



County of San Mateo

Inter-Departmental Correspondence

Department: HEALTH

File #: 24-178

Board Meeting Date: 3/12/2024

Special Notice / Hearing: None
Vote Required: Majority

To: Honorable Board of Supervisors

From: Louise F. Rogers, Chief, San Mateo County Health
Jeï Africa, Director, Behavioral Health and Recovery Services

Subject: Agreement with ABODE Property Management for Property Management Services

RECOMMENDATION:

Adopt a resolution authorizing the execution of an agreement with ABODE Property Management to provide Property Management Services, for the term of March 1, 2024 through June 30, 2026, in an amount not to exceed \$3,660,193.

BACKGROUND:

The current aged Cordilleras Mental Health Center in Redwood City is being replaced with four new Mental Health Rehabilitation Center and co-housing facilities at the newly named Cordilleras Health and Healing Campus (Campus). Services at the new Campus are anticipated to begin in Spring 2024 and will include permanent and transitional housing for 57 consumers in the new Canyon Vista campus center (Canyon Vista).

In November 2022, Behavioral Health and Recovery Services (BHRS) issued a Request for Proposals (RFP) seeking two separate agencies to provide the co-housing program at the newly rebuilt Campus, with one agency providing property management services and one agency providing supported housing services. Telecare Corporation (Telecare) and ABODE Property Management (ABODE) submitted a joint proposal, with ABODE proposing to provide property management services for 57 consumers residing in Canyon Vista. In February 2023, Telecare and ABODE were selected to provide these services. (The agreement for Telecare's portion of provided services is on the same Board agenda as this item.)

Established in 1980 as a nonprofit corporation, ABODE has provided property management services for affordable housing, serving low-income, homeless, disabled, and other special needs households. ABODE currently provides property and asset management primarily in the Bay Area to more than 52 affordable/supportive housing properties for special needs, vulnerable populations, and/or low-income individuals. Properties that ABODE manages include multifamily, shared single-family homes,

single-room occupancy, interim emergency shelter housing, commercial, and hotels.

DISCUSSION:

ABODE will provide property management services for the 57 adult consumers who are seriously mentally ill and residing in Canyon Vista. ABODE will develop and manage the leasing process for all consumers residing at Canyon Vista, including resident selection and intake processing following Housing First principles. ABODE will work closely with Telecare as the support services provider to ensure appropriate and reasonable accommodations are provided.

The resolution contains the County’s standard provisions allowing amendment of the County’s fiscal obligations by a maximum of \$25,000 (in aggregate).

The agreement and resolution have been reviewed and approved by the County Attorney as to form.

The agreement is coming to this Board late due to a delay in receiving the signed agreement back from the provider.

It is anticipated that the contractor will maintain a 100% occupancy rate for the Permanent and Transitional Housing Units and that the percentage of residents responding positively regarding the quality of housing and services provided via an annual satisfaction survey will be 90%.

PERFORMANCE MEASURE:

Measure	FY 2023-24 Estimated	FY 2024-25 Projected
Occupancy rate for Permanent, and Transitional Housing Units	100% 57 of 57 tenants	100% 57 of 57 tenants
Percentage of residents will respond with positive satisfaction with the quality of housing, and services provided via an annual consumer satisfaction survey	90% 52 of 57 housing units	90% 52 of 57 housing units

FISCAL IMPACT:

The term of this agreement is from March 1, 2024, through June 30, 2026. The amount of this agreement is not to exceed \$3,660,193 for the 28-month term. Funds in the amount of \$736,665 are included in the Adopted BHRS FY 2023-24 Budget, which includes \$167,774 in start-up funding.

Of that amount, the State Behavioral Health Bridge Housing grant will fund \$50,527 Realignment will fund \$563,524; Mental Health Services Act will fund \$60,000; and the Net County Cost is \$62,614. Similar arrangements will be made for future years.

Attachments:
RFP Matrix