
From: Nathan Chan [REDACTED]
Sent: Sunday, November 22, 2020 7:00 PM
To: CMO_BoardFeedback
Subject: Support for Project HomeKey

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Dear Supervisors,

I want to commend you for your decision to approve two Project HomeKey proposals in Redwood City. Our homeless population grows ever year, and we need creative solutions fast. While we should not forget that we should ultimately be more permanent supportive housing, we can help a lot of our most vulnerable community members quickly by converting hotel rooms to homes.

Thank you for compassion and courage.

Nathan Chan

From: Patricia McBrayer [REDACTED]
Sent: Tuesday, November 24, 2020 2:42 PM
To: CMO_BoardFeedback
Subject: Expressing Gratitude

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Dear Honorable Supervisors;

As we approach a most unusual Thanksgiving during a most unprecedented year, I'd like to express my gratitude for your support of Project Roomkey, Project Homekey, and eviction moratoriums in San Mateo County. Your leadership has given many of our most at-risk citizens something for which to be thankful during a time of unimaginable stress.

May you and your loved ones have a safe and healthy Thanksgiving.

With Gratitude,
Patricia McBrayer
San Mateo County resident

From: Karen Tkach [REDACTED]
Sent: Friday, November 27, 2020 10:14 PM
To: CMO_BoardFeedback
Subject: Thank you for approving Project Homekey

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Dear Supervisors,

As a San Carlos resident who commutes a short distance to Redwood Shores, I am so glad this area will be contributing to the crucial work of housing our county's homeless. Thank you for your leadership on this issue.

Best regards,
Karen Tkach Tuzman
San Carlos, CA

From: Raayan Zarandian Mohtashemi [REDACTED]
Sent: Saturday, November 28, 2020 2:02 PM
To: CMO_BoardFeedback
Subject: THANK YOU for approving Project HomeKey

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

I write to thank you for your decision to approve the project Homekey proposal for acquiring the Hotel in Redwood Shores. Opponents have not placed any other proposal for housing the homeless, indicating that they would prefer that the homeless suffer rather than be housed anywhere close to them. Their opposition is NIMBY obstructionism at its finest, and must be repudiated with the pursuit of housing our most vulnerable, especially in a time where being on the street could mean the difference between life and death.

Thank you,
Raayan Mohtashemi
San Mateo County Resident

From: Kevin Ma [REDACTED]
Sent: Saturday, November 28, 2020 3:42 PM
To: CMO_BoardFeedback
Cc: Dave Pine; Carole Groom; Don Horsley; Warren Slocum; David Canepa
Subject: Support for Agenda Items 1, 2 (Homekey)

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Dear San Mateo County Supervisors,

As a Santa Clara County resident, I would like to thank you, my neighbors to the north, for supporting our homeless community by using Homekey grants to fund long-term solutions. Homelessness is a systemic, regional issue, and this situation is a rare opportunity unlikely to be seen again in the near future; going through demonstrates the County's efforts to assist those left out.

It is unfortunate that there are voices asking for delay, cloaking themselves in the language of "public discussion." These people, who talk of costs or crime, would never exert any effort to assist those in need other than the occasional cheap lip-service. We must do better, to make a place all can be proud of.

Sincerely,
Kevin Ma

From: David Tuzman [REDACTED]
Sent: Sunday, November 29, 2020 1:56 PM
To: CMO_BoardFeedback
Subject: Yes! Project Homekey!

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Hello,

Thank you for working toward housing our homeless population here in the county! I strongly support the Pacific Inn and TownePlace Suites purchases to convert into homeless resource centers. We need to utilize all the funding and strategies we can in order to peel back our terrible housing crisis.

Thanks,
David Tuzman
San Carlos, CA

From: Lisa Nash [REDACTED]
Sent: Sunday, November 29, 2020 9:55 PM
To: CMO_BoardFeedback
Subject: Project Home Key Thank You

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Thank you for taking the difficult but principled stand to purchase the motel in Redwood City and advance the goal of Project Home Key to help people experiencing homelessness find an opportunity for long term stable housing. Stable housing is the foundation to address so many ills in our society. Thank you for not listening to the nay sayers who cannot see the value of this effort.

With gratitude,

Lisa

From: KATHERINE STERNBACH [REDACTED]
Sent: Monday, November 30, 2020 5:48 PM
To: Sherry Golestan
Subject: December 1 Agenda Item 1 - Purchase of Townplace Suites Hotel

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I strongly support the purchase of Townplace Suites Hotel to provide housing for elderly low income residents and those with disabilities. The location seems ideal for this population. I reside in Foster City and we have had a lot of success with elderly housing. It is so important to provide support for people who haven't the means to live without help. We are very lucky to live in such a beautiful area and in a county that is so dedicated to care for individuals that need help. As a former member of the BHRS Commission, I have witnessed first hand the dedication of county staff and providers in making sure these resources are effective for individuals and communities. Thank you.

Katherine Sternbach

Sent from my iPad

From: Christine Peyton [REDACTED]
Sent: Monday, November 30, 2020 6:56 PM
To: CMO_BoardFeedback
Subject: Purchase of TownePlace Suites Hotel

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

As a resident of Redwood Shores I'd like my San Mateo Board of Supervisors to help me understand the following as it relates to the purchase of the TowneSuites Hotel for use as a seniors homeless shelter:

1. What safeguards are in place to ensure residents and inhabitants are kept safe?
2. How long will this hotel be a homeless shelter?
3. Is this now a permanent homeless shelter?
4. Why has the County put two shelters in RWC and not distributed the homeless centers as in San Mateo and Burlingame?

Christine

Sent from my iPad

From: Joyce Zhao [REDACTED]
Sent: Tuesday, December 1, 2020 12:41 AM
To: CMO_BoardFeedback
Subject: Questions for today's Agenda item 1 - TownePlace

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To whom it may concern,

This is Joyce from Redwood Shores. I have two questions regarding today's agenda item 1 - TownePlace:

- 1) Is this low income homeless senior center in Redwood Shores TownePlace the same as or different from other existing low income senior centers in San Mateo county in term of future tenant pool? Will it tap into the same or similar applicant pool as other existing senior centers or tap into people currently homeless, such as those in Roomkey project?
- 2) Can we be ensured that this facility will not be changed from low income senior center to something else in the future?

