



COUNTY OF SAN MATEO
Inter-Departmental Correspondence
Department of Housing



Date: April 10, 2014

Board Meeting Date: April 22, 2014

Special Notice / Hearing: None

Vote Required: Majority

To: Honorable Board of Supervisors

From: William Lowell, Director, Department of Housing

Subject: Allocation of Affordable Housing Funds of Former Redevelopment Agencies to Support Small-Scale Transitional Housing Projects Serving Special Needs Populations

RECOMMENDATION:

Adopt a Resolution:

- A) Approving a \$1,950,000 funding commitment for the InnVision Shelter Network Family Crossroads renovation project and a \$250,000 funding commitment for the Women's Recovery Association Hillside House expansion project, using County funds derived from the liquidation of Low and Moderate Income Housing funds formerly held by redevelopment agencies in San Mateo County; and
- B) Authorizing the Director of the Department of Housing or the Director's designee to execute contracts for funding the indicated small-scale transitional housing projects

BACKGROUND:

On April 9, 2013 the San Mateo County Board of Supervisors approved an allocation of approximately \$13.4 million of unrestricted general funds for affordable housing purposes. These funds, hereafter referred to as the County's Affordable Housing Fund, or "AHF," were derived from a one-time distribution of Housing Trust Funds held by former redevelopment agencies in San Mateo County. The Department of Housing was tasked with developing an allocation process and bringing funding recommendations back to the Board for action.

The Board of Supervisors specified that approximately \$3 million, of the total allocation would go toward homeless shelter construction and improvements, while approximately \$2 million of the total would go toward acquisition or acquisition/rehab of small-scale residential properties by non-profit organizations in order to provide transitional or permanent housing for special needs populations anywhere within the County.

In order to facilitate the allocation process, the Department of Housing implemented an “over-the-counter” application process for shelter-related and small-scale acquisition housing projects serving special needs populations. Altogether, five such applications were received through the “over-the-counter” process ending March 31, 2014. The shelter-related proposals are addressed in a separate action.

DISCUSSION:

Two applications, representing a total of \$3,000,000 in funding requests, were received for small-scale transitional housing projects serving special needs populations.

Applications were jointly reviewed by Department of Housing and County Human Services Agency (HSA) staff, and by a special Advisory Committee comprised of representatives from Behavioral Health and Recovery Services, HSA Center on Homelessness, Department of Housing, National Alliance on Mental Illness, and a Continuum of Care representative. The Advisory Committee held a public hearing on January 15, 2014, to consider the Samaritan House funding request for Safe Harbor Shelter renovations and held another public hearing on April 9, 2014, to consider the additional shelter and small-site acquisition housing funding proposals received after the first public hearing.

The table below summarizes the over-the-counter small-scale housing project funding requests, along with staff and Advisory Committee funding recommendations. The two projects will comprise a total of 20 transitional housing units after all expansion and renovation work is completed (15 units for Family Crossroads and 5 units for Hillside House Expansion Program). The attached chart contains project details as well as funding conditions and milestones required to be completed prior to contract execution. Failure to meet milestones will negate the funding commitment and the uncommitted funds will remain in the AHF for future Board approved actions.

Project	Applicant	Requested Amount	Staff Funding Recommendation	Advisory Committee Recommendation
Family Crossroads	InnVision Shelter Network	\$2,000,000	\$1,700,000	\$1,950,000
Hillside House Expansion Program	Women’s Recovery Association	\$1,000,000	\$500,000	\$250,000
TOTAL		\$3,000,000	\$2,200,000	\$2,200,000

The Department of Housing is also requesting the Board to authorize the Director of the Department of Housing, or the Director’s designee, to execute contract amendments modifying the County’s maximum fiscal obligation by no more than \$25,000 (in aggregate) and/or modifying the contract term and/or services so long as the modified term or services is/are within the current or revised fiscal provisions.

The Resolution has been reviewed and approved as to form by County Counsel.

Approval of this Resolution contributes to the Shared Vision 2025 outcome of a Livable Community by increasing the overall supply of transitional and permanent affordable housing.

PERFORMANCE MEASURE(S):

Measure	FY 2013-14 Actual	FY 2014-15 Projected
Cumulative total of small-scale housing units acquired and/or rehabilitated as a result of AHF funding	0	20

FISCAL IMPACT:

The proposed fund award process will be limited to utilization of General Funds from the Affordable Housing Trust Funds which currently contains approximately \$13,400,000. The \$2,200,000 allocation recommended in this action will be completely funded by the Trust Fund.