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**SAN MATEO COUNTY HEALTH**

# **BEHAVIORAL HEALTH & RECOVERY SERVICES**

## **FUNDING PURCHASE OF PROPERTY**

**THE EL CAMINO REAL PROJECT**

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## FUNDING PURCHASE OF PROPERTY

2191-2195 El Camino Real is a two story, five-thousand three-hundred square foot building adjoined by a two story, two unit residential structure that is one-thousand and forty square feet, and a twenty-six stall parking lot. The building's first floor previously housed a restaurant, and the second floor housed an Internet-based business. The building has been vacant since the beginning of the pandemic.

The building is contiguous to the former Stone Villa Inn, a forty-four room motel purchased by the County and is currently in conversion to a temporary housing facility operated by the Human Services Agency. The project site from the El Camino Real perspective appears to connect to the Stone Villa Inn, giving the appearance that the site is all one property, as represented in the picture below.

The Human Services Agency originally reviewed the site as a potential support services location and recommended to the County that the site be offered to San Mateo County Health in order to partner for much needed support services for the target population that will be housed at the Stone Villa Inn, which is a component of the County's Functional Zero Homeless Campaign. Behavioral Health & Recovery Services was selected as the division most likely to meet the needs of the target population and a proposal was provided to the Board of Supervisors, who authorized the purchase of the property.



## PROPERTY OVERVIEW

Feature:	Description
<b>Total Square Footage:</b>	6,340 (5,300 in Main Building; 1,040 in attached Residential Structure)
<b>Lot Size:</b>	Approximately 10,500 Square Feet with 100 feet of El Camino Frontage
<b>Total Rooms:</b>	19 Main Building; 6 Residential Structure
<b>Total Parking Spaces:</b>	26; Separate Entrance and Exit off El Camino
<b>Property Purchase Cost:</b>	\$3,755,500 or \$592 per square foot (San Mateo Average is \$910 per square foot)
<b>Funding Source:</b>	Proposed for ARPA Purchase (determined ineligible after entering escrow); County General Fund paid for purchase as a temporary measure; MHSA to pay back County General Fund
<b>Purchase Date:</b>	September 2, 2022
<b>Long Term Best Use:</b>	County Housing Development Project

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## OBJECTIVE

To provide a public facing service facility that supports the target population at the Stone Villa Inn and the general population of San Mateo, while creating a new home for California Clubhouse that replaces the existing marginal space with a location that is more conducive to their programming, allows for program expansion, and can facilitate new treatment and support concepts; and provides a separate space consisting of two apartments that will accommodate group programming and WRAP services from Voices of Recovery that occur at different hours of the day, but affording both organizations the ability to manage and control their own spaces. This land acquisition also supports a long term goal of combining County acquired land in this area to facilitate a permanent housing project.

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## TARGET POPULATION

The primary target population is transitioning individuals in residency at the Stone Villa Inn. The secondary target population is the general population in San Mateo and throughout the County that would benefit from the services and programming provided by Voices of Recovery and California Clubhouse.

The location provides a unique opportunity due to 100 feet of El Camino frontage that would allow for future programming that would involve the general public, such as a retail operation as part of an employment training and readiness program. This exposure to the general population and the business community can potentially be used to promote behavioral health and recovery services in the community and create opportunities for new partnerships, especially as related to employment.

The location is also conducive to multiple forms of transportation, broadening access to a greater portion of the population, and is centrally located to the County in general.

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## PROPOSED TENANTS AND USES

The site was originally proposed to the Board of Supervisors as a location to be operated by one or two contractors that would operate the facility as a drop in location for the target population at the Stone Villa Inn and the surrounding community. California Clubhouse was included early in the process as the site was always considered a potential new home for the organization, which the County has tried to facilitate since the introduction of the California Clubhouse into BHRS programming and services nearly a decade ago.

Voices of Recovery has been considered as the second operator because of their WRAP services and programming are a great match for the target population at the Stone Villa Inn. With minor



modifications, the facility affords the space for each organization to have their own portion of the facility that would be under their own control with coordination between the two.

## CALIFORNIA CLUBHOUSE

The majority of the facility will be operated as California Clubhouse, a community-based socialization and economic inclusion model focused on restoration of personhood from patient-hood. Organized around a belief that work, and work-mediated relationships, the Clubhouse is restorative and provides a firm foundation for growth and important individual achievement and the belief that normalized social and recreational opportunities are an important part of a person's path to recovery. The Clubhouse operates as a support system to establish friendships, employment, housing, education, and access to medical and psychiatric services (not on-site). This model provides for a highly active, participatory environment that allows for individuals to grow in responsibility and involvement that prepares people for positive contributions to the community.