Thanks
Joyce

From: Clara Jaeckel [REDACTED]
Sent: Tuesday, December 1, 2020 1:13 AM
To: CMO_BoardFeedback
Subject: public comment for agenda items 1 and 2, December 1, 2020 special meeting

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

I am writing in support of the county's purchase of the two properties listed in agenda items 1 and 2 as part of Project Homekey. Providing housing for unsheltered people in our community is important at all times and even more vital during the current pandemic, when public safety depends more urgently than ever on everyone being able to shelter at home. Thank you for taking these steps to fulfil this basic human right for our neighbors and protect all of us together.

Clara Jaeckel
Redwood City

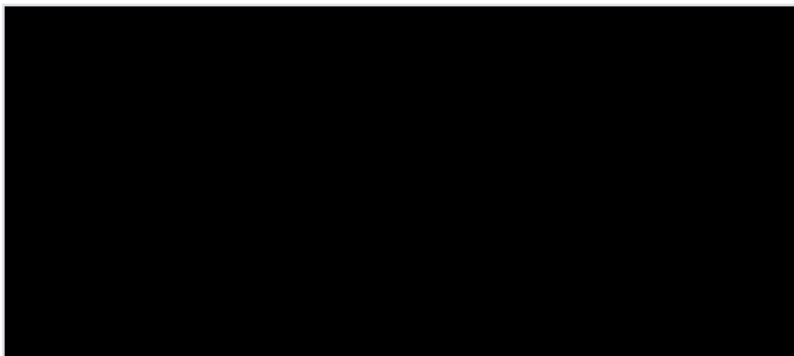
From: vidyut lingamneni [REDACTED]
Sent: Tuesday, December 1, 2020 5:49 AM
To: CMO_BoardFeedback
Cc: vidyut lingamneni
Subject: December 1st meeting Agenda Item 1

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Dear President Slocum, Members and Staff of the San Mateo County Board of Supervisors,

I am sure you are aware of the situation in many of our California Cities/Counties and I am citing one that was very recently published in the LA Times.

[Garcetti's signature homeless program shelters thousands, but most return to the streets](#)



Los Angeles Mayor Eric Garcetti trumpeted his homeless program, A Bridge Home, as a means to shore up the supp...

This is a very rushed decision and I sincerely hope that our County of San Mateo is making the right move to use our taxpayer dollars for an overpriced piece of property. This seller is a multi millionaire, who is not in desperate need of these funds from the above-mentioned proposed purchase. I understand that there are other hotels/motels in the County that are much lower in price, where the owner is bankrupt due to pandemic-related unoccupancy this year.

Yes, the State of California has mandated use of funds by December 30, 2020. However, I would certainly appreciate knowing that our County of San Mateo and City of Redwood City is looking at a long-term solution for our homeless population, who definitely need help in these challenging times and one where the funds are going to be available for many years to come. It is very essential that all these programs are successful.

Thank you!

Best Wishes for a safe, healthy and happy Holiday Season,

From: Fen Huang [REDACTED]
Sent: Tuesday, December 1, 2020 9:18 AM
To: CMO_BoardFeedback
Subject: Question regarding homekey project TP in RWS

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Dear SMC board,

I am a redwood shore resident and we stand against the Agenda #1 (Agenda item 1 - TownePlace). I am submitting my question regarding the homekey project:

Question:

Redwood shores doesn't have the public transport system to support the transportation for senior homeless people? Why not choose a place that has easy access to public transportation and lower cost of property and living expenses to better serve the purpose to help more people with more convenient living?

Thanks

Fen

From: Laura Webb [REDACTED]
Sent: Tuesday, December 1, 2020 9:37 AM
To: CMO_BoardFeedback
Subject: 12/1/20 3PM Meeting

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To Whom it May Concern,

Please see below for my questions regarding Agenda Item #1 (Towneplace Suites in Redwood Shores) for this afternoon's meeting at 3PM. Note that I have asked 90% of these questions in the past with no answers as of yet. I generally avoid politics, but I am sincerely displeased with the County's lack of answers to my questions on this, as well as the County's decision to ignore Redwood Shores voices and move forward with this purchase.

1. I am not personally against helping elderly stay on their feet, but the language of the affordable senior housing does not preclude the County from providing housing for others as well (mentally unwell or addicts younger than 62, for example). How will the County ensure that only age 62+ low income seniors are accepted at this permanent housing for the lifetime of this facility? As noted at the meeting on 12/18, only 1% of the low-income population is 62+.
2. What happens when the operator of the facility evicts a resident? How will the County of San Mateo ensure that Redwood Shores not be filled with homeless encampments along our protected trails and levee?
3. How does the County plan to provide funds to Redwood City police to add patrols proportional to the added population? Currently, Redwood City struggles to patrol RWS as it is, and in some cases, even has the CHP come help patrol on their behalf.
4. County of San Mateo should also be including the City of San Carlos within these discussions, as the nearest downtown is SC, and the hotel is immediately adjacent to the San Carlos boundary (San Carlos Airport).
5. What happens if we call 911 to report someone struggling to walk at the 101 interchanges at Redwood Shores Parkway/Holly? I have called 911 to report an incident at this overpass, and got all the way home 2 miles into RWS before I finally got someone on the phone-too little, too late to resolve what I had observed. I got bounced from RWCPD to San Carlos PD and even Belmont PD. This is a problem that needs to be resolved before elderly are placed nearby. I am extremely concerned that there will be elderly walking across this dangerous overpass and getting hit by vehicles.
6. What protections will be promised for the levee during the remodel? How will the operator ensure the levee stays safe in order to continue to provide protection from future floods?
7. How will parking be handled? How many residents will be permitted to have a car?
8. What other hotels submitted their applications late to this process, and can the County re-evaluate priority hotels? I believe if you evaluate and include other hotels, you will find other locations more amenable-for example, the other hotel in Redwood City has not been causing any complaints from the neighbors as far as I have seen. Additionally, while these two locations have been bragged about as amazing, these are literally the only two hotels who submitted their paperwork on time. That should not be the reason they are selected, just because none others were available.
9. This should not be considered part of project Homekey. Project Homekey is described as providing homes for the homeless. As described in the 12/18 meeting, this is NOT a homeless shelter, but for those with low incomes who cannot afford regular apartments and such (aka Affordable Senior Housing). Since it's not really applicable to project Homekey, this hotel purchase should be put on hold, re-evaluated, and brought forth with the correct approval process (neighborhood meetings, City Councils providing fully vetted opinions, etc.).

