

RESOLUTION NO. _____

BOARD OF SUPERVISORS, COUNTY OF SAN MATEO, STATE OF CALIFORNIA

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RESOLUTION APPROVING AGREEMENT WITH THE CO-OWNERS OF THE REAL PROPERTY LOCATED AT 1235 HOPKINS AVENUE, REDWOOD CITY, CALIFORNIA TO SECURE A 20-YEAR DEED RESTRICTION ENCUMBERING THE REAL PROPERTY FOR USE AS A BOARD AND CARE FACILITY FOR A TERM OF JANUARY 1, 2025 THROUGH DECEMBER 31, 2045, IN EXCHANGE FOR THE COUNTY FUNDING IMPROVEMENTS TO THE PROPERTY THAT WILL ADD 46 BEDS FOR USE BY COUNTY CLIENTS AT A COUNTY COST NOT TO EXCEED \$1,720,084, AND AUTHORIZING AND DIRECTING THE CHIEF OF SAN MATEO COUNTY HEALTH, OR DESIGNEE(S), IN CONSULTATION WITH THE COUNTY ATTORNEY'S OFFICE, TO NEGOTIATE AND ENTER INTO THE DEED RESTRICTION AND ANY AND ALL OTHER AGREEMENTS NECESSARY AND APPROPRIATE TO ACCOMPLISH THE PURPOSES OF THE DEED RESTRICTION AND AGREEMENT WITH THE CO-OWNERS

RESOLVED, by the Board of Supervisors of the County of San Mateo, State of California, that:

WHEREAS, the County has historically relied on Adult Residential Facilities (ARF) and Residential Care Facilities for the Elderly (RCFE) to serve dependent adults who are subject to either probate or Lanterman-Petris-Short Act (LPS) conservatorships, but many of these facilities in San Mateo County are closing, primarily due to the high-costs of operating such a business in the Bay Area; and

WHEREAS, there are currently only four RCFEs in San Mateo County accepting County conservatorship clients for placement and, as a result, the County has only 65 contracted RCFE beds in all of San Mateo County for placement of its conservatorship clients; and

WHEREAS, until a bed opens, County conservatorship clients referred to an ARF or RCFE are held at higher levels of care than necessary or in homeless shelters and, if sooner placement is required, referred to facilities outside San Mateo County; and

WHEREAS, the Board desires to expand RCFE beds for County conservatorship clients at Hopkins Manor, an RCFE located at 1235 Hopkins Avenue in Redwood City, California (the "Property"), co-owned by Wendy Wong and Olive Manalastas ("Co-Owners"), that the County has historically contracted with for placement of conservatorship clients; and

WHEREAS, the proposed expansion of Hopkins Manor includes renovation of the third floor to accommodate 46 additional beds ("Expansion Project"), all of which will serve County clients on SSI/SSP or Cash Assistance Program for Immigrants (CAPI) who are at risk of or experiencing homelessness and who are in need of assistance and monitoring in their daily living activities ("Target Population"); and

WHEREAS, the Expansion Project serves a public purpose, as it will expand the availability of critical RCFE beds in San Mateo County for some of the County's most vulnerable conservatorship clients; and

WHEREAS, the total cost of the Expansion Project is \$2,692,9026, but where improvements also benefit the remaining residents at Hopkins Manor who are not part of the Target Population, the costs will be split using an allocation plan that results in the Co-Owners contributing \$972,822 and the balance of \$1,720,084 paid by the County; and

WHEREAS, the Board has been presented with and desires to enter into an agreement with Co-Owners regarding the County's share of costs for the Expansion Project, in an amount not to exceed \$1,720,084; and

WHEREAS, in exchange for the County's contribution toward the Expansion Project, Co-Owners would agree to a 20-year deed restriction, for a term of January 1, 2025 through December 31, 2045, encumbering the Property for use as a board and care facility (the "Deed Restriction"); and

WHEREAS, the Property is currently encumbered by an existing deed of trust in the principal amount of \$4,488,000, and the County has notified the lender of the potential Deed Restriction and has requested that the deed of trust be subordinated in favor of the Deed Restriction; and

WHEREAS, the Board further desires to authorize and direct the Chief of San Mateo County Health, or designee(s), in consultation with the County Attorney's Office, to negotiate and enter into the Deed Restriction as well as any and all additional documents necessary and appropriate to accomplish the purposes of the Deed Restriction, and the agreement, including a potential subordination agreement with the holder of the existing deed of trust encumbering the Property.

NOW, THEREFORE, IT IS HEREBY DETERMINED AND ORDERED that the Board approves the agreement and authorizes and directs the Chief of San Mateo County Health, or designee(s), in consultation with the County Attorney's Office, to negotiate and enter into any and all additional documents necessary and appropriate to accomplish the purposes of the Expansion Project, in a manner consistent with the Board's findings and intent reflected in this Resolution..

BE IT FURTHER RESOLVED that the Board authorizes and directs the Chief of San Mateo County Health, or designee(s), in consultation with the County Attorney's Office, to

negotiate and enter into the Deed Restriction as well as any and all additional documents necessary and appropriate to accomplish the purposes of the Deed Restriction, including a potential subordination agreement with the holder of the existing deed of trust encumbering the Property, in a manner consistent with the Board's findings and intent reflected in this Resolution.

BE IT FURTHER RESOLVED that the Chief of San Mateo County Health, or designee(a), is hereby authorized to execute amendments to the agreement which modify the County's maximum fiscal obligation of \$1,720,084 for the Expansion Project by no more than \$25,000 (in aggregate), and/or modify the contract term and/or services so long as the modified term or services is/are within the current or revised fiscal provisions.

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