




COUNTY OF SAN MATEO
Inter-Departmental Correspondence

Board of Supervisors

DATE: February 13, 2004

BOARD MEETING DATE: February 24, 2004

TO: Honorable Board of Supervisors
FROM: Supervisor Jerry Hill 
SUBJECT: Deferred Loan Application to the California Department of Housing and Community Development Emergency Housing and Assistance Program Capital Development (EHAPCD)

Recommendation

Adopt a Resolution:

1. Authorizing the Director of the Office of Housing to sign a funding application to the California Department of Housing and Community Development for deferred loan funds to perform capital improvements for emergency homeless shelters; and
2. Authorizing the Director of Housing to sign any and all subsequent agreements, allocations and other documents related to this loan; and
3. Authorizing the County Manager to amend Lease Agreement #1247 between the County of San Mateo and the San Mateo County Transit District in order to accommodate any requirements needed for the loan.

Background

In November 2000 the County of San Mateo initiated operation of Safe Harbor as a Winter Shelter with capacity for 90 homeless individuals. Safe Harbor, located on land leased for 10 years between the County and the San Mateo County Transit District (SamTrans), was designed for short-term winter occupancy. Samaritan House, under contract with the County, operates Safe Harbor shelter. As it became evident that the needs for services at Safe Harbor would extend beyond the winter months, the Office of Housing recommended that program operations be extended throughout the year. The proposal was made and the Board of Supervisors and SamTrans approved the plan for year-round operation on October of 2000.

Discussion

Currently, the Office of Housing would like to enhance the quality of life and accessibility of services in the year-round shelter by making modifications to the interior of the Safe Harbor Building. These modifications will include storage space for both residents' belongings and the shelter's supplies required for the shelter operation and improvement to the meeting, counseling and sleeping space. The capacity of the shelter will remain at 90.

The California Department of Housing and Community Development has made available funds that can be used to make improvements to existing homeless shelters. The funds are available through a competitive process. If awarded, the funds are made available in the form of a deferred loan that is forgiven over a seven year period, provided that loan recipients are agreeable to a commitment to use the building as a homeless shelter for a total of twelve years.

In order to meet the requirements of the loan, the County Manager will be required to amend the Lease Agreement to extend the term and amend the Landlord's right to terminate the Lease Agreement between the County of San Mateo and the San Mateo County Transit District. The Real Property Division concurs in this recommendation. The ten-year land lease with SamTrans will be amended to meet the facility use as a Shelter for twelve years required by the state.

The California Department of Housing and Community Development has requested that loan applicants present the Resolution in the format specified as attached.

The Office of Housing has also applied for Federal Community Development Block Grant (CDBG) funds as part of the leveraged funding needed for complete facility improvement

Vision Alignment

The creation and operation of Safe Harbor aligns with the County's Vision 2010 in the following ways:

- Offering a full range of housing choices and goal number 9 - Housing exists for people at all income levels and for all generations of families; and
- Responsive, efficient and collaborative government and goal 22 - County and local governments effectively communicate, collaborate and develop strategic approaches to issues affecting the entire County; and
- Leaders work across boundaries to preserve and enhance our quality of life and goal 23 - Leaders throughout the County provide the impetus for broader regional solutions in land use, housing, childcare, education, health and transportation.

Fiscal Impact

The application for funds is \$1,000,000. There is no net county cost associated with this application.