



COUNTY OF SAN MATEO
Inter-Departmental Correspondence
Department of Housing



Date: May 2, 2013
Board Meeting Date: June 4, 2013
Special Notice / Hearing: None
Vote Required: Majority

To: Honorable Board of Supervisors

From: Duane Bay, Director, Department of Housing

Subject: Agreement with Hermanas Associates to Assist with Rehabilitation of the Main Street I Affordable Housing Complex

RECOMMENDATION:

Adopt a Resolution authorizing the Director of the Department of Housing to execute an agreement with Hermanas Associates to provide funding for the Main Street Park I Rehabilitation Project for the term of May 1, 2013 through June 30, 2014 in an amount not to exceed \$605,000.

BACKGROUND:

On May, 8 2012, the County Board of Supervisors approved the FY2012-13 Action Plan for activities under the Community Development Block Grant (CDBG). The Action Plan included an allocation of funds to assist in the rehabilitation of the Main Street Park I affordable housing complex in Half Moon Bay. The developer, Hermanas Associates, is a nonprofit corporation owned by MidPen Housing Corporation.

DISCUSSION:

Main Street Park I is the first phase of a two-phase affordable housing complex in Half Moon Bay comprising 36 rental townhouses in 10 buildings. At the time of construction, T1-11 and Masonite siding was widely used, including at Main Street Park I. This siding has proved to be faulty, allowing for moisture penetration. Given the location of the property on the coast, deterioration has been accelerated. MidPen will be using these funds to entirely replace the siding on three buildings and install new windows that are more energy efficient.

The Resolution and Agreement have been reviewed and approved as to form by County Counsel, and Risk Management has reviewed and approved Contractor's insurance. Contractor has assured compliance with County's Contractor Employee Jury service ordinance as well as other contract provisions that are required by County ordinance

and administrative memoranda, including but not limited to insurance, hold harmless, non-discrimination and equal benefits.

The requested Board action also gives authority to 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. Approval of this Agreement contributes to the Shared Vision 2025 outcome of a Livable Community in that rehabilitating 36 affordable units would help sustain the County's supply of long-term affordable housing.

PERFORMANCE MEASURE(S):

Measure	FY 2011-12 Actual	FY 2012-13 Projected
Number of county-funded rehabilitated rental units	60	96

FISCAL IMPACT:

There is no Net County Cost. The project will be funded with \$605,000 of CDBG funds and has been included in the Department of Housing's FY 2012-13 budget.