10. Why has the County not provided RSCA with all of the answers to the community's questions, as the County had promised at the meeting on 12/18? It appears that by providing a delayed response until the DAY of the purchase (12/1) at this 3pm meeting that not many can attend (I just heard of it this morning and thankfully have no work conflicts), we do not have a chance to provide a rebuttal or pose additional questions.
11. I understand that the money for this hotel will be provided from existing funds (project Homekey and another County of San Mateo fund). Once it is operational, how will the County of San Mateo ensure that our property taxes will not be raised in the future to pay for this facility that we did not ask for?
12. I understand that those with past drug addictions or mental problems can technically label themselves as disabled, and therefore cannot be restricted from living at this facility. With that in mind, I do not think that having this facility immediately adjacent to a childcare center and the Bay Club (with many children attending daily) is wise.
13. There was an article (https://www.smdailyjournal.com/news/local/san-mateo-county-eyes-new-shelter-models/article_aff083f4-24a3-11eb-85cf-db1fbbfb39cb.html) in the SM daily journal mentioning the purchase of multiple modular housing units to be placed on a property in Redwood City, which includes potentially 150-200 units. Why purchase this Redwood Shores hotel when these units can be used on an empty lot in a mostly industrial area instead? The property is also closer to downtown Redwood City, the CHP, and the Redwood City police department.
14. Will there be an increase in bus service to accommodate the added population? Will the buses provide a lower fee to these residents so they can afford to use the bus?
15. Please stop using COVID in the language of this Hotel purchase. The Hotel purchase is permanent, COVID is not, so they are not related. This is project Homekey, not Roomkey. Project Homekey should have less stringent deadlines. I understand that (based on an article I read on 11/18 in the SJ Mercury News), Governor Newsom plans to continue to provide funds to project Roomkey in 2021 so that the temporary COVID housing in hotels for the homeless may continue through the COVID crisis. Meanwhile, this allows local governments to have more time to select the permanent housing options via Project Homekey.
16. I heard that one of the two hotels in Half Moon Bay was rejected for basically the same concerns we residents have regarding the TownePlace Suites location (easy access to public transportation and lack of nearby social services). We have the same concerns, why reject HMB's hotel but not the Redwood Shores one?

I appreciate your time regarding these questions, and please do not use my name when stating these questions during this afternoon's meeting-I appreciate my privacy.

Thank you,

-Laura Webb

From: Osris Qusba [REDACTED]
Sent: Tuesday, December 1, 2020 10:27 AM
To: CMO_BoardFeedback
Subject: Expensive cost per unit and details Agenda #1(Townsuities)

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Here is my question

1. The Cost of Townesuities is 2 times the avg cost of Homekey project, even the ones recently purchased in Halfmoon Bay, and on average as you see from the link, the cost for converting 1 motel into homeless shelter is around 360k, and this hotel is getting acquired for 305k per unit and 200-300k more will be spent, it looks like a very expensive purchase costing 500-600k of Taxpayers money.

<https://calmatters.org/housing/2020/06/motel-conversion-homeless-housing-california/>

Also what is per unit price of Agenda #2 and why is there so much disparity in cost per unit, is it just the rush to close the deal or else the CARES act money expires?

Also due to covid hotels real estate is probably lower, so we want to know what and how many other hotels were pursued and what was the outcome?

Thanks
Osris

From: P H [REDACTED]
Sent: Tuesday, December 1, 2020 10:38 AM
To: CMO_BoardFeedback
Subject: Homekey - Agenda #1

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Agenda #1

1. Since there are lots of protections for Homekey Project as per (AB 83.) HOMEKEY can bypass any local laws or regulations, how can we ensure Agenda #1 can stay Seniors Housing only, also how can we ensure residents here will not pose any safety challenge to Redwood Shores Neighborhood, given there are strong laws to not discriminate against any criminal backgrounds or drug use. Who does the Redwood Shores community hold accountable if the project is not operated well?

Thanks,
Peter

From: Jackie C [REDACTED]
Sent: Tuesday, December 1, 2020 10:40 AM
To: CMO_BoardFeedback
Subject: AGENDA 1, TOWN PLAZA

1. **CAUTION:** This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

AGENDA 1, TOWN PLAZA: \$34M funding from Cares Act money and should be directed to tackle covid-19, versus this project for permanent housing, with vaccines around the corner, why is covid money being used for permanent housing when there can be huge stop gap until the vaccine is distributed to help much more poor and homeless and people edging towards homelessness to at least get temporary housing for 1-2 year leases and support in getting them nutrition/education/counselling/jobs/training to be successful in this world so they get back on feet versus helping only the few 95 Residents for Permanent housing.

From: Zhao Lou [REDACTED]
Sent: Tuesday, December 1, 2020 11:05 AM
To: CMO_BoardFeedback
Subject: Question regarding Agenda #1(Townsuities). How does the County plan to provide funds to Redwood City police to add patrols proportional to the added population?

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Dear San Mateo Board of Supervisors,

Please find my question below in reference to Homekey Project in Redwood Shores and Agenda #1 (townsuities) :

How does the County plan to provide funds to Redwood City police to add patrols proportional to the added population? Currently, Redwood City struggles to patrol RWS as it is, and in some cases, even has the CHP come help patrol on their behalf.

