

**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=MU01Z2Nvbkp1T3c3azVSMjVXTINEUT09>

Agenda

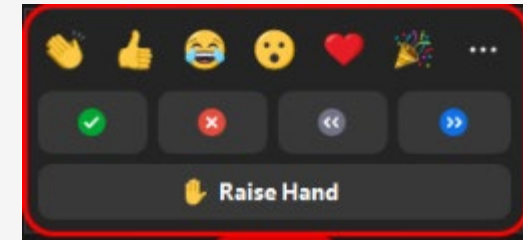
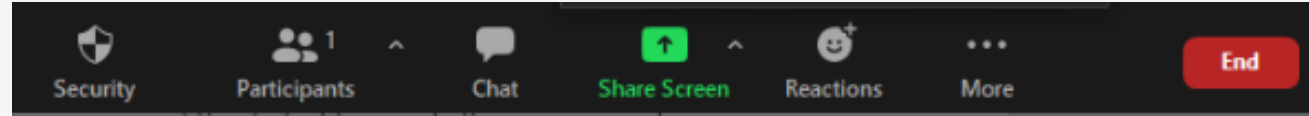
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|--------|----|---|
| 1:00PM | 1. | Call to Order / Roll Call / Introduction |
| | 2. | TA for Zoom |
| | 3. | Public Comment (on items not on agenda) |
| 1:10PM | 4. | Presentation of Staff Funding Recommendations |
| 1:15PM | 5. | Open Public Hearing |
| 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 click on the ^ arrow next to the Unmute/Mute button.

Public Comments (on items not on the Agenda)

TA for Zoom

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

Developer	Project/ City	Total Units	Requested	Recommended	Sources NOT MTW	Conditions
LINC Housing	Hill Street Apartments, Belmont	37	\$7,000,000	\$7,000,000	Measure K \$6,533,378 PLHA \$466,622	Round 2 9% 2024 Award
MidPen Housing	Cypress Point, Moss Beach	71	\$12,110,243	\$12,110,243	Measure K \$11,810,243 County Impact \$300,000	Round 2 9% 2024 Award
Abode Housing/CRP Affordable	Ridge@Ralston, Belmont	65	\$4,000,000	\$4,000,000	HOME \$1,000,000	Round 2 4% 2024 Award Request city fee waivers
CORE Affordable	493 Eastmoor, Daly City	72	\$12,670,733	\$9,512,046	FFY \$864,000	Round 2 4% 2024 Award CFS Approval FFY
Beacon/Rotary SSF	Rotary Gardens, South San Francisco	80	\$6,607,842	\$6,607,842	Measure K \$748,046 CDBG \$1,002,197	HUD 202 Award NEPA Compliance
Habitat for Humanity Greater San Francisco	Independence Drive, Menlo Park	18	\$1,000,000	\$1,000,000	Measure K \$1,000,000	Property Donation Agreement
Eden Housing	Serramonte del Rey, Daly City	88	\$300,000	\$300,000	Measure K \$300,000	Ground Lease
TOTALS:		431	\$43,688,818	\$40,530,131	Total Sources Not MTW \$24,024,486	



PROJECTS RECEIVING MTW FUNDS

Developer	Project/ City	Total Units	Requested	Recommended	MTW Source	Conditions
LINC Housing	Hill Street Apartments, Belmont	37	\$7,000,000	\$7,000,000	0	Round 2 9% 2024 Award
MidPen Housing	Cypress Point, Moss Beach	71	\$12,110,243	\$12,110,243	0	Round 2 9% 2024 Award
Abode Housing/CRP Affordable	Ridge@Ralston, Belmont	65	\$4,000,000	\$4,000,000	\$3,000,000	Round 2 4% 2024 Award Request city fee waivers
CORE Affordable	493 Eastmoor, Daly City	72	\$12,670,733	\$9,512,046	\$8,648,046	Round 2 4% 2024 Award CFS Approval FFY
Beacon/Rotary SSF	Rotary Gardens, South San Francisco	80	\$6,607,842	\$6,607,842	\$4,857,599	HUD 202 Award NEPA Compliance
Habitat for Humanity Greater San Francisco	Independence Drive, Menlo Park	18	\$1,000,000	\$1,000,000	0	Property Donation Agreement
Eden Housing	Serramonte del Rey, Daly City	88	\$300,000	\$300,000	0	Ground Lease
	TOTALS:	431	\$43,688,818	\$40,530,131	Total MTW Sources \$16,505,645	



