



Declaration of Exempt Surplus Land

In accordance with California Government Code section 54221(b)(4) of the Surplus Land Act, the County of San Mateo (County) is hereby notifying all interested parties that the following County-owned property has been determined to be “exempt surplus land” pursuant to California Government Code sections 54221(f)(1)(A) and 25539.4 because the property is to be disposed of at less than fair market value for use as housing affordable to persons and families of low or moderate income.

626-640-648 Walnut Street, San Carlos, CA (050-131-060, 050-131-070 and 050-131-080) (the “Property”)

The Property consists of three adjacent parcels: APNS 050-131-060 (0.25 ac), 050-131-070 (0.18 ac) and 959-131-080 (0.18 ac) for a total Property size of approximately 0.61 acres of land area. The County proposes to dispose of the Property via a long-term ground lease with an affordable housing developer (the “Developer”) at a below-market rate. The affordable housing developer will develop, own, and operate an affordable housing project (Project) on the Property. 100 percent of the Property shall be used for development of the housing project. The Developer will enter into and record against its leasehold interest an affordable housing regulatory agreement restricting tenancy at the Property to households earning at or below 80 percent of Area Median Income (“AMI”), with at least 40 percent of the total units developed on the Property will be affordable to households whose incomes are equal to or less than 75 percent of the maximum income of lower income households, and at least half of which will be affordable to very low income households. These affordability restrictions shall be included as covenants and conditions of a regulatory agreement with a term of at least 55 years from the date a Certificate of Occupancy is issued for the project, which will be recorded in the office of the county recorder, and shall be binding upon the developer’s successors in interest.

Findings: This property is “exempt surplus land” under the Surplus Land Act pursuant to Government Code sections 54221(f)(1)(A) and 25539.4 because: at least 80 percent of the Property shall be used for the development of housing; at least 40 percent of the total number of housing units developed on the Property will be affordable to households whose incomes are equal to or less than 75 percent of the maximum income of lower income households, and at least half of which will be affordable to very low income households; and these affordability restrictions shall be included as covenants and conditions in a regulatory agreement recorded in the office of the county recorder, which shall be binding upon the successors in interest of the housing sponsor, and which shall require such affordability restrictions to remain in place for the longest feasible time, but not less than 30 years, pursuant to a method prescribed by the County.

Based on the written findings detailed above, the County hereby determines that the Property is not needed by the County and is declared “exempt surplus land” in accordance with California Government Code sections 54221(f)(1)(A) and 25539.4 of the Surplus Land Act. This declaration will be effective 30 days from the date of this notice.

In accordance with Government Code section 54221(b)(4), the County may publish this notice online or in a newspaper and provide a copy of it to the entities listed in Government Code section 54222(a). Any interested party has thirty (30) days from the date of this notice to submit public comments to the County. Comments may be submitted to Nila Kim, HCD Specialist at nhkim@smcgov.org.

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