The December 1, 2020 Special Board of Supervisors meeting
<https://smcgov.zoom.us/j/92405888954>

Thanks
Zhao Lou

From: Wenwen Han [REDACTED]
Sent: Tuesday, December 1, 2020 11:14 AM
To: CMO_BoardFeedback
Subject: 12/1 SMC board meeting Q's from RWS Residents

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Dear San Mateo Board of Supervisors,

Please find my question below in reference to Homekey Project in Redwood Shores and Agenda #1 (townsuites) :

Why are both Townsuites (Agenda #1) & Pacific rim (Agenda #2) purchased on the same side of Redwood City, why not have them more spread out? Redwood shores doesn't have the public transport system to support the transportation for senior homeless people? Why not choose a place that has easy access to public transportation and lower cost of property and living expenses to better serve the purpose to help more people with more convenient living?

Thanks,
Wenwen

From: Li Pan [REDACTED]
Sent: Tuesday, December 1, 2020 11:19 AM
To: CMO_BoardFeedback
Subject: What other hotels submitted their applications late to this process, and can the County re-evaluate priority hotels?

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Dear San Mateo Board of Supervisors,

Please find my question below in reference to Homekey Project in Redwood Shores and Agenda #1 (townsuites) :

What other hotels submitted their applications late to this process, and can the County re-evaluate priority hotels? I believe if you evaluate and include other hotels, you will find other locations more amenable-for example, the other hotel in Redwood City has not been causing any complaints from the neighbors as far as I have seen. Additionally, while these two locations have been bragged about as amazing, these are literally the only two hotels who submitted their paperwork on time. That should not be the reason they are selected, just because none others were available.

The December 1, 2020 Special Board of Supervisors meeting
<https://smcgov.zoom.us/j/92405888954>

Thanks.

Best,
Penny

From: Emma tcheau [REDACTED]
Sent: Tuesday, December 1, 2020 11:35 AM
To: CMO_BoardFeedback
Subject: Townsuites- Low income not a homeless shelter? Then why?

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RE: Please find my question below in reference to Homekey Project in Redwood Shores and Agenda #1 (townsuites)

Dear San Mateo Board of Supervisors,

There are over 260 households in RWS who are against this. Please listen to our concerns and voice as you have ignored questions posed and have not given us a voice in this clandestinely cloaked project. This is totally unfair to law-abiding, tax-paying homeowners and citizens.

Question: This should not be considered part of project Homekey. Homekey is described as providing homes for the homeless. As described in the 11/18 meeting, this is NOT a homeless shelter, but for those with low incomes who cannot afford regular apartments and such (aka Affordable Senior Housing). Since it's not really applicable to project Homekey, this hotel purchase should be put on hold, re-evaluated, and brought forth with the correct approval process (neighborhood meetings, City Councils providing fully vetted opinions, etc.). Also, the Homekey site says some from RoomKey are fed into Homekey--will this be the case here?

Emma Right

From: Lei Jin [REDACTED]
Sent: Tuesday, December 1, 2020 11:36 AM
To: CMO_BoardFeedback
Subject: Question regarding Homekey

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I understand that the money for this hotel will be provided from existing funds (project Homekey and another County of San Mateo fund). Once it is operational, how will the County of San Mateo ensure that our property taxes will not be raised in the future to pay for this facility that we did not ask for?

Lei

From: Ric Ren [REDACTED]
Sent: Tuesday, December 1, 2020 11:39 AM
To: CMO_BoardFeedback
Subject: Agenda #1(Townsuities) HomeKey facility location Dec 1, 2020 Special Board of Supervisors meeting.

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Dear San Mateo Board of Supervisors,

Please find my question below in reference to Homekey Project in Redwood Shores and Agenda #1 (townsuities) :

I understand that those with past drug addictions or mental problems can technically label themselves as disabled, and therefore cannot be restricted from living at this facility. With that in mind, I do not think that having this facility immediately adjacent to a childcare center and the Bay Club (with many children attending daily) is wise.

Thanks,
Ric

From: Xiaoyu Shi [REDACTED]
Sent: Tuesday, December 1, 2020 11:45 AM
To: CMO_BoardFeedback
Subject: Special Board of Supervisors meeting for Redwood Shores Homekey project

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Dear San Mateo Board of Supervisors,

Please find my question below in reference to Homekey Project in Redwood Shores and Agenda

- Why did our community get notified this late in such an important decision? We can speed up the process but should NOT overlook the voice of the current residents.
- I heard that one of the two hotels in Half Moon Bay was rejected for basically the same concerns we residents have regarding the TownePlace Suites location (easy access to public transportation and lack of nearby social services). Is that true? if so, We have the same concerns, why reject HMB's hotel but not the Redwood Shores one? Could you please share more details?

Thanks
Xiaoyu

From: Vivian Crisman [REDACTED]
Sent: Tuesday, December 1, 2020 11:46 AM
To: CMO_BoardFeedback
Subject: Dec 1 meeting item #1

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Dear County Supervisors,

I am writing not to address the issue of housing the homeless in Redwood City hotels but to point out your continued lack of engagement and transparency with the Redwood Shores community about Project Homekey. It's apparent you will hastily approve the property purchases today, completely disregarding the questions from the community. In particular, Supervisor Slocum hasn't bothered to engage his district residents though I do want to acknowledge Supervisor Pines for at least trying to answer our concerns.

Over 200 residents participated on your Nov 18 zoom meeting where few questions were answered. Over 100 questions were submitted prior to and 300 during the meeting, and they remain unanswered. At your own Nov 5 meeting, you asked staff to respond to those who submitted emails, and I have yet to hear from them. We've asked time and again: who will be the operator, who will be allowed to live in the hotel, and who will address future problems when they arise....where are our answers??

