

RESOLUTION NO. _____

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

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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

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

WHEREAS, in 2012, the State of California directed the dissolution of redevelopment agencies and the distribution of the former agencies' assets to various other public agencies; and

WHEREAS, funds formerly held in the Low and Moderate-Income Housing Funds (LMHF) of the respective redevelopment agencies in San Mateo County were distributed among numerous local taxing entities, including the County of San Mateo, as unrestricted general funds; and

WHEREAS, as of April 2013 approximately \$58 million of former LMHF funds had been distributed, of which the County's share was approximately \$13.4 million; and

WHEREAS, on April 9, 2013, the San Mateo County Board of Supervisors approved in concept the allocation of funds derived from the former LMHFs for

affordable housing purposes; and

WHEREAS, the Board directed staff to bring back a recommendation for allocation of these funds to support three critical areas related to affordable housing and shelter needs; and

WHEREAS, on July 23, 2013, the Board approved a process presented to them by the Department of Housing, through which recommendations for allocation and commitment of the former LMHF funds for the purposes and under the constraints specified would be brought back to the Board for action; and; and

WHEREAS, the Board specified that: (a) 25% of the total allocation go toward shelter construction and improvements, (b) 75% go toward affordable rental housing projects in former redevelopment agency cities that were in the planning stages of development at the time the agencies were dissolved, or for the development of affordable rental housing projects in the unincorporated county; and (c) small-scale transitional or permanent housing for special needs populations be included within the 75% affordable housing component and that geographic eligibility not be restricted to cities that formerly operated a redevelopment agency; and

WHEREAS, the Department of Housing received two applications for the small-scale transitional or permanent housing for special needs populations category, with the requested funding totaling more than the funds available for this category; and

WHEREAS, the Department of Housing has presented to the Board the staff

and Affordable Housing Fund (AHF) Special Advisory Committee funding recommendations for two small-scale transitional housing projects which meet funding eligibility criteria based on the Board's stated purposes for the former LMHF funds.

NOW THEREFORE, IT IS HEREBY DETERMINED AND ORDERED that the Board of Supervisors approves and accepts the funding commitment recommendations totaling \$2,200,000 for two small-scale transitional housing projects, as shown in Attachment A and including any conditions attached to such funding recommendation, using County funds derived from liquidation of Low and Moderate Income Housing funds formerly held by redevelopment agencies in San Mateo County, and authorizes the Director of the Department of Housing, or the Director's designee, to execute contracts for the funded small-scale transitional housing projects and 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.

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Attachment A
Affordable Housing Fund Allocation Chart - Small-Scale Transitional or Permanent Housing Projects
Board of Supervisors -- 4/22/14

Project Name / Family Crossroads/ InnVision Shelter Network	Location	Project	Applicant-Funding Request	Staff Funding Recs	Advisory Com Funding Recs	Notes / Funding Conditions
	Daly City	IVSN requests AHF funds to rehabilitate and expand Family Crossroads, a 14 unit transitional housing program (with three units for office and clinical/program space) serving homeless families at 50 Hillcrest Drive in Daly City. IVSN proposes to address structural deficiencies; asbestos and mold conditions; improve accessibility; install fire extinguishing system, and address additional safety and other issues. The facility will be expanded to fit 15 residential units, with two units for office and clinical/program space.	2,000,000	1,700,000	1,950,000	Applicant has presented a well-developed proposal for renovation and expansion of the Family Crossroads transitional housing facility in Daly City. The application thoroughly addressed all aspects of Project financing, concept development, project timing and completion, and sources of future operating funds. Applicant has already secured a State HCD EHAP forgivable loan of \$1 million, providing a critical piece of the needed project development financing, and has obtained the current owner's (MidPen Housing) commitment to donate the facility and contribute \$50,000 for project costs. Applicant has a proven track record of successfully assisting clients to transition back to self-sufficiency, as well as a demonstrated ability to successfully operate this program over many years and secure the necessary operating funds from a variety of sources, making it more likely to be successful in sustaining the program well into the future.
Hillside House Program Expansion / Women's Recovery Association	San Mateo	WRA seeks property to serve as a transitional shelter for three women and three children ages 0-5 as part of an effort to expand our existing Hillside House recovery program to more women and children in the community. With proximity to our original 20-year-old Hillside House residence on North Humboldt Street in San Mateo, the newly acquired property is integral to our projected program expansion, enabling us to help a greater number of vulnerable women and children each year.	1,000,000	500,000	250,000	Recommend a commitment of \$250,000 for acquisition of a Single-family property. Allocation is conditional on (a) WRA's ability to sign a Purchase & Sale agreement within nine (9) months of execution of AHF funding agreement, (b) obtaining an appraisal for the proposed site that supports the purchase price, and c) clients served in this transitional housing program shall be at or below 60% AMI. Applicant has a proven track record of successfully assisting clients to transition back to self-sufficiency, as well as a demonstrated ability to successfully operate this program over many years. Project would provide additional transitional housing capacity in the County for vulnerable women and their children aged 0-5 in need of substance abuse recovery services. Applicant will need to leverage the AHF commitment in order to obtain additional funding sources that will facilitate site acquisition.
TOTAL			3,000,000	2,200,000	2,200,000	