Open Public Hearing



AHF 12.0 Project Applications

Developer	Project/City
LINC Housing	Hill Street Apartments, Belmont
MidPen Housing	Cypress Point, Moss Beach
Abode Housing/CRP Affordable	Ridge@Ralston, Belmont
CORE Affordable	493 Eastmoor, Daly City
Beacon Dev/Rotary SSF	Rotary Gardens, South San Francisco
Habitat for Humanity Greater San Francisco	Independence Drive, Menlo Park
Eden Housing	Serramonte del Rey, Daly City
Mercy Housing	555 Kelly, Half Moon Bay
Eden Housing	851 Weeks, East Palo Alto
Anton DevCo, Inc	Anton Millbrae Apts., Millbrae
Eden Housing	Firehouse Live, SSF



LINC
Hill Street Apartments, Belmont

Hill Street

(876, 884, 898, and 900 El Camino Real, Belmont, CA 94002)

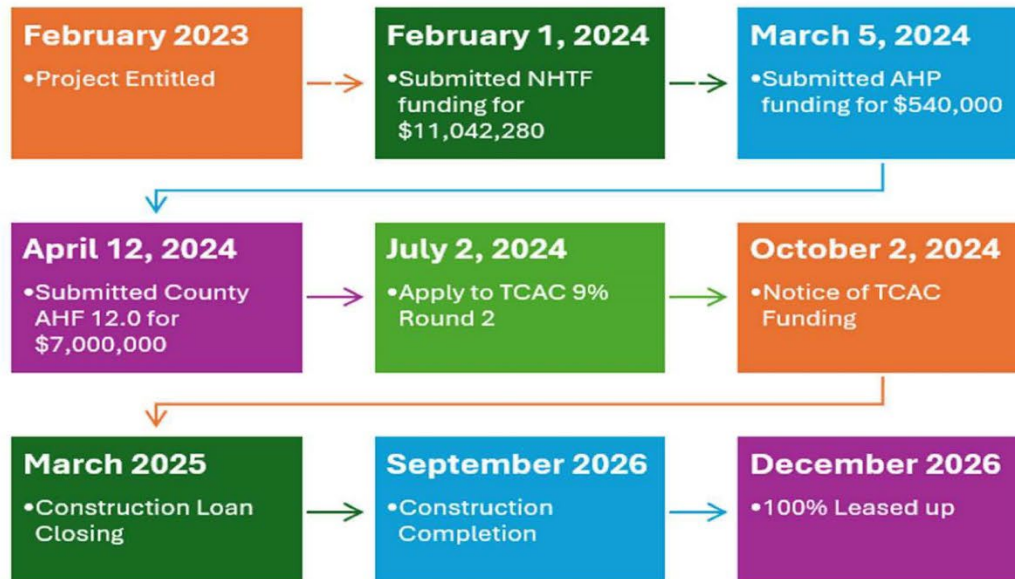


Unit Mix Breakdown

Special Needs* (30% AMI)	**Serving households with incomes ranging from \$41,150 to \$169,200.
<ul style="list-style-type: none"> • 18 – one-bedroom units (2 reserved for homeless w/ disabilities if AHF 12 funding is awarded) 	
<ul style="list-style-type: none"> *to be served by PBV's and Health Plan of San Mateo 	
Lower-Income (30-80% AMI)	
<ul style="list-style-type: none"> • 9 – two-bedrooms • 9 – three-bedrooms 	
Manager's Unit	
<ul style="list-style-type: none"> • 1 – three-bedroom 	

**Sourced from FY 2024 Income Limits Summary, www.huduser.gov.

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Current Spending

- \$500k from County
- \$620k from Linc
- Total predevelopment costs: \$1,120,512

Current Soft/Hard Funding Committed

- \$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

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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



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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



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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

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Follow up Questions from HCDC



Beacon Dev/Rotary SSF
Rotary Gardens Apartments, SSF



ROTARY GARDENS

HumanGood Affordable Housing and Rotary Plaza, Inc.



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 studios, 69 one-bedroom and 1 two-bed-room units

Estimated Construction Completion December 2026

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

Development Consultant Beacon Development Group, a HumanGood Company

Property Manager HumanGood Affordable Housing

Architect HKIT Architects

General Contractor Branagh Construction, Inc.