Sincerely,
Vivian Crisman

From: Guy Tcheau [REDACTED]
Sent: Tuesday, December 1, 2020 11:52 AM
To: CMO_BoardFeedback
Subject: Project Homekey Redwood Shores

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

The laws regarding those with a criminal past which includes drug-related issues. Does the below mean that some of your tenants at TP could be ex-convicts? And you are not permitted to discriminate by refusing to offer them occupation when you do the occupant selection process.

The Department of Housing and Urban Development (HUD)'s official stance is that landlords cannot refuse to rent to any person with criminal convictions on that basis alone. Read more about this type of discrimination (called a "blanket ban") below. SO does this apply to the Senior operator?

(If your CONVICTION is for substance/drug abuse, your *past* substance abuse is considered a disability under state and federal law. People with disabilities enjoy greater protection against discrimination (read more about asking for a reasonable accommodation for a disability in Appendix E, [PG. 419](#)).

From: Nancy Whitecar [REDACTED]
Sent: Tuesday, December 1, 2020 11:57 AM
To: CMO_BoardFeedback
Subject: Project HomeKey

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Hello San Mateo County Board of Supervisors,

My name is Nancy Whitecar, and I'd like to voice my support for the County's participation in Project HomeKey.

Thank you for your leadership in purchasing these two properties. Homelessness is one of the defining problems of our time, and thanks to your decisions, 170 people will be sleeping inside, with the benefits that a safe residence can bring.

As a concerned citizen, I also hope that every effort is being made to provide supervision and guidance for the newly-housed. Out of respect for the neighbors – both residential and commercial – of these facilities, I expect that steps are being taken to maintain not only the safety of those who live in the area, but the general upkeep of the neighborhood. Without those commitments, and the resources that will take, this worthwhile project will create more dissatisfaction than benefit.

You are making the right step: make it with forethought and support

Thank you.

Nancy Whitecar

From: Guy NC [REDACTED]
Sent: Tuesday, December 1, 2020 11:59 AM
To: CMO_BoardFeedback
Subject: Project Homekey CCP526A

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

This project by County violates CCP526A because it wastes tax payer funds by purchasing a hotel at a price that is over double the average cost for Homekey per unit stated by Governor Newsome; double construction costs and assessed value, higher than the loan balance and higher than current Covid impacted appraised value. Have you consulted State Auditor ?

From: Stasha Powell [REDACTED]
Sent: Tuesday, December 1, 2020 12:11 PM
To: CMO_BoardFeedback
Subject: Project Homekey

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Good afternoon Supervisors,

I'm Stasha Powell of One Redwood City. As you know we are tenant advocates and organisers but with so many tenants losing their homes we began to also outreach to RV dwellers and the homeless in Redwood City. We're here to support the County's participation in Project HomeKey.

Thank you for your leadership in purchasing these two properties. Homelessness is one of the defining problems of our time, and thanks to your decisions, 170 people will be sleeping inside permanently. **This is the right thing.** You're on the right side of history.

Thank you!

From: Shrijeet Paliwal [REDACTED]
Sent: Tuesday, December 1, 2020 12:16 PM
To: CMO_BoardFeedback
Subject: Agenda #1(Townsuities): County did not provide RSCA with all of the answers to the community's question

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Dear San Mateo Board of Supervisors,

Please find my question below in reference to Homekey Project in Redwood Shores and Agenda #1 (townsuities) :

Why has the County not provided RSCA with all of the answers to the community's questions, as the County had promised at the meeting on 11/18? It appears that by providing a delayed response until the DAY of the purchase (12/1) at this 3pm meeting that not many can attend (I just heard of it this morning and thankfully have no work conflicts), we do not have a chance to provide a rebuttal or pose additional questions.

From: JI Zhao [REDACTED]
Sent: Tuesday, December 1, 2020 12:17 PM
To: CMO_BoardFeedback
Subject: project homekey

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Dear San Mateo Board of Supervisors,

Please find my question below in reference to Homekey Project in Redwood Shores and Agenda #1 (townsuites) :

There was an article (https://www.smdailyjournal.com/news/local/san-mateo-county-eyes-new-shelter-models/article_aff083f4-24a3-11eb-85cf-db1fbbfb39cb.html) in the SM daily journal mentioning the purchase of multiple modular housing units to be placed on a property in Redwood City, which includes potentially 150-200 units. Why purchase this Redwood Shores hotel when these units can be used on an empty lot in a mostly industrial area instead? The property is also closer to downtown Redwood City, the CHP, and the Redwood City police department.

Jiali

From: Linda Leeb [REDACTED]
Sent: Tuesday, December 1, 2020 12:22 PM
To: CMO_BoardFeedback
Subject: Senior Housing at TownePlace Suites

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

To the Board of Supervisors:

I'm a homeowner in Redwood Shores, with a family of four. We've lived here for 13 years. Thank you for bringing more affordable housing to our area!

I know that many others have already asked questions about ensuring adequate shuttle and bus service, as well as nutrition and social activities for the residents. In addition to sharing these concerns, I believe that when selecting tenants, the operator should give highest priority to people who have lived in this county for a long time or who at least have close family ties with people who are in the community.

Please also publish an easy-to-read fact sheet ASAP about this project to help fight the spread of terrible rumors by NIMBYists.

Best regards,
Linda Goldman Leeb

From: Peter Csaszar [REDACTED]
Sent: Tuesday, December 1, 2020 12:23 PM
To: CMO_BoardFeedback
Subject: Question about the Homekey Project in Redwood Shores

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Dear San Mateo Board of Supervisors,

I have the following question reference to the Homekey Project in Redwood Shores: How will the TownePlace Suite going to be populated if they cannot get enough homeless seniors in SM county or in this area? Will they increase the scope to include other homeless demographics? Statistics show that the age group above 62 only makes up a small percentage (1-2%) of homeless the population.

Thanks,
Peter Csaszar

From: Smitha Mohan [REDACTED]
Sent: Tuesday, December 1, 2020 12:32 PM
To: CMO_BoardFeedback
Subject: Question on the Agenda for 12/1 Meeting of the Board of Supervisors

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Hello,
My question on the Agenda items is :

The language of affordable senior housing does not preclude the county from providing housing for individuals with mental health issues, substance abuse issues, and younger than 62.
How will the county ensure that only 62+ years of age and low-income seniors are accepted at this permanent housing for the lifetime of this facility? As noted at the meeting on 11/18, only 1% of the low-income population is 62+.

