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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.

"F" Street Property, located at the southeast corner of "F" Street and El Camino Real, San Carlos, California, APN 045-320-100, the "Property"

The Property consists of a single parcel of approximately **0.15 acres** of land area located at the southeast corner of "F" Street and El Camino Real in the City of San Carlos, County of San Mateo, State of California, and identified as Assessor's Parcel Number **045-320-100**. The Property was previously owned by Mid-Peninsula Water District, a county water district. By Resolution No. **2018-14**, adopted **May 24, 2018**, Mid-Peninsula Water District declared the Property to be "surplus property" within the meaning of California Government Code section 54220 et seq., and thereafter followed the procedures required pursuant to the Surplus Land Act. The County subsequently pursued acquisition of the Property from Mid-Peninsula Water District for affordable housing purposes.

The County's Department of Housing previously expressed interest in acquiring the Property for the production of affordable housing in San Mateo County, and the Property was evaluated for potential development of a multifamily residential project. County staff also engaged in preliminary discussions regarding potential development of the site with approximately **15 multifamily units** targeting households with mental health issues.

The County proposes to dispose of the Property via a long-term ground lease with an affordable housing developer at a below-market rate. The affordable housing developer will develop, own, and operate an affordable housing project on the Property. One hundred percent (100%) 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 eligible homeless households earning at or below thirty percent (30%) of Area Median Income ("AMI"). The affordability restrictions will remain in effect for a period coinciding with the term of the Affordable Housing Agreement, anticipated to be an initial term of fifty-five (55) years, with a County option to extend the term for an additional forty-four (44) years.

These affordability restrictions shall be included as covenants and conditions of a regulatory agreement with a term of at least fifty-five (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 eighty percent (80%) of the Property shall be used for the development of housing; at least forty percent (40%) of the total number of housing units developed on the Property will be affordable to households whose incomes are equal to or less than seventy-five percent (75%) of the maximum income of lower-income households, and at least half of those affordable units 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 thirty (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 thirty (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:

Department of Housing
HCD@smchousing.org