

RESOLUTION NO. _____

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

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RESOLUTION: A) APPROVING FUNDING COMMITMENTS FOR THE FOLOWING SHELTER EXPANSION AND RENOVATION PROJECTS: \$252,111 FOR THE SAFE HARBOR SHELTER, \$2,200,000 FOR THE MAPLE STREET SHELTER, AND \$490,673 FOR THE PROJECT WE HOPE SHELTER, USING COUNTY FUNDS DERIVED FROM 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 THE THREE SHELTER EXPANSION AND RENOVATION 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 County, 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

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 not be restricted geographically to cities which formerly operated a redevelopment agency; and

WHEREAS, the Department of Housing received three applications for the shelter renovation and expansion projects; and

WHEREAS, the Department of Housing has presented to the Board the staff and Affordable housing Fund (AHF) Special Advisory Committee funding

recommendations for shelter renovation and expansion 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 funding commitment recommendations totaling \$2,942,784 for three shelter renovation and expansion projects, as shown in Attachment A ("three subject projects") and including any conditions attached to such funding recommendations, using County funds derived from liquidation of Low and Moderate Income Housing funds formerly held by redevelopment agencies in San Mateo County, and the Director of the Department of Housing, or the Director's designee, is authorized to execute contracts for the three subject projects and to execute contract amendment 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 - Shelter Projects
Board of Supervisors -- 4/22/14

Project Name / Applicant	Location	Project Summary	Applicant-Funding Request	Staff Funding Recs	Advisory Com Funding Recs	Notes / Funding Conditions
Safe Harbor Renovations / Samaritan House	South San Francisco	Samaritan House requests a \$252,111 grant from San Mateo County's Affordable Housing Fund to make long delayed renovations to its Safe Harbor homeless shelter. Following a needs assessment of the shelter facility to determine priority needs, the proposal represents the most urgent facility upgrades needed to ensure the safety, health and security of Safe Harbor clients, volunteers and staff.	252,111	252,111	252,111	Well-developed proposal for renovation and expansion of the Safe Harbor shelter, located in a County-owned building. Proposed renovations to the existing Safe Harbor shelter represent critical health and safety improvements. The renovation will also facilitate urgently-needed expansion of supportive services capacity by creating on-site space for large group educational activities. This conversion of an existing storage area into space for group activities is a cost-effective solution to creating new program space. Resident and program storage space will be created on the side of the building. Applicant has proven track record of successfully assisting clients to transition to self-sufficiency, as well as a demonstrated ability to successfully operate this program over many years and secure necessary operating funds from a variety of sources, making it more likely to be successful in sustaining the program into the future.
Project WeHOPE Shelter Expansion / Project WeHOPE	East Palo Alto	Project WeHOPE is evaluating a significant expansion of its present shelter housing services. This expansion would include both acquiring the property where current services are located and rehabilitating the building in order to increase emergency housing and supportive services for up to 100 homeless San Mateo County residents. Project WeHOPE will execute a purchase agreement with the property owner and work with design and construction consultants to complete site acquisition, project financing, design, and rehabilitation.	490,673	490,673	490,673	The strongest aspect of the Applicant's proposal is the site acquisition component, which would allow Applicant to eliminate paying rent for the property and thus make ongoing shelter operations more financially sustainable. Staff recommends that a funding agreement contain the following conditions: (a) Up to \$75,000 would be allocated and used as needed for project planning (as reimbursement for expenses), which could include: appraisal; fees related to obtaining long-term zoning rights allowing the property to continue as an emergency shelter and potentially expand services; program planning; conceptual design schematics; construction cost estimate; efforts to secure additional funding commitments; and financial feasibility planning; (b) The remaining \$415,673 would be allocated for Site Acquisition and placed in a reserve or escrow account to be released only if and when Applicant has met all of the following milestones: secured sufficient binding financial commitments for the remainder of the site acquisition price (the difference between the site acquisition cost and the AHF commitment of \$415,673); obtained an appraisal for the site to be acquired, performed by an appraiser acceptable to the County, that supports the purchase price; and obtained long-term zoning rights allowing the property to continue as an emergency shelter and potentially expand services; and (c) Applicant would have up to two (2) years from Board approval of the AHF funding to complete all the milestones listed in (b) above in order to access the \$415,673 held in reserve for site acquisition.
Maple Street Shelter Renovation / InnVision Shelter Network	Redwood City	The project is a renovation of the existing Maple Street Shelter (approximately 10,000 s.f.) and expansion into the adjacent space (approximately 8,000 s.f.) currently occupied by the Sheriff's Work Furlough Program. The interiors will be substantially renovated including new HVAC, electrical and lighting, restrooms, dormitories, meeting/dining facilities, kitchen, and staff offices. Maple Street currently has the capacity for 75 residents; upon completion, it will accommodate approximately 140 residents.	2,200,000	2,200,000	2,200,000	Well- developed proposal for renovation and expansion of the Maple Street Shelter located on a County-owned site in Redwood City. Application adequately addressed project financing, concept development, project timing and completion, and ongoing financial sustainability of the services. Applicant is in discussions with County staff about the possibility of obtaining County capital improvement funds as a supplemental source of construction funding. Applicant will collaborate with Dept. of Public Works (DPW), which will oversee all aspects of the construction. Applicant is also working collaboratively with County stakeholders (DPW, Housing, HSA, Behavioral Health & Recovery Services, County Manager's Office) to develop Project design, services, programming, and other aspects of the Project. Applicant has proven track record of successfully assisting clients to transition to self-sufficiency, as well as a demonstrated ability to successfully operate this program over many years and secure necessary operating funds from a variety of sources, making it more likely to be successful in sustaining the program into the future.
TOTAL			2,942,784	2,942,784	2,942,784	