Potential Permanent Funding Sources

4% Tax Credit Equity
Tax Exempt Bonds
City of SSF funds
County of San Mateo (TBD)
HUD 202 (TBD)
State HCD (TBD)
Capital Magnet Funds
Seller Note
GP Equity



Partnership and Building Description

Rotary Gardens is a partnership between HumanGood Affordable Housing (HGAH) and the Rotarians of South San Francisco (Rotary) to develop 80 units of senior affordable housing in downtown South San Francisco. Rotary and HGAH 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 81 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 Gardens 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



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Follow up Questions from HCDC



**Habitat of Greater SF (HGSF)
Habitat Independence Drive, Menlo Park**

123 Independence Drive Menlo Park



Mortgage

0% down
0% interest

Criteria

AMI range 50-80%
Credit score 650+

Costs

Housing payments capped
at 30% of income

Requirements

500 hours of sweat equity
Willingness to partner

Project:

3 story townhomes.
18 BMR units.
50-80% AMI.
\$2 Million from
City of Menlo Park.

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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 \leq 30% AMI
 - 24% IDD and Homeless
- Former School Site
- Entitlements – February 2024



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Follow up Questions from HCDC



Projects That May Be Ready For A Tax Credit App With An AHF 12.0 Award

Developer	Project/City	Total Units	Requested	Draft Recommended
Mercy Housing	555 Kelly, Half Moon Bay	40	\$9,881,381	\$-
Eden Housing	851 Weeks, East Palo Alto	79	\$10,799,000	\$-
TOTALS:		119	\$20,680,381	
			Total Recommended	\$-



Mercy Housing
555 Kelly, Half Moon Bay



555 Kelly – Half Moon Bay, CA

Population: Senior Farmworker of Very Low Income



Unit Type	Quantity
Studio	6
1-Bedroom	25
2-Bedroom	8
Manager's Unit	1
Total	40

- ♥ 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



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Follow up Questions from HCDC



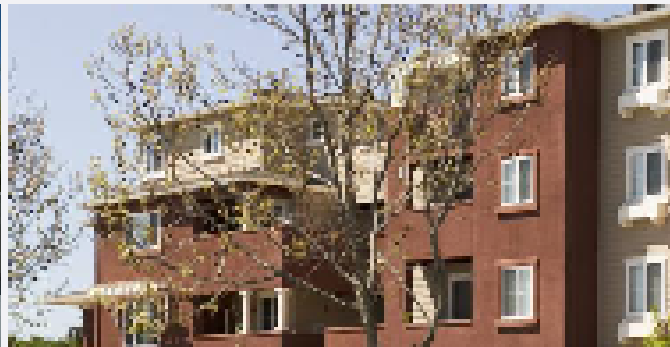
Eden Housing

851 Weeks, East Palo Alto



EDEN HOUSING

851 Weeks Street Apartments

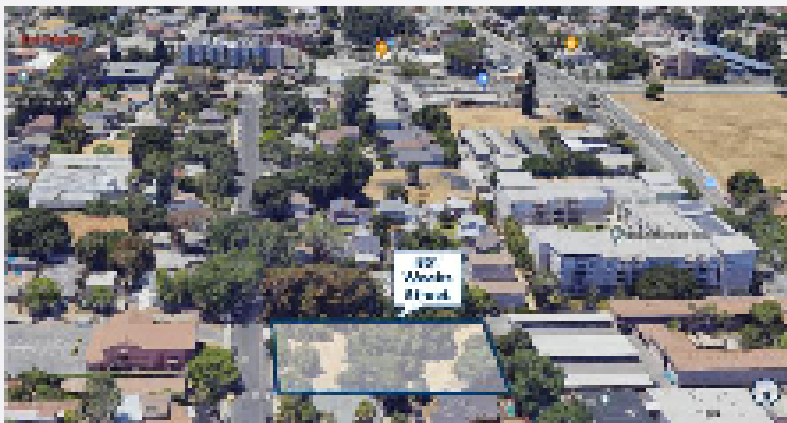


Our Experience in East Palo Alto

Type	Count
Studio	46
1-bedroom	32
2-bedroom	1 (manager unit)
Total	79 units



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)

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



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End

Follow up Questions from HCDC



Projects That Should Apply In Future AHF Rounds

Developer	Project/City	Total Units	Requested	Draft Recommended
Anton DevCo, Inc.	Anton Millbrae, Millbrae	140	\$18,100,000	\$-
Eden Housing	Firehouse Live, SSF	69	\$8,430,107	\$-
TOTALS:		209	\$26,530,107	
			Total Recommended	\$-



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
25%	35
30%	42
44%	62
50%	Avg



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Follow up Questions from HCDC



Eden Housing Firehouse Live, SSF



EDEN HOUSING Firehouse Live (201 Baden Ave, South SF)



Type	Count
Studio	64
1-bed	4
2-bed	1 (mgr unit)
TOTAL	69

Senior Housing

7 PSH units

30-50% AMI

316 units/acre

1/4-mi from Caltrain

~\$56m TDC (\$6.9m committed)

Land donated by City of SSF



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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

