



COUNTY OF SAN MATEO
Inter-Departmental Correspondence

County Manager's Office

DATE: November 19, 2003

BOARD MEETING DATE: December 2, 2003

TO: Honorable Board of Supervisors
FROM: John L. Maltbie, County Manager
SUBJECT: Status Report – 1999 and 2001-2002 Grand Jury Responses

Recommendation

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

Discussion

It is the County's policy to provide quarterly updates to the Board and the Grand Jury on the progress of past Grand Jury recommendations requiring ongoing or further action. To that end, attached are updates to prior responses for the Hall of Justice Seismic Retrofit Project (1999) and Redevelopment Agencies and Their Role in Affordable Housing (2001-2002). 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.

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.

Status: The total housing set aside funds available in San Mateo County for FY 2001-02 as reported to the State Department of Housing and Community Development were approximately \$14.7 million. Staff used FY 2001-02 as the base year for collecting and reporting on this data.

To implement this program, an introductory letter was sent by the Director of the Human Services Agency with a questionnaire to the 12 cities that have active Redevelopment Agency Programs. This was followed up by interviews with each city staff by Management and Housing and Community Development staff of the Office of Housing.

The goal of the staff interviews was to get the "story behind the numbers" on each of their housing activities. The Redevelopment Agencies are required to submit reports to the State in December following the completion of their fiscal year. In December 2003, the cities will be submitting reports on activities ending FY 2002-03.

Overall, each city is progressing on their own schedule based on local revenues available in the promotion of affordable housing. Cumulatively, for FY 2001-02 the twelve cities containing Redevelopment Agencies have contributed \$18.19 million toward eligible housing development, housing programs and related programs. This

includes the construction of 369 new units in nine new housing developments; the rehabilitation of 43 units; the promotion of 58 new homeownership units assisted, and a variety of related housing programs. The details of this report will be published annually through the Office of Housing and available on the San Mateo County, Human Services Agency, Housing web site co.sanmateo.ca.us/smc/home. See web site for details and photographs of housing developments.

RDA Program Activity FY 2001-02

<u>City</u>	<u>U</u>	<u>Development</u>	<u>1st Time H.B.</u>	<u>Rehab</u>	<u>S - . . .</u>	<u>Land</u>
Belmont	10	1			YES	
Brisbane			2	1		
Daly City			5		YES	YES
East Palo Alto	167	4	2			YES
Foster City	122	2	5	1	YES	
Menlo Park				9		YES
Millbrae			3		YES	
Pacifica						
Redwood City			16			
San Bruno				1		YES
San Carlos	17				YES	YES
San Mateo	53	2	25	27	YES	
So. San Francisco				4	YES	YES
Total	369	9	58	43		

Unencumbered undesignated funds at the end of FY 2001-02: \$14.7 million

Belmont	\$3,617,166	
Brisbane	\$2,002,876	Plans for land purchase and land cleanup, roll over to assist future housing
Daly City	\$806,499	Rollover for land acquisition
Foster City	\$5,128,057	Designated as follows: <ul style="list-style-type: none"> • \$3,866,000 for future debt service of 1995 tax allocation bonds • \$1,262,000 for future affordable housing
Millbrae	\$1,763,173	Determined to be in error
San Mateo	\$1,123,380	Rollover for land acquisition
S.S.F.	\$277,653	Designated for a 43 Unit development on Oak & Grand Avenues

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 7th and 8th floors. A similar approach will be undertaken with the Probation Department for the 5th 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 4th and 6th 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 seismic retrofit of the 5th floor is now complete except for minor punch list items. The next phase of the project includes the retrofit of the roof parapets and procurement/installation of the visco-elastic dampers on the 4th through 8th floors. The Structural Consultant is in the process of developing plans and specifications for the procurement and installation of dampers. This includes identifying and contacting qualified damper manufacturers, the development of a production and delivery schedule, perform site investigation, the generation of a damper testing program, and the preparation of a set of bid documents with the number, types and configuration of dampers required. Over the next six months, Public Works staff and the Structural Consultant will meet with the different departments occupying the upper floors of the building to develop an approach and a schedule for the installation of the visco-elastic dampers.