

# HOUSING INNOVATION FUND RECOMMENDATIONS TO BOARD OF SUPERVISORS

## RECOMMENDED FOR FUNDING UNDER HOUSING INNOVATION FUND - MEASURE A (in alphabetical order):

	ORGANIZATION(S)	FUNDING REQUESTED	FUNDING RECOMMENDED	PROJECT DESCRIPTION
1	Forsyth Street/ Enterprise	\$ 125,000	\$ 125,000	To produce a feasibility and options report for creating a new leveraged fund, financing entity, or dedicated capital source, including philanthropic and other non-traditional sources of funding, that would enhance the County's production of affordable housing.
2	Housing Leadership Council of San Mateo County	\$ 22,880	\$ 32,880	To examine how recent and upcoming changes in transportation frequency along selected key corridors in the county would affect the eligibility for Low Income Housing Tax Credits and Affordable Housing and Sustainable Communities ("cap and trade") funding of developable parcels on those corridors that have been identified in the respective jurisdictions' Housing Elements.
3	Mid-Pen Housing/ Hello Housing	\$ 200,000	\$ 200,000	To create a scalable single-family home acquisition program to preserve and expand rental and ownership opportunities for low and moderate income households in rapidly gentrifying communities.
4	Samaritan House/ Mid-Pen Housing/ Mental Health Association	\$ 166,250	\$ 75,500	To evaluate different design/construction approaches for efficiently and effectively producing transitional and supportive housing and to identify best practices for services coordination.
5	The Center of Community Innovation at UC Berkeley	\$ 69,174	\$ 66,620	To conduct a GIS analysis of underutilized single family residential parcels in the unincorporated County in order to assess the potential number that could accommodate an accessory dwelling unit "ADU" under current and proposed zoning regulations, to develop pro-formas based on different financing types for financing ADUs, and to test market incentives for production of ADUs.
<b>SUBTOTAL OF INNOVATION FUNDING:</b>		<b>\$ 583,304</b>	<b>\$ 500,000</b>	

## RECOMMENDED FOR FUNDING UNDER HOUSING REHAB REVOLVING LOAN FUND (APPROVED BY THE BOARD OF SUPERVISORS ON 12/8):

6	Rebuilding Together Peninsula	\$ 200,000	\$ 200,000	To remediate code compliance and safety issues in mobile home parks
<b>SUBTOTAL OF REHAB FUNDING:</b>		<b>\$ 200,000</b>	<b>\$ 200,000</b>	

## TO BE EXPLORED FURTHER WITH "HOUSING OUR COUNTY CLIENTS WORKGROUP":

7	Corporation for Supportive Housing	\$ 200,000	To be explored with other agencies	To foster new partnerships across agencies to develop a Flexible Housing Subsidy Pool to increase the supply of supportive housing and to end homelessness.
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### NOT RECOMMENDED (in alphabetical order):

8	BAE Urban Economics	\$ 95,000	\$ -	The study, with a budget of \$95,000, will identify new models of funding/ partnerships (including AHSC) to achieve affordable housing with integrated economic development and GHG reduction benefits. New funders/ partners to be explored include "Kickstarter" investment funds, rural economic development foundation PRI's, and renewable energy certificates.
9	Bay Area Council	\$ 200,000	\$ -	Bay Area Council is requesting \$200,000 for its proposed project, which involves 1) empowering residents to increase housing supply by facilitating and incentivizing the development of accessory dwelling units; 2) promoting low-cost housing production alternatives like manufactured and tiny housing; and 3) educating the public and government about the importance and causes of the regional housing affordability crisis.
10	California Culture, Health, and Education	\$ 150,000	\$ -	CCHE is proposing the development of a media campaign to help humanize the narrative surrounding the issue of Affordable Housing in the Peninsula. Its resources and connections, will allow it to shed light on Affordable Housing through compelling ad campaigns featuring professional athletes & other noted talent from the Bay Area.
11	Dig Development, LLC	\$ 51,500	\$ -	This proposal is an exploration of the legal path to the permanent occupancy of tiny houses on wheels. The proposed approach presented demonstrates an innovative method to meeting the regional housing needs of the County, while supporting the vision of a healthy, safe, livable, and environmentally conscious community.
12	LeSar Development Consultants	*Depends on product	\$ -	LDC conducted a careful review of the scope of services included in the housing innovation fund RFP and the community outcomes in SMC Shared Vision 2025. Its deep understanding of real estate, affordable housing, governmental resources led it to offer a menu of four products: San Mateo Leveraged Housing Fund (\$75,000), Housing Production Report (\$120,000), Capital Mapping Subscription (\$18,000-\$40,000) and Strategic Opportunity Assessment Papers (\$25,000 each). LDC can provide any or all products simultaneously.
13	Non-Profit Housing Association	\$ 25,000	\$ -	NPH seeks to develop affordable housing preservation and anti-displacement strategies and policy proposals for San Mateo County and the region. NPH proposes to convene its members in the County and throughout the Bay Area to develop best practices and identify policy and programmatic solutions for the cities and County of San Mateo.

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14	Northern California Land Trust as Fiscal Agent for PAHALI	\$ 75,000	\$ -	Northern California Land Trust, as project lead for the Bay Area Consortium of Community Land Trusts, submits herewith a request for \$75,000 to provide technical assistance to its newest member, an emerging community land trust in SMC. This CLT Capacity Building project will leverage the resources and experience of the Bay Area's existing CLT's to consolidate progress made to date by "PAHALI", update its strategic business plan and bring the fledgling CLT to self-sustaining operational level.
15	Novin Development Corporation	\$ 192,000	\$ -	Through experience of working on acquisition of properties for non-profit affordable housing developers, there is a huge need to create a system and a better pathway to identify and obtain appropriate sites to build affordable housing projects. Through the BAHF program, NDCG seeks to help create a mechanism that makes it easier for affordable housing developers to acquire properties without having to sift through hundreds of irrelevant marketing brochures, hire full-time acquisition staff, or compete with market rate developers.
16	Puente de la Costa Sur	\$ 87,640	\$ -	Puente is seeking \$87,640.28 over eight months to investigate the feasibility of the creation of the Creative Housing Solutions Collaborative, or CHSC. The CHSC will be an umbrella organization designed to manage existing housing units on the South Coast. It will take on the challenges that both landowners and tenants face and ultimately create a successful and sustainable housing model on the South Coast.
17	Silicon Valley Community Foundation	\$ 150,000	\$ -	The future of Silicon Valley Housing will be led by Silicon Valley Community Foundation and include San Francisco Organizing Project/Peninsula Interfaith Action, Habitat for Humanity East Bay/Silicon Valley and Bay Area LISC. This coalition will not only be researching creative ways to finance and develop unique housing types, but will also be in a position to implement the solutions.
18	Sustainable Systems Research Foundation, Inc.	\$ 88,858	\$ -	SSRF proposes to examine the potential for siting "tiny town houses" (TTH) in San Mateo, Santa Cruz, and Monterey Counties, which can be built quickly, meet or exceed applicable building requirements and regulations, and are readily sited in small urban open spaces in neighborhoods zoned for multi-unit housing. Based on our estimates, a well-built, two-story, TTH that includes advanced best practice energy and water conserving designs, can be constructed with sweat equity for about \$50,000 (exclusive of land). This price point would make TTH designs affordable even for people and families with relatively low incomes.

**\*SUBTOTAL UNFUNDED \$ 1,314,998 \$ - \*plus LeSar requested \$200,000+ depending on product**  
**\*TOTAL \$ 2,098,302 \$ 700,000 \*plus LeSar requested \$200,000+ depending on product**