

From: [REDACTED]
Subject: Project Home Key
Date: Monday, December 7, 2020 6:23:40 PM

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Dear SMCo. Supervisors,

Please support the addition of the 52 rooms in Half Moon Bay to Project Home Key. This should be a no-brainer and an especially good thing to do during the pandemic and near the holidays.

Have the courage to do the right thing, please.

Thank you!

Thalia Lubin, Architect

Thalia & Stephen Lubin, Architects



From: [REDACTED]
To: [CMO BoardFeedback](#)
Cc: [Don Horsley](#); [Dave Pine](#); [Carole Groom](#); [Warren Slocum](#); [David Canepa](#)
Subject: Board meeting 12/8/20, agenda item 11
Date: Monday, December 7, 2020 8:46:52 PM

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.

Supervisor Horsely and other San Mateo Supervisors -

I am writing today to formally state my opposition to San Mateo County purchasing the Coastside Inn in Half Moon Bay for the purpose of sheltering the homeless. We are a small community that lacks all of the resources necessary to sustain this type of service for the homeless. Most importantly, we have no hospital, limited sheriff/police officers, no drug or alcohol interventionists, overwhelming traffic and gridlock in case of an emergency, and the area lacks sufficient entry-level job openings that those in transition to housing require to sustain themselves. The county has promised wrap-around services but has given no details or guarantee of funds.

We are also losing tax revenue. SM County won't pay taxes and we'll lose the TOT revenue. Who will be left holding the bill when promised county funds don't come through or end? Our small town is already crippled with debt and as citizens we are overtaxed. We simply can't afford it.

The Coastside Inn is within 2 blocks of 3 schools (Hatch Elementary School, Cunha Middle School, Pilarcitos HS) and the Coastside Boys and Girls Club. This is not an appropriate location for a homeless shelter that provides no services to families in need and that potentially will lead to additional homeless encampments in the surrounding blocks. Young children walk to school in this area and their safety is of utmost concern. I have a 4 year old and 7 year old. I don't want them walking around dirty needles, drugs, trash, increased crime, and an increased homeless presence.

While it's been stated that local homeless will allegedly be given preference when allocating housing, I fear that additional homeless will be brought into our small community to fill the shelter and be a further drain on our limited resources. There have also been no assurances of background/criminal record or sexual offender checks. This housing would essentially assemble a large unknown and unpredictable population in the midst of our largest group of vulnerable youth on the coast. Would the San Mateo County board of supervisors want this in their neighborhood, literally across the street from their young children?

There have been no studies, no formalized plans, no community outreach to the people of the Coastside. I urge you to consider the overwhelming amount of community opposition to this purchase and I reiterate my vehement opposition. The Coastside already has limited resources and this proposed shelter will disproportionately pull resources from the rest of our tax paying and voting community. You were elected to represent us and our interests - please vote no on this purchase.

Respectfully yours,

Anne Green
[REDACTED]

From: [REDACTED]
To: [CMO_BoardFeedback](#)
Cc: [REDACTED]
Subject: Support for Item 11 - Acquiring the Coastside Inn/Project Homekey on the Coast
Date: Monday, December 7, 2020 10:00:02 PM

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 and Honorable Members of the Board of Supervisors,

Thank you for considering the purchase of 54 homes at the Coastside Inn in Half Moon Bay.

MidPen Housing is one of Northern California's leading non-profit developers and operators of affordable rental housing for low- and moderate-income families, seniors, single adults, and persons with special needs. We operate 32 communities in the County and most were developed with significant participation from the County via land contribution, capital investments, operating subsidies or a combination of the three. Together we have built a large portfolio of deed-restricted units, including 393 homes on the Coast. We have 628 people on our waitlists and for 98% of the homes we manage (384 homes) in our portfolio, the waitlist is closed.

We appreciate the collaborative spirit the County, Housing Authority and the Department of Housing has with respect to production and the many resources the County has dedicated to housing, both through its process for delivering federal sources like HOME and CDBG, and also County Measure K funding. Before you today is the unique and timely opportunity to combine Federal CARES Act funding with the significant resources being directed at solving homelessness via Project Roomkey/Homekey at the State level. We know that DOH Staff has worked quickly to put the pieces together so that these resources may be deployed in the County's areas of deepest need.

Every two years I participate in the One Day Homeless Count led by HSA. Although I usually volunteer in the Southern part of the County, I read and use information to help me understand homelessness and what the implications are for our community. The numbers tell a story where the Coast experienced a nearly 30% increase in people experiencing homelessness - up from 177 to 230 people identified in the Unincorporated Coast, Half Moon Bay and Pacifica. I expect that these numbers will rise in 2021 due to the pandemic and the increasing number of people who have experienced illness or had a disruption in their employment. I am hopeful that the nimble programs HSA is delivering, along with this timely action will put us on a course to reverse a regrettable trend that leads to much suffering.

Thank you again for your careful attention and deep commitment to improving the lives of unsheltered residents. We would be grateful for your support in approving the purchase of 54 badly needed homes along with the other associated items needed to effectuate the acquisition.

Sincerely,
Nevada

Nevada V. Merriman | Director of Policy
MidPen Housing Corp.

[REDACTED]



NOTE: During the Shelter In Place order, MidPen offices are closed. All MidPen Development staff are working remotely from home. MidPen continues to provide essential services at all of

our communities to support our residents.

From: [REDACTED]
To: [CMO BoardFeedback](#)
Subject: BOS meeting Dec. 8, Agenda Item #11 - Purchase of Coastal Inn in Half Moon Bay
Date: Monday, December 7, 2020 11:00:54 PM

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.

Members of the Board of Supervisors,

I am Marina Abalakina and I am writing to you in strong opposition to purchasing Coastal Inn hotel for the purposes of establishing of a homeless shelter/transitional housing.

In my 16 years on the coast I got to know the community well and cannot see how this project can possibly succeed. Here are just some of the problems.

Coastal Inn is located in close proximity to two schools, Boys and Girls Club, skate park and other children facilities. This location represents a significant security risk for the most vulnerable population. The design of the hotel itself, when each room has a door to the outside, makes it impossible to have effective curfew, visitation and other rules for residents and multiplies security risks.

The coast woefully lacks the jobs of all levels, particularly those that provide living wage and would give people a chance to transition to permanent housing. Abundant Grace workers already are competing for the few available day jobs and this competition is only going to intensify. Also, there are no job training programs.

Lack of reliable public transportation from the coast to the other communities in the county makes holding a job anywhere but the coastside or getting an education at a community college next to impossible.

There is no housing for people to transition to from the shelter even if they have decent paying jobs. The existent services for the homeless (Puerte, Abundant Grace, medical clinic, etc.) are already working at their capacity and will be overwhelmed by new clients.

All in all, this project has no chance of success but the lives of the coastsiders will be tremendously negatively affected. Our community will hold accountable the city and county officials who ignore our concerns and push this project through.

Sincerely,
Marina Abalakina