The Clubhouse model includes a business component that begins with internal experience of members (peers) engaged daily operations of the organization. From planning and cooking meals to tracking attendance data, members are involved in all parts of the organization. Members actively lead, manage, account, and are responsible for the community created in this program and their responsibilities and trust grow as they progress

through various levels of training and hands-on activities.

To complement this internal skill sharing and building, members are offered transitional employment and educational opportunities out in the community. Additional young adults, social and recreational opportunities occur regularly, and holidays are celebrated on their actual day.

In its current building, California Clubhouse has suffered a sewer flood and an electrical fire, yet they have persevered and continued to run full time programming, even during the entire Pandemic. With the support of MHSA, relocation to this building will assist the Clubhouse in achieving the goal of



reaching more peers and expanding services. Through a Measure K grant, California Clubhouse has



been awarded funding to pilot a new Supported Employment program. This building will allow the Clubhouse to create a Career Development Center, dedicated to assisting peers in entering paid employment.

Additional opportunities of facility-related growth for the Clubhouse include:

- Increased visibility of the positive, recovery-based side of mental health (high traffic arterial location)
- More opportunities for employment development within the local business community.
- Potential partnership with the Stone Villa housing program to provide reciprocal services and support within the programs including potential supported employment opportunities.
- Larger capacity for community collaboration with other CBOs and mental health programs.




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## VOICES OF RECOVERY

Voices of Recovery is a facilitated, peer-led model that provides wellness, advocacy, and support services for individuals seeking long-term recovery from addiction and substance abuse, primarily through the development of a wellness recovery action plan that is implemented and supported over 8 weeks with ongoing support as needed post program.



The model is more commonly known as WRAP and is a widely respected best practice among the recovery community with a high success rate. San Mateo County has a rich community of WRAP trainers and facilitators that will contribute to and support this operation as a true locally supported program that will be rich with experience and mentors that will add to the success of the participants that enter the program.

The participants will be joining a community that is vested in their commitment to long-term sobriety and will provide ongoing support and acceptance that truly makes the difference in the lives of those that chose to recover.



