



County of San Mateo

Inter-Departmental Correspondence

Department: GOVERNING BOARD

File #: 21-307

Board Meeting Date: 4/20/2021

Special Notice / Hearing: None
Vote Required: Majority

To: Honorable Board of Supervisors (Sitting as the Board of Commissioners of the Housing Authority of the County of San Mateo)

From: Raymond Hodges, Executive Director, Housing Authority of the County of San Mateo

Subject: Agreement with MidPen Housing Corporation, or Affiliate Entity, for Provider-Based Assistance at TownePlace Suites

RECOMMENDATION:

Acting as the Governing Board of Commissioners of the Housing Authority of the County of San Mateo, adopt a resolution authorizing the Executive Director of the Housing Authority of the County of San Mateo, or designee, to execute an agreement with MidPen Housing Corporation ("MidPen"), or a wholly/commonly-owned and/or controlled entity of MidPen ("Affiliate Entity"), under the Provider-Based Assistance Program for the term of April 15, 2021 through April 30, 2024, in a total amount not to exceed \$1,110,922.

BACKGROUND:

The Housing Authority of the County of San Mateo ("HACSM") has been a participant in the U.S. Department of Housing and Urban Development ("HUD") Moving To Work ("MTW") demonstration program since 2000. The three major goals for the MTW program are to increase cost effectiveness, promote self-sufficiency, and expand housing options for program participants.

In July 2010, HACSM received HUD approval for "Local Non-Traditional Use of Funds" authority to create a new rental subsidy program, known as the Provider-Based Assistance Program ("PBAP"). The primary purpose of the program is to enable local service or housing providers to provide rental or other housing-related assistance to individuals in populations not served, or underserved, by existing rental assistance programs. Since 2010, HACSM has utilized PBAP to collaborate with different County departments and organizations to address homelessness and support San Mateo County's goal of reaching "functional zero" for homelessness in San Mateo County and to broaden its commitment to increasing affordable housing choices for underserved populations.

Last year, the State of California Department of Housing and Community Development made funding available through its Project Homekey Program ("Homekey"), from which the County of San Mateo ("County") received an award. Homekey provided funding to rapidly sustain and expand the inventory

of housing for people experiencing homelessness or at risk of homelessness and impacted by COVID-19. Homekey presented an opportunity for local public agencies to purchase motels and a broad range of other housing types in order to increase community capacity to respond to homelessness and the ongoing COVID-19 pandemic.

The Homekey award supported the County's acquisition of TownePlace Suites, a 95-unit hotel property located at 1000 Twin Dolphin Drive, Redwood City, California (the "Property"). The Property was acquired for the purpose of providing permanent affordable housing to the County's extremely low-income seniors, some of whom have experienced homelessness, are at risk of homelessness, and/or would benefit from wrap-around supportive services that can be best provided in connection with permanent housing.

On December 22, 2020, the San Mateo County Department of Housing ("DOH") issued a Request for Qualifications ("RFQ") for the operation, management, maintenance and services for the Property. An Addendum was issued to the RFQ to provide rental assistance under the HACSM PBAP for a designated number of units at the Property.

At the conclusion of the RFQ process, MidPen was selected to oversee the operations, management, maintenance and services at the Property and accordingly, will oversee the administration of services for up to 20 units designated under PBAP.

DISCUSSION:

The PBAP enables HACSM to enter into formal partnerships with local housing and service providers to provide rental assistance, in connection with supportive services, to individuals in populations that are not served, or underserved, by existing rental assistance programs.

HACSM currently works with three agencies under its PBAP - (1) CORA, which seeks housing and provides supportive services to survivors of domestic violence who are transitioning from temporary to permanent housing; (2) Service League of San Mateo County, which houses individuals exiting the County's jail system and assists them in their transition back to the community; and (3) HIP Housing, which houses and provides supportive services to low-income single parents who are in school and working towards self-sufficiency.

With the designated PBAP units at the Property, HACSM will focus on the underserved population meeting all of the following criteria: (1) persons who are elderly or disabled; (2) persons eligible for Medi-Cal long-term care services and support; (3) persons eligible for In-Home Supportive Services in San Mateo County; and (4) persons at-risk of entering or currently living in a skilled nursing facility but who are able to live independently with supportive services.

Accordingly, staff recommends that your Board authorize the execution of an agreement between HACSM and MidPen, or an Affiliate Entity, for the provision of rental assistance, in connection with supportive services, for up to 20 designated PBAP units at the Property for the term of April 15, 2021 through April 30, 2024, in a total amount not to exceed \$1,110,922.

County Counsel has reviewed and approved the resolution and agreement as to form.

FISCAL IMPACT:

There is no Net County Cost associated with this action. All funds required to operate the program

are provided by the U.S. Department of Housing and Urban Development and are part of HACSM's Voucher program reserves.