



CITY OF SAN MATEO

City Hall
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Agenda Report

Agenda Number: {{item.number}}	Section Name: {{section.name}}	File ID: {{item.tracking_number}}
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TO: City Council

FROM: Drew Corbett, City Manager

PREPARED BY: City Manager's Department

MEETING DATE: July 20, 2020

SUBJECT:
Transit-Oriented Development Housing Grant Program – Application

RECOMMENDATION:

Adopt a Resolution to authorize the City to submit a grant application to the California Department of Housing and Community Development for \$3 million dollars to provide funding for infrastructure improvements to support the proposed affordable housing development at the Downtown San Mateo Opportunity Sites.

BACKGROUND:

The City is working in partnership with the non-profit developer MidPen Housing, Inc. (MidPen) on the proposed development of 225 low-income housing units and a 696-space parking garage on the former redevelopment agency properties at 480 E. 4th Avenue and 400 E. 5th Avenue, referred to as the Downtown Opportunity Sites project. This public-private partnership will leverage many funding sources to pull together the capital necessary to complete the project.

MidPen and the City plan to submit an application to Housing and Community Development (HCD) for their competitive Transit-Oriented Development Housing grant program. This grant source funds necessary infrastructure to support affordable housing development, such as:

- Site clearance, grading, preparation and demolition
- Environmental remediation
- Storm drain repair
- Sewer system repair
- Green infrastructure, including improvements in the public sidewalk area
- Implementation of Class II bike lanes
- Installation of crosswalks

Under the terms of the grant program, the City is required to be the applicant for the funding and will pass on the grant funds to MidPen to finance infrastructure improvements related to the development project. HCD requires that applicants submit a resolution authorizing the application to the grant program. The grant application is due on July 31, 2020.

BUDGET IMPACT:

This grant opportunity will provide up to \$3 million in funds for components of the Downtown Opportunity Sites project. The City will be committing \$12.5 million of City affordable housing and parking in-lieu funds to the project but additional funding is needed to support infrastructure improvements in the surrounding neighborhood.

ENVIRONMENTAL DETERMINATION:

The environmental impacts of the Downtown Opportunity Sites project are being analyzed in accordance with CEQA and that the City anticipates adoption of a mitigated negative declaration.

NOTICE PROVIDED

All meeting noticing requirements were met.

ATTACHMENTS

Att 1 - Proposed Resolution

STAFF CONTACT

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