Thanks,
Smitha.

From: Shannon Guzzetta [REDACTED]
Sent: Tuesday, December 1, 2020 1:04 PM
To: CMO_BoardFeedback
Subject: Re: Concerns about Project Home Key proposal

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

As the email sent last month was not responded to by county leaders, I am submitting this again as well as the list of questions repeatedly submitted and left unanswered by the county.

Your opportunity for RSCA to help you publish information is to provide explanations for these concerns.

<https://www.rscs.org/homekey-info/>

There is increasing community protest to this project, fueled mainly by your lack of response and planning.

Shannon Guzzetta
PTA President, Redwood Shores Elementary School
Editor, The PILOT, a Redwood Shores Community Association publication
Alumni, Carlmont Parents Nursery School (Belmont)
[REDACTED]

On Nov 5, 2020, at 10:41 AM, Shannon Guzzetta [REDACTED] wrote:

Hello,

I am writing to reiterate concerns about the proposal that, along with many other important items recently, cropped up with INSUFFICIENT NOTICE to the community and INSUFFICIENT PLANNING or detail sharing.

The concept of providing additional housing for those in need is to be applauded. The process and followup plans need work.

In addition to concerns about lack of community dialogue, and lack of logistical details provided, I'm concerned with what (if any) on-going services people will have access to, and how the sites will be maintained for its residents in the near and long term. It seems like the county has a large fund for acquisition, but is not entirely covering the property price, and had an insufficient budget for additional services or maintenance which puts these at-risk residents further at risk, as well as causing challenges for the neighboring communities and the city of Redwood City.

Additionally, I want to make sure that the board members and responsible planners realize the distance to retail and transportation options, and the proximity to childcare facilities. (The Redwood Shores location is right next door to a large childcare facility). How will the placement process ensure adequate

background checks for service providers and residents?! How will the county maintain transparency on these matters when they have failed to engage in community dialogue at this important part of the process? I would also like to make sure you're aware that the location in Redwood City had a shooting incident next to it just hours ago, this morning. How will safety be addressed, especially since Redwood City has frozen open police officer positions for the next year?!

Thank you for your attention to these concerns, I look forward from hearing additional plans and logistics to remedy the problems identified thus far.

Shannon Guzzetta

PTA President, Redwood Shores Elementary School

Editor, The PILOT, a Redwood Shores Community Association publication

Alumni Board Member, Carlmont Parents Nursery School

From: w c [REDACTED]
Sent: Tuesday, December 1, 2020 1:08 PM
To: CMO_BoardFeedback
Subject: questions for Agenda Item 1---TownePlace for Dec. 1st meeting at 3pm

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

I am a resident in Redwood Shores, I have this question regarding Agenda Item 1---TownePlace:

What happens if we call 911 to report someone struggling to walk at the 101 interchanges at Redwood Shores Parkway/Holly? I have called 911 to report an incident at this overpass, and got all the way home 2 miles into RWS before I finally got someone on the phone-too little, too late to resolve what I had observed. I got bounced from RWCPD to San Carlos PD and even Belmont PD. This is a problem that needs to be resolved before elderly are placed nearby. I am extremely concerned that there will be elderly walking across this dangerous overpass and getting hit by vehicles.

Regards,

From: ycaroline [REDACTED]
Sent: Tuesday, December 1, 2020 1:17 PM
To: CMO_BoardFeedback
Subject: question on Agenda Item 1----TownePlace for Dec. 1st meeting at 3pm

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

I am a resident of Redwood Shores. I am extremely concerned about San Mateo County's decision with regards to Agenda Item 1. This is my question:

Please stop using COVID in the language of this Hotel purchase. The Hotel purchase is permanent, COVID is not, so they are not related. This is project Homekey, not Roomkey. Project Homekey should have less stringent deadlines. I understand that (based on an article I read on 11/18 in the SJ Mercury News), Governor Newsom plans to continue to provide funds to project Roomkey in 2021 so that the temporary COVID housing in hotels for the homeless may continue through the COVID crisis. Meanwhile, this allows local governments to have more time to select the permanent housing options via Project Homekey.

Regards,
Ycaroline

From: Peggy Maguire [REDACTED]
Sent: Tuesday, December 1, 2020 1:25 PM
To: CMO_BoardFeedback
Subject: Question for Agenda item 1 (Towneplace - Redwood Shores)

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Question for Agenda Item 1
(Towneplace - Redwood Shores)

1. What happens when the operator of the facility evicts a resident or if a resident chooses to leave on their own because they dont like the rules or can no longer pay the rent? I understand if evicted they are simply just asked to leave. My question is "then what?". Where do they go? If they choose to remain unhoused can they simply wander into Redwood Shores to shelter in a park or on a levee trail? How will the County of San Mateo ensure that Redwood Shores not be filled with homeless encampments along our protected trails and levee? After all SB 876 allows them this.

From: Osris Qusba [REDACTED]
Sent: Tuesday, December 1, 2020 1:40 PM
To: CMO_BoardFeedback
Cc: RWS Residents; suenix@rsca.org
Subject: List of Questions from 260+ Redwood shores residents fro 12/1 Special Board of Supervisors meeting
Attachments: 12_1 SMC board meeting Q's from RWS Residents.pdf

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Dear San Mateo Board of Supervisors,
We are 260+ Redwood Shores residents group. We have compiled a summary of questions that we have also sent in individually and to make it easier for you to process.

Please find it attached or on the document here: [12/1 SMC board meeting Q's from RWS Residents](#)

We would really appreciate it if our questions can get a response from the board as well, as this has been really last minute notice to our community and would like you to help us navigate through our questions.