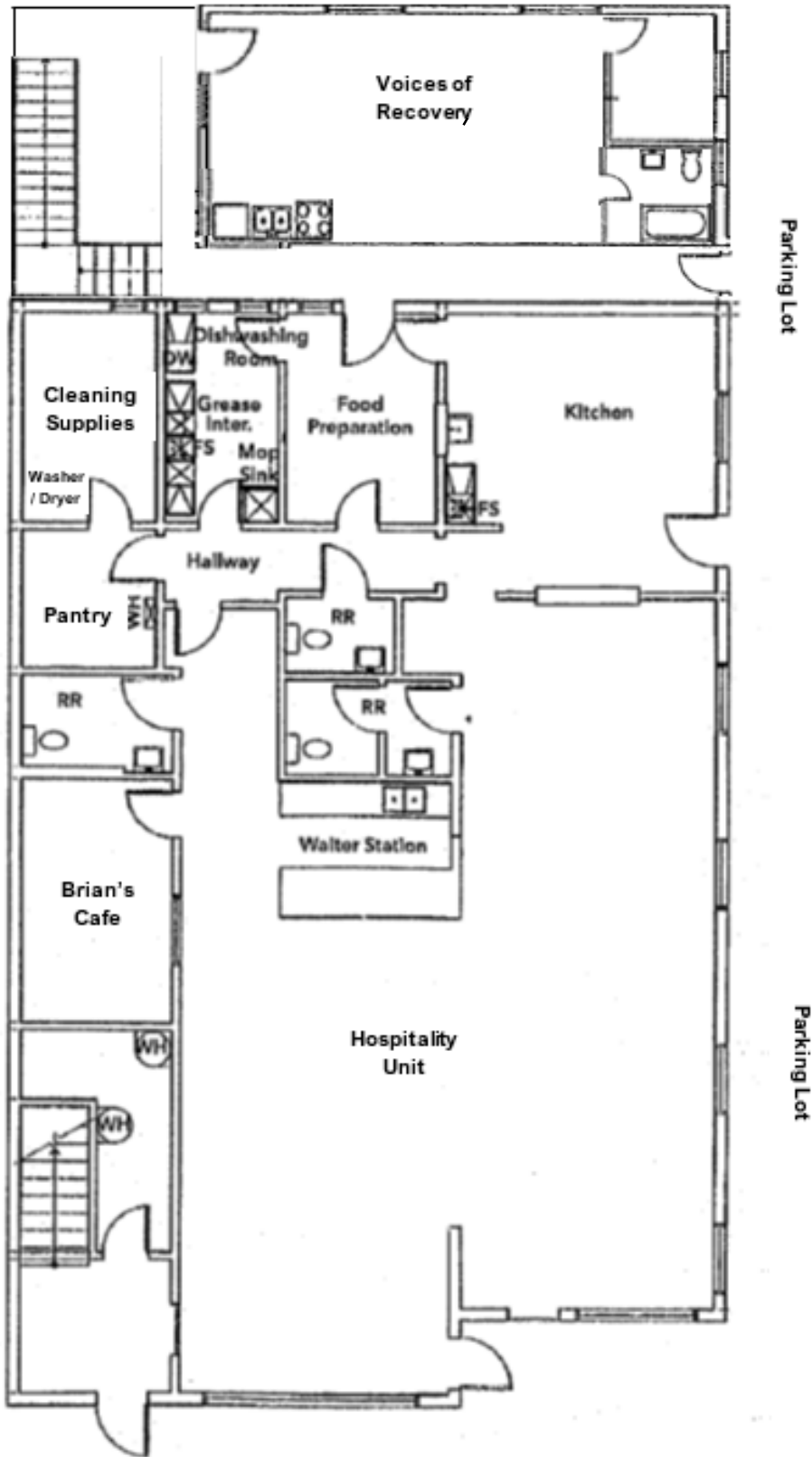

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## DIVISION OF SPACE

The next two pages display the room by room use of the El Camino property. The facility is essentially broken out between the two provider organizations based generally on the physical separation between the main building and the two residential units. The main building would house the operations of California Clubhouse and the two residential units would house the WRAP services for Voices of Recovery.

The separation of the facility in this way is for two reasons. First, the facility will house the California Clubhouse operations in their entirety, including administrative and program activities. Voices of Recovery will be located at the facility for service delivery purposes only. Secondly, the two organizations will be delivering services at different times of the day, with Voices of Recovery primarily offering programming in the late afternoon and evening. Whereas the California Clubhouse will primarily offer programming during typical business hours with little activity in the evenings.

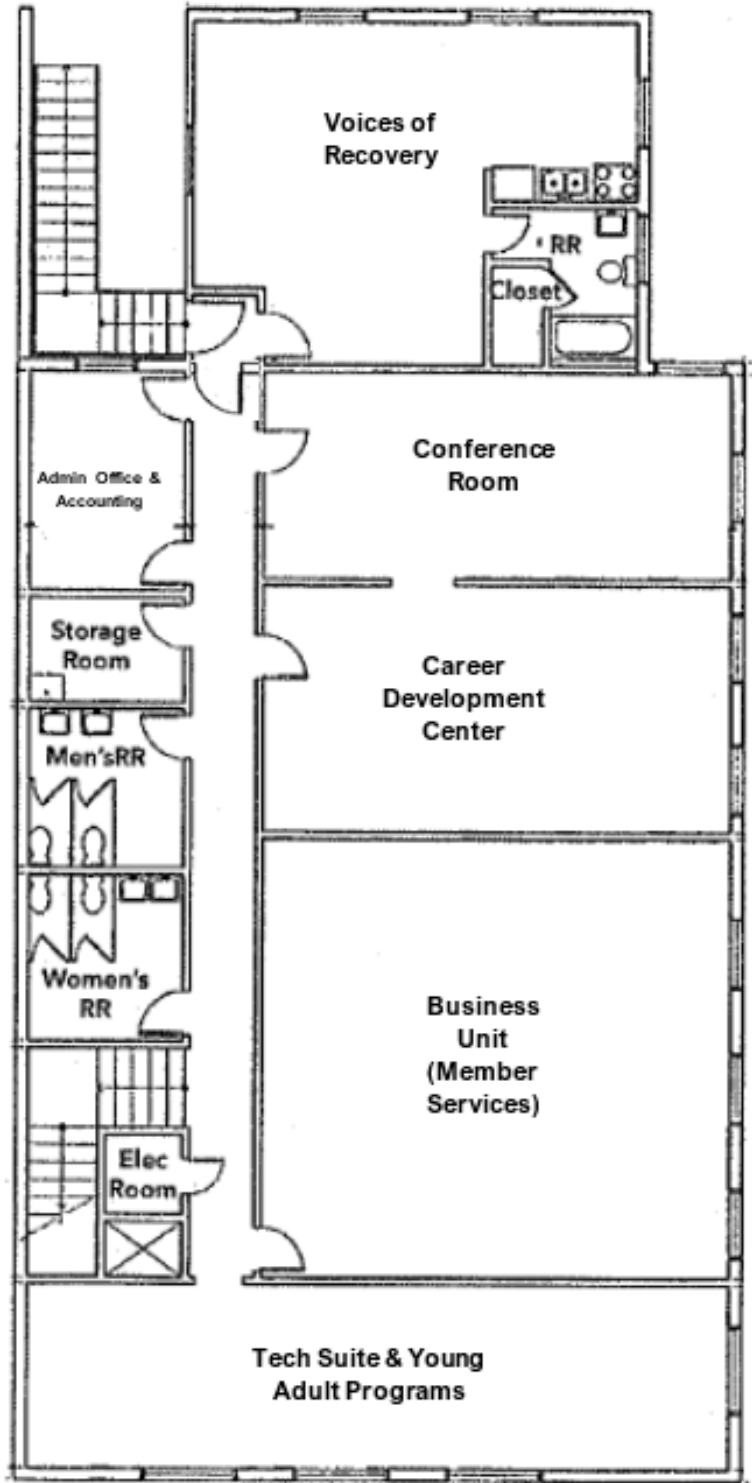
The residential units are conducive to group activities, such as WRAP programming provided by Voices of Recovery due to the amenities in the units, such as a full kitchen for food prep and cooking as an ancillary activity to WRAP that improves participation, as well as washer and dryer, and separate bathroom. Clubhouse International Accreditation limits the use of shared space within California Clubhouse.



