



**SAN MATEO COUNTY
BOARD OF SUPERVISORS
HOUSING, HEALTH AND HUMAN
SERVICES COMMITTEE**

Jerry Hill, Chair
Rose Jacobs Gibson, Vice-Chair

David S. Boesch, Assistant County Manager
Brenda Carlson, Chief Deputy County Counsel
400 County Center, Redwood City, CA 94063
650-363-4123

TO: Housing, Health and Human Services Committee

FROM: David S. Boesch, Assistant County Manager

SUBJECT: Housing, Health and Human Services Committee Meeting—Agenda for August 13, 2007

DATE: August 6, 2007

Meeting Date and Time: August 13, 2007, 3:00 PM

Place: Board Conference Room, Office of the Board of Supervisors
First Floor, 400 County Center, Redwood City, California

1. Call to order
2. Oral Communications
3. Approval of the Minutes for the Meeting of July 10, 2007
4. Asset Repositioning (Duane Bay, Housing)
5. Emancipated Foster Youth Project (Mary McMillan, County Manager's Office) - *Attachment*
6. Next Meeting: Tuesday, September 11, 2007 at 3:00 PM
7. Adjourn

A COPY OF THE SAN MATEO HOUSING, HEALTH AND HUMAN SERVICES COMMITTEE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE CLERK OF THE BOARD'S OFFICE, HALL OF JUSTICE, 400 COUNTY CENTER, FIRST FLOOR. THE CLERK OF THE BOARD'S OFFICE IS OPEN MONDAY THRU FRIDAY 8 A.M. - 5 P.M., SATURDAY AND SUNDAY - CLOSED.

MEETINGS ARE ACCESSIBLE TO PEOPLE WITH DISABILITIES. INDIVIDUALS WHO NEED SPECIAL ASSISTANCE OR A DISABILITY-RELATED MODIFICATION OR ACCOMMODATION (INCLUDING AUXILIARY AIDS OR SERVICES) TO PARTICIPATE IN THIS MEETING, OR WHO HAVE A DISABILITY AND WISH TO REQUEST AN ALTERNATIVE FORMAT FOR THE AGENDA, MEETING NOTICE, AGENDA PACKET OR OTHER WRITINGS THAT MAY BE DISTRIBUTED AT THE MEETING, SHOULD CONTACT NANCY GUERRERO, HOUSING, HEALTH AND HUMAN SERVICES COMMITTEE CLERK, AT LEAST 2 WORKING DAYS BEFORE THE MEETING AT (650) 363-4123 AND/OR nguerrero@co.sanmateo.ca.us. NOTIFICATION IN ADVANCE OF THE MEETING WILL ENABLE THE COUNTY TO MAKE REASONABLE ARRANGEMENTS TO ENSURE ACCESSIBILITY TO THIS MEETING AND THE MATERIALS RELATED TO IT. ATTENDEES TO THIS MEETING ARE REMINDED THAT OTHER ATTENDEES MAY BE SENSITIVE TO VARIOUS CHEMICAL BASED PRODUCTS.

If you wish to speak to the Committee, please fill out a speaker's slip. If you have anything that you wish distributed to the Committee and included in the official record, please hand it to the Assistant County Manager who will distribute the information to the Supervisors and staff.



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DRAFT ACTION MINUTES

Meeting Date and Time: July 10, 2007, 3:00 AM

Place: County Manager's Conference Room, Office of the County Manager
First Floor, 400 County Center, Redwood City, California

1. Call to order

Committee Chair Jerry Hill called the meeting to order at 3:03 PM. Committee members Jerry Hill and Rose Jacobs Gibson were present.

2. Oral Communications and Public Comment

There was no member of the public who wished to speak.

3. Committee and Staff Introductions

In addition to Committee Members Hill and Jacobs Gibson, the following individuals were in attendance:

Duane Bay, Housing Department
Charlene Silva, Health Department
Peter Bassett, County Manager's Office
Mary McMillan, County Manager's Office
Brenda Carlson, County Counsel's Office
Ross Nakasone, County Manager's Office

David Boesch, County Manager's Office
Dennis O'Rourke, County Manager's Office
Mario Rendon, Board of Supervisors
Susie Altman, Board of Supervisors
Beverly B. Johnson, Human Services Agency
Paula Duarte, Board of Supervisors

4. Discussion:

- 4.1 Report on San Mateo County Blue Ribbon Task Force on Adult Health Care Coverage (Informational)
- 4.2 Status of Assembly Bill 8 (Nunez) Health Care Coverage
- 4.3 Implementation of Housing Department Management Review Recommendations
- 4.4 State Budget Update Cost-of-Doing Business Human Services Agency Programs

5. Announcements and Set Future Meetings

Meetings for the remainder of 2007 were tentatively scheduled for the second Tuesday of the month at 3:00 PM in the Board Conference Room.

