



**COUNTY OF SAN MATEO**  
Inter-Departmental Correspondence  
Department of Housing



**Date:** February 25, 2015  
**Board Meeting Date:** March 31, 2015  
**Special Notice / Hearing:** None  
**Vote Required:** Majority

**To:** Honorable Board of Supervisors

**From:** William Lowell, Director

**Subject:** Agreement with InnVision Shelter Network for "Family Crossroads"  
Renovation

**RECOMMENDATION:**

Adopt a resolution authorizing the Director of the Department of Housing or the Director's Designee to execute an agreement in an amount not to exceed \$250,000 from the Community Development Block Grant to rehabilitate InnVision Shelter Network's Family Crossroads transitional housing project.

**BACKGROUND:**

On May 8, 2012, the San Mateo County Board of Supervisors approved the allocation of approximately \$250,000 of Community Development Block Grant (CDBG) funds for the rehabilitation of "Family Crossroads," which serves as a transitional housing facility for homeless families.

"Family Crossroads", operated by InnVision Shelter Network, is an existing 14 unit transitional housing facility located at 50 Hillcrest Drive, Daly City. It is a four-story, elevator apartment building with a paved driveway and tuck-under parking spaces. Constructed in 1963, the development was acquired by Mid-Peninsula Coalition Belle Haven, Inc, a wholly controlled subsidiary of MidPen Housing, in 1987 and leased to InnVision Shelter Network. Subsequently, the site entered into a Purchase and Sale Agreement with another MidPen affiliate, Mid-Peninsula The Farm, Inc, a certified Community Housing and Development Organization. Mid-Peninsula The Farm, Inc. continues to lease "Family Crossroads" to InnVision Shelter Network.

The rehabilitation will extend the useful life of the building by addressing accessibility improvements; structural deficiencies; and asbestos and mold conditions. The renovation will also install a fire extinguishing system; seal and replace areas compromising the building envelope due to water intrusion which includes the roof, windows, and concrete paving; and any additional safety concerns.

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**DISCUSSION:**

Mid-Peninsula The Farm, Inc. applied for Community Development Block Grant (CDBG) funds through the County's FY 2012-13 Notice of Funding Availability process for CDBG, HOME Investment Partnership Act (HOME), and Emergency Solutions Grant (ESG) funds. In May 2012 the Board of Supervisors approved \$250,000 CDBG funds for this project as part of the HUD Action plan for CDBG, HOME, and ESG funds. Total project costs to undertake the rehabilitation and accessibility improvements are estimated at \$3,300,000. The balance of the funds to do the work will come primarily from a \$2,200,000 allocation of Affordable Housing Fund resources approved by the Board of Supervisors in April 2014. The project has taken several years due to planning issues and a transfer of ownership from MidPeninsula The Farm, Inc. to InnVision Shelter Network in the form of a donation of the current facility as part of the overall plan.

| <b>Project/Applicant</b>   | <b>Category</b> | <b>Applicant Req.</b> | <b>Staff Rec.</b> | <b>HCDC Rec.</b> |
|--|-----------------|-----------------------|-------------------|------------------|
| InnVision Shelter Network<br>for Family Crossroads<br>Renovation Project | CDBG Funds      | \$250,000             | \$250,000         | \$250,000        |

The Resolution has been reviewed and approved as to form by County Counsel. Contractor's required insurance coverage meets Risk Management's parameters. Contractor has assured compliance with the 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 hold harmless, non-discrimination, and equal benefits.

The Department of Housing is also asking 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 at the modified term of services is/are within the current revised fiscal provisions.

Approval of this Resolution contributes to the Shared Vision 2025 outcome as a Livable Community by prolonging the life and sustainability of 14 units of important transitional housing for homeless families in the county.

**FISCAL IMPACT:**

The proposed competitive fund award process will be limited to the utilization of a maximum of \$250,000 of CDBG funds. The activity is funded from the County's annual allocation of federal CDBG Program funds. The project is included in the Department of Housing's FY 2012-13 CDBG budget. There is no Net County Cost.