FIRST  
FLOOR

2195 El Camino Real

El Camino Real



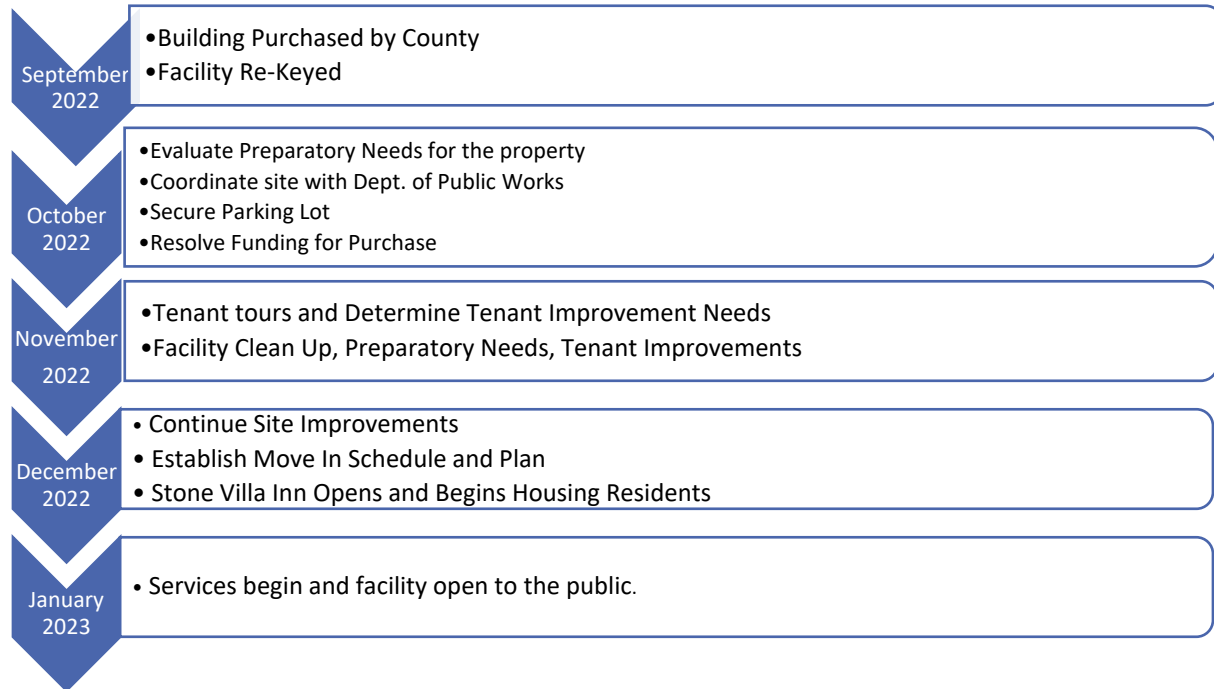
**SECOND  
FLOOR**

2195 El Camino Real

El Camino Real



## TIMELINE AND REMAINING TASKS



## MHSA FUNDING

The County entered into escrow on the property with the intent to use American Rescue Plan Act (ARPA) to purchase the property. However, once in escrow, the County Attorney's Office determined that the project did not meet eligibility criteria for ARPA. Unfortunately, the County was already in escrow so there was no turning back and the ineligibility of the funding source would not cancel the purchase. Therefore, the County was now legally obligated to complete the purchase.

County Administration contacted BHRS to discuss potential funding sources and Realignment and MHSA were identified. The idea of completing a purchase and then subsequently pay the purchasing funding source back after the purchase has been completed needed to be investigated, which occurred. It was found that such a financial approach is allowable and there were many examples across counties that undertook a similar approach.

Armed with the idea that the reimbursement of the purchasing fund can occur post purchase under MHSA, the purchase was completed using a short term loan from the General Fund and MHSA will pay the General Fund back once the review and approval process for MHSA is completed. This facility was originally planned to be programmed with some MHSA funding, but it was expected that the actual purchase would not have impacted BHRS finances.

## CONTACT INFORMATION

Questions and requests for further information can be accommodated through the following contact:  
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