SAN MATEO COUNTY
FY24-25 ANNUAL ACTION PLAN / WINTER NOFA
&
EQUITY INNOVATION FUND NOFA
STUDY SESSION

Thursday, February 22, 2024
1:00 PM – 3:00 PM
# Agenda

<table>
<thead>
<tr>
<th>Time</th>
<th>Item</th>
</tr>
</thead>
<tbody>
<tr>
<td>1:00 PM</td>
<td>Call to Order / Roll Call / Staff and HCDC Introductions</td>
</tr>
<tr>
<td>1:10 PM</td>
<td>Public Comment (on items not on the Agenda)</td>
</tr>
<tr>
<td>1:15 PM</td>
<td>Draft Sources, Uses and Funding Category Allocations</td>
</tr>
</tbody>
</table>
| 1:20 PM  | Review of Applications (staff project presentations followed by HCDC Discussion)  
* Capital Projects: New Affordable Housing Developments, Rehab, & Public Facilities  
* Minor Home Repair Program Applications  
* Rapid Re-housing and Shelter Applications  
* Public Services, Fair Housing, & Economic Development Applications  
* Equity Innovation Fund Applications |
| 2:45 PM  | Next Steps and Next Meeting  
HCDC Public Hearing: Thursday, February 29, 2024, 1-3PM  
350 Convention Way, Redwood City, CA 94063  
AND 2405 Kalanianaole Ave PH – 11, Hilo, Hawaii 96720 |
| 3:00 PM  | Adjourn                                                               |
Call to Order,  
Roll Call,  
Dept. of Housing Staff Introductions
Public Comment
HIGHLIGHTS:

- 41 applications received
  - 4 new applicants: Climate Resilient Communities, One Life Counseling Center, Friends for Youth, & City of East Palo Alto

- Available: ~$6.6M

- Total Requested: ~$15.5M

- Funding Gap: ~$8.7M
### FY24-25 Funding Sources (excluding EIF**)

<table>
<thead>
<tr>
<th>SOURCES*</th>
<th>CDBG*</th>
<th>CDBG REHAB / Revolving Loan Fund (RLF)*</th>
<th>HOME*</th>
<th>Fed ESG*</th>
<th>PLHA*</th>
<th>State ESG*</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Projected Entitlement Grant*</td>
<td>2,449,879</td>
<td>-</td>
<td>1,497,141</td>
<td>228,547</td>
<td>243,469</td>
<td>$161,147</td>
<td>$4,580,183</td>
</tr>
<tr>
<td>Projected New Program Income FY23-24</td>
<td>953,556</td>
<td>81,369</td>
<td>442,041</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>$1,476,967</td>
</tr>
<tr>
<td>Program Income Reconciliation</td>
<td>311,879</td>
<td>4,343</td>
<td>29,439</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>$345,661</td>
</tr>
<tr>
<td><strong>TOTAL NEW SOURCES: ENTITLEMENT &amp; PROGRAM INCOME</strong></td>
<td><strong>$3,715,315</strong></td>
<td><strong>$85,712</strong></td>
<td><strong>$1,968,621</strong></td>
<td><strong>$228,547</strong></td>
<td><strong>$243,469</strong></td>
<td><strong>$161,147</strong></td>
<td><strong>$6,402,812</strong></td>
</tr>
<tr>
<td>Program Administration Cost</td>
<td>$743,063</td>
<td>$17,142</td>
<td>$196,862</td>
<td>$17,141</td>
<td>-</td>
<td>$4,315</td>
<td>$978,523</td>
</tr>
<tr>
<td>Direct Program Delivery Cost</td>
<td>-</td>
<td>$35,000</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>$35,000</td>
</tr>
<tr>
<td><strong>TOTAL NEW SOURCES AFTER PROGRAM ADMIN AND DIRECT PROGRAM DELIVERY COSTS</strong></td>
<td><strong>$2,972,252</strong></td>
<td><strong>$33,569</strong></td>
<td><strong>$1,771,759</strong></td>
<td><strong>$211,405</strong></td>
<td><strong>$243,469</strong></td>
<td><strong>$156,832</strong></td>
<td><strong>$5,389,286</strong></td>
</tr>
<tr>
<td>Other Programmable Funds:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Returned funds</td>
<td>$95,502</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>$95,502</td>
</tr>
<tr>
<td>Unallocated funds from prior years</td>
<td>$1,015,006</td>
<td>-</td>
<td>$172,487</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>$1,187,494</td>
</tr>
<tr>
<td><strong>TOTAL SOURCES FOR NOFA (except deducting Section 108 loan from CDBG)</strong></td>
<td><strong>$4,082,761</strong></td>
<td><strong>$33,569</strong></td>
<td><strong>$1,944,247</strong></td>
<td><strong>$211,405</strong></td>
<td><strong>$243,469</strong></td>
<td><strong>$156,832</strong></td>
<td><strong>$6,672,286</strong></td>
</tr>
<tr>
<td>Section 108 Loan Payment (2024-25)</td>
<td>$505,899</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>$505,899</td>
</tr>
<tr>
<td><strong>TOTAL SOURCES FOR NOFA</strong></td>
<td><strong>$3,576,861</strong></td>
<td><strong>$33,569</strong></td>
<td><strong>$1,944,247</strong></td>
<td><strong>$211,405</strong></td>
<td><strong>$243,469</strong></td>
<td><strong>$156,832</strong></td>
<td><strong>$6,166,385</strong></td>
</tr>
</tbody>
</table>