6. Agenda Items for Future Meetings

7. Adjournment

Meeting adjourned at 3:45 PM



SAN MATEO COUNTY COUNTY MANAGER'S OFFICE

Date: August 6, 2007

To: Honorable Board of Supervisors
From: John L. Maltbie, County Manager
Subject: Emancipated Foster Youth Transitional Housing Acquisition

Recommendation

Authorize the County Manager or his designee to negotiate the purchase of property located in the City of South San Francisco for emancipated foster youth and authorize the Controller to issue a payment in the amount of \$40,000 to secure the purchase of the property.

Background

San Mateo County is committed to providing emancipated foster youth with a continuum of housing services based on their ability to live independently.

Federal Law requires the Children and Family Services Division of the Human Services Agency to provide an Independent living Skills Program (ILP) to all foster youth 16 years old and older. Emancipated foster youth, both nationally and locally, report rates of homelessness that exceed 50 percent. In 2005, your Board authorized a Youth Stipend Program (YSP) for emancipated foster youth, allocating \$180,000 in the first years and increasing the subsequent years' allocation to \$360,000 for transitional housing rent subsidies.

The Foster Youth Stipend (FYS) Program currently serves 52 youth at an average rent of \$750 per month. Initially, the program served 15 youths at \$1,000 per month. Youth have been added to the program gradually over the past two fiscal years (05/06, 06/07). The appropriations from the Board of Supervisors have been spent solely on rental subsidies. Administrative functions have been absorbed into the Adolescent Services Unit. The program is predicated on a shared rental cost over a two-year period. Youth contribute 0% the first six-months, with an incremental share of 25% for the ensuing three to six-month periods.

Transitional and permanent housing is integral to the continuum of housing services. The proposal to purchase an apartment complex for foster youths will provide an opportunity for less independent youth to obtain stable housing with direct, on-site supervision. This model provides additional layers of supervision through a live-in apartment Resident Advisor, services from a Housing Advocate that can provide advanced ILP and self-sufficiency support, and services from the Adolescent Services Unit (ASU) Case Management and Employment Specialists. These youth are more likely to face self-sufficiency challenges than youths receiving rental subsidies through the FYS program, and thus would benefit from additional layers of supervision, house rules, and support.

Proposal

A property at the corner of Orange and Grand Avenues in South San Francisco has very recently been identified as a good option to house emancipated foster youth. This complex of three small homes clustered together on one lot would provide housing for approximately nine youth and one Resident Advisor. This property is listed for \$1,300,000, which is within the allocated funds of \$1,750,000. This allocation is a combination of resources from the Human Services Agency (\$750,000) and the City of South San Francisco redevelopment settlement funds of \$750,000 for purchase of a property and an

additional \$250,000 for furnishing and necessary renovations. This property has certain advantages. It is close to transportation and services; it is vacant, so there are no tenant removal issues or relocation costs; and the property has been beautifully upgraded throughout with permits.

State monies from their Transitional Housing Program (THP Plus) would provide a per bed/per month allocation of up to \$3500 to provide housing and services. Additional monies through Prop 1C may provide a blend of funding for purchase and renovation for this population. HEART funds may be available for a "bridge loan" if necessary though the City of South San Francisco is not a member of HEART.

A second property located at 410 Maple Street provides an additional attractive option. This property would provide housing units for up to 5 youth and one staff. This property is listed for \$990,000. It is also close to transit and services. However, this property is currently occupied, resulting in relocation issues and costs, and is in need of significant repair.

Discussion

Two years ago the Human Services Agency (HSA) identified the need to provide housing for approximately 60 emancipated foster youth: 20 for each area: north, central and the southern parts of the county. As a result of a settlement agreement and individual meetings with South San Francisco City officials, funds have been made available in the City of South San Francisco to purchase property for emancipated foster youth. Over the past six months, numerous properties have been considered. However, for various reasons none of these properties have come on the market.

The Orange/Grand and Maple Street properties are currently listed for sale. While Orange/Grand offers housing for just nine youth, and Maple just five, if taken together the properties could serve 14 youth, consistent with the original proposal. One property could be considered early transitional housing and the second for more self-sufficient emancipated foster youth, offering another important link in the continuum of housing services for this vulnerable population. Moreover, combined this project would be considered a "scattered site project," eligible for upwards of \$1 million of leveraged State Housing and Community Development funds.

The Board may consider the option of purchasing both properties to serve 14 youth as the project was envisioned.

Next Steps

If your Board authorizes negotiations and it appears that the purchase(s) is/are feasible, we will request authorization to issue a Notice of Intent to Purchase on August 14 to comply with statutory and procedural requirements for purchasing property and request authorization to finalize the purchase on September 11.

Fiscal

Attached for your review please find a summary sheet that compares the total \$2.95 million purchase prices for Maple Street and the Orange/Grande Avenue sites, the costs per unit, as well as potential rehabilitation costs.