Yours Sincerely,
RWS Residents group
<https://groups.google.com/g/rws-residents/>

12/1 SMC board meeting Questions list from RWS Residents

We are 260+ [Residents of Redwood Shores](#) and we stand against the Agenda #1 (Agenda item 1 - TownePlace), please refer to our list of questions below:

All the Questions marked (sent) are already sent 1 by 1 via email to ensure all common questions are compiled below:

1. (sent)The Cost of Townesuites is 2 times the avg cost of Homekey project, even the ones recently purchased in Halfmoon Bay, and on average as you see from the link, the cost for converting 1 motel into homeless shelter is around 360k, and this hotel is getting acquired for 305k per unit and 200-300k more will be spent, it looks like a very expensive purchase costing 500-600k of Taxpayers money.
<https://calmatters.org/housing/2020/06/motel-conversion-homeless-housing-california/>
Also what is per unit price of Agenda #2 and why is there so much disparity in cost per unit, is it just the rush to close the deal or else the CARES act money expires?
Also due to covid hotels real estate is probably lower, so we want to know what and how many other hotels were pursued and what was the outcome?
2. (sent)\$34M funding from Cares Act money and should be directed to tackle covid-19, versus this project for permanent housing, with vaccines around the corner, why is covid money being used for permanent housing when there can be huge stop gap until the vaccine is distributed to help much more poor and homeless and people edging towards homelessness to at least get temporary housing for 1-2 year leases and support in getting them
nutrition/education/counselling/jobs/training to be successful in this world so they get back on feet versus helping only the few 95 Residents for Permanent housing.
3. (sent)Since there are lots of protections for Homekey Project as per (AB 83.) HOMEKEY can bypass any local laws or regulations, how can we ensure Agenda #1 can stay Seniors Housing only, also how can we ensure residents here will not pose any safety challenge to Redwood Shores Neighborhood, given there are strong laws to not discriminate against any criminal backgrounds or drug use. Who does the Redwood Shores community hold accountable if the project is not operated well?

4. (sent) Why are both Townesuites (Agenda #1) & Pacific rim (Agenda #2) purchased on the same side of Redwood City, why not have them more spread out? Redwood shores doesn't have the public transport system to support the transportation for senior homeless people? Why not choose a place that has easy access to public transportation and lower cost of property and living expenses to better serve the purpose to help more people with more convenient living?
5. (Sent) The language of affordable senior housing does not preclude the County from providing housing for others as well (mentally unwell or addicts younger than 62, for example). How will the County ensure that only age 62+ low income seniors are accepted at this permanent housing for the lifetime of this facility? As noted at the meeting on 11/18, only 1% of the low-income population is 62+.
6. (Sent) What happens when the operator of the facility evicts a resident? How will the County of San Mateo ensure that Redwood Shores not be filled with homeless encampments along our protected trails and levee? **After all SB 876 allows them this.**
7. (sent) How does the County plan to provide funds to Redwood City police to add patrols proportional to the added population? Currently, Redwood City struggles to patrol RWS as it is, and in some cases, even has the CHP come help patrol on their behalf.
8. (Sent) This project by County violates CCP526A because it wastes tax payer funds by purchasing a hotel at a price that is over double the average cost for Homekey per unit stated by Governor Newsome; double construction costs and assessed value, higher than the loan balance and higher than current Covid impacted appraised value.
9. **(sent) The laws regarding those with a criminal past which includes drug-related issues. Does the below mean that some of your tenants at TP could be ex-convicts?**

The Department of Housing and Urban Development (HUD)'s official stance is that landlords cannot refuse to rent to any person with criminal convictions on that basis alone. Read more about this type of discrimination (called a "blanket ban") below. SO does this apply to the Senior operator?

(If your CONVICTION is for substance/drug abuse, your *past* substance abuse is considered a disability under state and federal law. People with disabilities enjoy greater protection against discrimination (read more about asking for a reasonable accommodation for a disability in Appendix E, [PG. 419](#)).

10. (sent) **How does this impact the TP Homekey project if they cannot get enough homeless seniors in SM county or in this area? Will they increase the scope to include other homeless demographics?** True, the data was from 2010 but even with an elevation of homelessness the over 62 age group makes up a small percentage.--1-2% of homeless population it says. Gender, Age, Race/Ethnicity Among all sheltered persons in families over the course of a year (October 2009-September 2010) xxviii:
11. What protections will be promised for the levee during the remodel? How will the operator ensure the levee stays safe in order to continue to provide protection from future floods?
12. (sent) What other hotels submitted their applications late to this process, and can the County re-evaluate priority hotels? I believe if you evaluate and include other hotels, you will find other locations more amenable--for example, the other hotel in Redwood City has not been causing any complaints from the neighbors as far as I have seen. Additionally, while these two locations have been bragged about as amazing, these are literally the only two hotels who submitted their paperwork on time. That should not be the reason they are selected, just because none others were available.
13. (sent) This should not be considered part of project Homekey. Homekey is described as providing homes for the homeless. As described in the 11/18 meeting, this is NOT a homeless shelter, but for those with low incomes who cannot afford regular apartments and such (aka Affordable Senior Housing). Since it's not really applicable to project Homekey, this hotel purchase should be put on hold, re-evaluated, and brought forth with the correct approval process (neighborhood meetings, City Councils providing fully vetted opinions, etc.). Also the Homekey website says that some from RoomKey are fed into the Homekey project--will this be the case here?
14. (sent) Why has the County not provided RSCA with all of the answers to the community's questions, as the County had promised at the meeting on 11/18? It appears that by providing a delayed response until the DAY of the purchase (12/1) at this 3pm meeting that not many can attend (I just heard of it this morning and thankfully have no work conflicts), we do not have a chance to provide a rebuttal or pose additional questions.

