing</td>
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<td><strong>TOTALS:</strong></td>
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<td></td>
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<td><strong>Total Recommended</strong></td>
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Mercy Housing
555 Kelly, Half Moon Bay
555 Kelly – Half Moon Bay, CA
Population: Senior Farmworker of Very Low Income

<table>
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<tr>
<th>Unit Type</th>
<th>Quantity</th>
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<td>Studio</td>
<td>6</td>
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<tr>
<td>1-Bedroom</td>
<td>25</td>
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<tr>
<td>2-Bedroom</td>
<td>8</td>
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<tr>
<td>Manager’s Unit</td>
<td>1</td>
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<td><strong>Total</strong></td>
<td><strong>40</strong></td>
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- June 2024 – Anticipated Entitlement Approval
- September 2024 – Submit for permit to City of Half Moon Bay
- July 2024 – Possible Tax Credit Application. If we receive County funding and subsidy apply for LIHTC, Round Two
- Mid-2025 – Start Construction
- Mid 2027 – Construction Complete
- Late 2027 – Lease up/Move in
30 Seconds Left
End

Follow up Questions from HCDC
Eden Housing
851 Weeks, East Palo Alto
EDEN HOUSING
851 Weeks Street Apartments

Our Experience in East Palo Alto

Senior Housing

Units will be restricted for low-income seniors aged 62 and older. 65% of East Palo Alto households live in neighborhoods susceptible to or experiencing displacement.

$71m TDC ($21.3m committed)

<table>
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<th>Type</th>
<th>Count</th>
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<td>Studio</td>
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<tr>
<td>1-bedroom</td>
<td>32</td>
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<tr>
<td>2-bedroom</td>
<td>1 (manager unit)</td>
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<tr>
<td>Total</td>
<td>79 units</td>
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</table>

Cost per Unit:
$911,332
30-60% AMI (46.7% avg)
121 units/acre
16 units (frail elderly)
20 units (30% AMI)
44 units (50% AMI)
14 units (60% AMI)
$1,027-$2,204 monthly rent
30 Seconds Left
End

Follow up Questions from HCDC
# Projects That Should Apply In Future AHF Rounds

<table>
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<tr>
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Anton DevCo, Inc.
Anton Millbrae Apartments, Millbrae
## Anton Millbrae

### Type | Units (% of mix)
--- | ---
1BD | 70 (50%)
2BD | 35 (25%)
3BD | 35 (25%)
AMI Total Units | 35

### AMI Total Units

- 25%: 35
- 30%: 42
- 44%: 62
- 50% Avg
30 Seconds Left
End

Follow up Questions from HCDC
Eden Housing
Firehouse Live, SSF
EDEN HOUSING  
Firehouse Live (201 Baden Ave, South SF)

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<td>4</td>
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<tr>
<td>2-bed</td>
<td>1 (mgr unit)</td>
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<tr>
<td>TOTAL</td>
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Senior Housing

- 7 PSH units
- 30-50% AMI
- 316 units/acre
- ¼-mi from Caltrain
- ~$56m TDC ($6.9m committed)
- Land donated by City of SSF
30 Seconds Left
End

Follow up Questions from HCDC
Additional Public Comments on Items that Were on the Agenda
Close Public Hearing
HCDC Discussion, Deliberation & Formulation of Funding Recommendations
Announcement of HCDC Recommendations
Adjourn AHF 12.0 Public Meeting