



**COUNTY OF SAN MATEO**  
**Inter-Departmental Correspondence**

County Manager's Office

**DATE:** October 21, 2002

**BOARD MEETING DATE:** November 5, 2002

**TO:** Honorable Board of Supervisors  
**FROM:** John L. Maltbie, County Manager *John L. Maltbie*  
**SUBJECT:** Status Report – 2001-2002 Grand Jury Responses

**Recommendation**

Accept this report on the status of responses to the 2001-2002 and 1999 Grand Jury recommendations.

**Discussion**

During the first quarter of Fiscal Year 2002-03 you approved the responses from County Departments to the 2001-2002 Grand Jury Report and a status update from the 1999 Grand Jury Report. I am pleased to present you with this update as of October 21, 2002. You will continue to receive quarterly updates on the progress of implementing recommendations requiring ongoing or further action.

**Vision Alignment**

This response to the Grand Jury's findings and recommendations keeps the commitment of responsive, effective and collaborative government through goal number 20: Government decisions are based on careful consideration of future impact, rather than temporary relief or immediate gain.

**RECOMMENDED**  
*John L. Maltbie*  
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**COUNTY MANAGER**

## Redevelopment Agencies and Their Role in Affordable Housing

### Recommendation:

- 2.13 **The Board of Supervisors should monitor and publicize annually the accumulation and expenditures of the 20% legislatively mandated set-aside funds, with sufficient detail about the types and sizes of housing units created so the public can assess the quality, benefits, and effect of the expenditures.**

**Response:** Concur with the Findings and Recommendation. While the Board of Supervisors has no legislative oversight of the expenditures of a Redevelopment Agency's set-aside revenues, the issue of affordable workforce housing is a countywide priority. The Grand Jury's recommendation to monitor and publicize the use of these funds can serve as a catalyst in the promotion of housing within the County. In addition, state law does allow a Redevelopment Agency to contribute "excess uncommitted housing set-aside revenues" to the County's Housing Authority or designated Housing Agency. The County Human Services Agency, Office of Housing, could become a beneficiary of these revenues. This possibility serves as an incentive to track the expenditure of housing set-aside funds with the desire to work collaboratively with Redevelopment in their expenditure of "excess funds."

The County has no existing monitoring program, but the Office of Housing will work with the various city Redevelopment Agencies, the state Housing and Community Development Agency and the County Controller's office to facilitate the collection of information annually on the production of housing both long-term and on actual units completed. This report would in turn be submitted to the Board of Supervisors and circulated widely.

Over the next 60 days, the Office of Housing will meet with key staff from the County Controller's Office and with as many Executive Directors of Redevelopment Agencies as possible. The purpose of the meetings will be to get agreement on a plan for collecting information on the status of set-aside funds and on specific housing developments in the various stages of planning, construction and on developments completed.

The status of the County's efforts to collect this information will be provided quarterly to the Board of Supervisors.

**Status:** An effort is underway to determine if sources exist which are currently collecting information on the use of funds by Redevelopment Agencies and whether this information could be used to satisfy the Grand Jury's recommendation.

Quarterly updates will continue to be provided.

## ENVIRONMENTAL MANAGEMENT / PUBLIC WORKS

### **Hall of Justice Seismic Retrofit**

#### **Recommendation:**

33. **The San Mateo County 1999 Grand Jury recommends that the County Board of Supervisors direct the Director of Public Works to prepare a comprehensive time-phased plan for completion of the seismic retrofit and lead/asbestos abatement of the County Hall of Justice. Urgency should be placed on the development and implementation of the plan, including a detailed time-phased series of actions and the designation of personnel responsible for each action and associated deadlines. The plan should include details on office and employee relocation. The County Board of Supervisors should give high priority to implementation and funding of this program.**

**RESPONSE:** Concur. The Director of Public Works will work with the Court on developing a tentative phasing plan that allows for the work to go forward on the 7<sup>th</sup> and 8<sup>th</sup> floors. A similar approach will be undertaken with the Probation Department for the 5<sup>th</sup> Floor. However, a key aspect of this plan will be to identify additional funding sources. An additional \$2.2 million will be required to complete the project. To date, the County has spent approximately \$1.6 million in the design of the seismic retrofit plan, the remediation work that was done immediately after the Loma Prieta Earthquake, and for the work completed or under construction on the 4<sup>th</sup> and 6<sup>th</sup> floors. Public Works estimates that it will take approximately two years to complete the work once funding is identified and agreement with the Court and Probation is obtained.

Abatement work is generally done in conjunction with other work on the structure, as encapsulated lead and asbestos in the building will remain in place and does not present a threat to either the citizens visiting the Hall of Justice or employees.

Status of the County's response to this Grand Jury recommendation will be reported in the next quarterly report to the Board.

**Status:** The 7<sup>th</sup> and 8<sup>th</sup> floors have been completed. On July 23, 2002, three bids were accepted. On September 10, 2002, the San Mateo County Board of Supervisors awarded a contract of \$965,528 to the low bidder, Gonsalves and Stronck Construction Company. The 5<sup>th</sup> floor work began on October 15, 2002. The Probation Department has temporarily vacated the 5<sup>th</sup> Floor while the work is in progress. As of this date the contractor has mobilized and started the asbestos abatement work. The retrofit project is expected to last six months. To ensure that operations at the Hall of Justice are not disrupted, construction work will occur between the hours of 6:00 p.m. to 6:00 a.m., Sunday through Thursday, with an option to deliver heavy materials on weekends or holidays.