



County of San Mateo

Inter-Departmental Correspondence

Department: HOUSING

File #: 19-226

Board Meeting Date: 3/26/2019

Special Notice / Hearing: None
Vote Required: Majority

To: Honorable Board of Supervisors
From: Ken Cole, Director of Housing
Subject: Resolution Certifying the Critical Need for Retiree Appointment

RECOMMENDATION:

Adopt a resolution authorizing the hiring of Rosa Mendoza, HCD Specialist III with Housing and Community Development Division of the Department of Housing, for the period from April 1, 2019 through September 30, 2019, pursuant to Government Code section 7522.56(f)(1); and certifying that the nature of the employment and the appointment is necessary to fill a critically needed position during Ms. Mendoza's 180-day post-retirement separation period.

BACKGROUND:

In September 2012, the California Public Employees' Pension Reform Act (PEPRA) was signed into law as Assembly Bill 340. PEPRA requires a 180-day separation ("sit-out") following the date of retirement for non-safety retirees who are re-employed by a public agency within the same retirement system as an employee, or through a contract, unless the employer certifies that the nature of the employment and the appointment is necessary to fill a critically-needed position before the 180 days has passed. (Government Code section 7522.56)

In order for the exception to the sit out to apply, the governing body of the employer, which in this case is the Board of Supervisors, must approve of the appointment by resolution in a public meeting on the regular calendar.

DISCUSSION:

On March 29, 2019, Rosa Mendoza will retire after serving the County of San Mateo for 23 years. Most recently, Ms. Mendoza has been an HCD Specialist III in the Housing and Community Development ("HCD") Division of the Department of Housing. For the past month, she has been working with the residents of the Redwood Trailer Village (the "Park"), a mobile home park located at 855 Barron Avenue in North Fair Oaks, to verify their respective eligibility for the County's Redwood Trailer Village New Unit Loan Program ("Loan Program"). In an effort to resolve outstanding habitability issues at the Park without displacing its residents, en masse, and to create home ownership opportunities for them, DOH developed the Loan Program to assist certain Park residents

with the demolition costs of existing units that cannot be brought into compliance and the costs to purchase and install new ones. The Board approved the Loan Program by Resolution No. 076211 on October 23, 2018.

In addition to determining eligibility for and issuing the loans through the Loan Program, DOH will be involved in overseeing the demolition of existing units, the installation of the new units, and the temporary relocation of residents while the demolition and installation are completed. This entire process is expected to be undertaken in three phases, with an estimated timeline for completion in Fall 2019.

As most of the Park residents are monolingual Spanish speaking and Ms. Mendoza is the only member of the HCD staff who has had interactions with the Park residents, who is familiar with the loan program, and who is fluent in Spanish, her leave from County employment at this time will impact the Department's ability to close the loans with the Park residents in a timely fashion and meet other critical milestones related to the Loan Program. Her continued assistance is necessary through the end of September of this year to ensure that these loan applications are in order, that the closings proceed smoothly, that the units ordered by the Park residents meet their expectations, and that appropriate introductions are made to the County's loan servicing contractor. It is expected that Ms. Mendoza will serve in a part-time capacity, working on an as-needed basis until the Loan Program is fully administered. She will be hired at an hourly rate of \$100.00, and pursuant to Government Code section 7522.56, her hours will be limited to no more than 100 hours, which is within the 960 hours per fiscal year limit under applicable state law.

FISCAL IMPACT:

There is no increase in net county cost associated with the recommended action. Costs associated with the retention of Ms. Mendoza will be covered by previously authorized Measure K funding for the Affordable Home Ownership Program for Redwood Trailer Village Residents.