15. (sent) I understand that the money for this hotel will be provided from existing funds (project Homekey and another County of San Mateo fund). Once it is operational, how will the County of San Mateo ensure that our property taxes will not be raised in the future to pay for this facility that we did not ask for?
16. (sent) I understand that those with past drug addictions or mental problems can technically label themselves as disabled, and therefore cannot be restricted from living at this facility. With that in mind, I do not think that having this facility immediately adjacent to a childcare center (CCLC) and the Bay Club (with many children attending daily) is wise.
17. (sent) There was an article (https://www.smdailyjournal.com/news/local/san-mateo-county-eyes-new-shelter-models/article_aff083f4-24a3-11eb-85cf-db1fbbfb39cb.html) in the SM daily journal mentioning the purchase of multiple modular housing units to be placed on a property in Redwood City, which includes potentially 150-200 units. Why purchase this Redwood Shores hotel when these units can be used on an empty lot in a mostly industrial area instead? The property is also closer to downtown Redwood City, the CHP, and the Redwood City police department.
18. (sent) I heard that one of the two hotels in Half Moon Bay was rejected for basically the same concerns we residents have regarding the TownePlace Suites location (easy access to public transportation and lack of nearby social services). We have the same concerns, why reject HMB's hotel but not the Redwood Shores one?
19. (sent) What happens if we call 911 to report someone struggling to walk at the 101 interchanges at Redwood Shores Parkway/Holly? I have called 911 to report an incident at this overpass, and got all the way home 2 miles into RWS before I finally got someone on the phone-too little, too late to resolve what I had observed. I got bounced from RWCPD to San Carlos PD and even Belmont PD. This is a problem that needs to be resolved before elderly are placed nearby. I am extremely concerned that there will be elderly walking across this dangerous overpass and getting hit by vehicles.
20. (sent) Please stop using COVID in the language of this Hotel purchase. The Hotel purchase is permanent, COVID is not, so they are not related. This is project Homekey, not Roomkey. Project Homekey should have less stringent deadlines. I understand that (based on an article I read on 11/18 in the SJ Mercury News), Governor Newsom plans to continue to provide funds to project Roomkey in 2021 so that the temporary COVID housing in hotels for the homeless may continue

through the COVID crisis. Meanwhile, this allows local governments to have more time to select the permanent housing options via Project Homekey.

21. (sent)The fact is the laws can change quickly and probably to the disadvantage of residents. (In June for instance, Gov. Newsom signed a bill to ensure that HOMEKEY can bypass any local laws or regulations. (AB 83)).

Question: What written assurances do we have living in RWS and with no Police Department in the Shores that the Governor will not make alterations and changes to this HomeKey project as he deems fit.

https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=201920200AB83#:~:text=This%20bill%20would%20revise%20the,least%2055%20years%2C%20as%20specified.

22. (sent)What does the below mean exactly? **Does it mean those qualifying to live at Town Suites do not have to be working? That they may use these vouchers to pay for the rent? So what will they do throughout the day if they are not working? This is wrt to the FAQ found on Homekey site below (Q) which says they can use vouchers.**

Q: Our community has many unused Tenant Based Rental Assistance (TBRA) Vouchers (from a variety of state and federal programs), which are assigned to people experiencing homelessness. Many voucher holders have not been able to find housing but Homekey acquisitions could change that. These vouchers would support operations and the services. Could we count these TBRA vouchers as part of our match? If so, how can we demonstrate this in the application?

23. How will parking be handled? How many residents will be permitted to have a car?

24. County of San Mateo should also be including the City of San Carlos within these discussions, as the nearest downtown is SC, and the hotel is immediately adjacent to the San Carlos boundary (San Carlos Airport).

Appendix:

RWS residents group: [https://groups.google.com/g/rws-residents/RWS residents working doc against Homekey](https://groups.google.com/g/rws-residents/RWS%20residents%20working%20doc%20against%20Homekey)

Agenda

<https://sanmateocounty.legistar.com/View.ashx?M=A&ID=817848&GUID=D4AF82BB-10F9-4D0A-8DFD-C89806438F6A>

The December 1, 2020 Special Board of Supervisors meeting may be accessed through Zoom online at <https://smcgov.zoom.us/j/92405888954>. The meeting ID is: 924 0588 8954. The December 1, 2020 Special Board of Supervisors meeting may also be accessed via telephone by dialing +1-669-900-6833 (Local). Enter the meeting ID: 924 0588 8954, then press #. (Find your local number: <https://smcgov.zoom.us/u/admSDqceDg>)

<https://smcgov.zoom.us/j/92405888954>

Meeting tomorrow (Tuesday 3pm)

Submit questions before 2pm to Agenda to boardfeedback@smcgov.org,

Agenda item 1 - TownePlace

Agenda item 2 - Pacific Inn

Be sure to reference Agenda item # in your question/comment.

From: rialovers all [REDACTED]
Sent: Tuesday, December 1, 2020 1:57 PM
To: CMO_BoardFeedback
Subject: Agenda #1 Given homkey laws are over local laws, what assurances can you give us.

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Dear Board Members,

1. The fact is the laws can change quickly and probably to the disadvantage of residents. (In June for instance, Gov. Newsom signed a bill to ensure that HOMEKEY can bypass any local laws or regulations. (AB 83)).

Question: What written assurances do we have living in RWS and with no Police Department in the Shores that the Governor will not make alterations and changes to this HomeKey project as he deems fit.

https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=201920200AB83#:~:text=This%20bill%20would%20revise%20the,least%2055%20years%2C%20as%20specified.

-Ria Arya

From: MotiLal Qusba [REDACTED]
Sent: Tuesday, December 1, 2020 2:00 PM
To: CMO_BoardFeedback
Subject: Agenda #1 Question

1. **CAUTION:** This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

What does the below mean exactly? **Does it mean those qualifying to live at Town Suites do not have to be working? That they may use these vouchers to pay for the rent? So what will they do throughout the day if they are not working? This is wrt to the FAQ found on Homekey site below (Q) which says they can use vouchers.**

Q: Our community has many unused Tenant Based Rental Assistance (TBRA) Vouchers (from a variety of state and federal programs), which are assigned to people experiencing homelessness. Many voucher holders have not been able to find housing but Homekey acquisitions could change that. These vouchers would support operations and the services. Could we count these TBRA vouchers as part of our match? If so, how can we demonstrate this in the application?