* FY24-25 funding allocations, and addition of unallocated funds, still pending so the amounts available may differ by +/- 20%

* PLHA funding is dependent on an approved Housing Element plan

** EIF = Equity Innovation Fund NOFA, Measure K funded
Sources vs. Project Applications for FY24-25

FY2024-2025 Sources and Proposed Uses of Funding
Total Estimated Sources vs. Proposed Uses ~$6.6M vs. $15.5M

<table>
<thead>
<tr>
<th>Category</th>
<th>Sources</th>
<th>NOFA Requests</th>
</tr>
</thead>
<tbody>
<tr>
<td>New Construction (HOME, CDBG - for acquisition)</td>
<td>$4,494,382</td>
<td>$11,600,000</td>
</tr>
<tr>
<td>Rehab, Minor Home Repair, &amp; Public Facilities (CDBG)</td>
<td>$458,000</td>
<td>$2,283,936</td>
</tr>
<tr>
<td>Rapid Re-Housing &amp; Shelter Ops. (PLHA/ESG)</td>
<td>$611,707</td>
<td>$611,707</td>
</tr>
<tr>
<td>Equity Innovation Fund (Measure K)</td>
<td>$567,768</td>
<td>$556,058</td>
</tr>
<tr>
<td>Public Services, Econ. Dev. &amp; Fair Housing (CDBG)</td>
<td>$602,297</td>
<td>$410,958</td>
</tr>
</tbody>
</table>

Notes:
- FY24-25 funding allocations, and addition of unallocated funds, still pending so the amounts available may differ by +/- 20%
- PLHA funding is dependent on an approved Housing Element plan
- Some or all CDBG funding allocated to new construction projects could be re-directed toward other CDBG-eligible activities
DOH’s Funding Recommendation Considerations

- Prioritize CDBG funding for projects that are not eligible and/or not competitive for Affordable Housing Fund (AHF) funding
  - Allocate maximum allowed for public service projects, then allocate funding to minor home repair projects, public facilities projects, and small affordable housing rehab projects.

- "Readiness" is a critical factor:
  - Prioritize highly-ranked development projects that are able to rapidly spend CDBG funds (e.g., have received HUD authority to use grant funding - AUGF)
  - Prioritize development projects that are most likely, with the fewest barriers, to apply tax credits in early 2024 and receive tax credit allocations.

- Invest 50% of the County’s annual PLHA allocation to projects serving persons experiencing or at risk of homelessness

- Collaborate with the Department of Housing’s Equity Committee on the review of the Equity Innovation Fund applications
## Sources, Project Applications & Staff Recommendations for FY24-25

FY2024-2025 Sources* and Proposed Uses of Funding

Total Estimated Sources vs. Proposed Uses ~$6.6M vs. $15.5M

<table>
<thead>
<tr>
<th>Source Type</th>
<th>FY24-25 Sources</th>
<th>FY24-25 Requests</th>
<th>Proposed Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>NOFA Sources</td>
<td>$4,494,382</td>
<td>$5,000,000</td>
<td>$602,297</td>
</tr>
<tr>
<td>NOFA Requests</td>
<td>$2,283,936</td>
<td>$611,707</td>
<td>$410,958</td>
</tr>
<tr>
<td>Staff Recommendation</td>
<td>$1,448,936</td>
<td>$611,707</td>
<td>$410,958</td>
</tr>
<tr>
<td>AHF 12 NOFA</td>
<td></td>
<td>$1,300,000</td>
<td></td>
</tr>
</tbody>
</table>

* FY24-25 funding allocations, and addition of unallocated funds, still pending so the amounts available may differ by +/- 20%; PLHA funding is dependent on an approved Housing Element plan.
New Affordable Housing Projects
## FY2024-2025 New Affordable Housing Projects

<table>
<thead>
<tr>
<th>Belmont</th>
<th>Belmont</th>
<th>East Palo Alto</th>
<th>North Fair Oaks</th>
<th>North Fair Oaks</th>
</tr>
</thead>
<tbody>
<tr>
<td>37 units – 18 disabilities</td>
<td>65 units – 17 homeless</td>
<td>79 units for seniors</td>
<td>51 units for seniors</td>
<td>70 units – 36 IDD/PSH</td>
</tr>
<tr>
<td>30-80% AMI</td>
<td>30-80% AMI</td>
<td>35-60% AMI</td>
<td>20-50% AMI</td>
<td>30-60% AMI</td>
</tr>
<tr>
<td>Request: $2M</td>
<td>Request: $1.6M</td>
<td>Request: $2M</td>
<td>Request: $4M</td>
<td>Request: $2M</td>
</tr>
<tr>
<td>AHF 6, 7: $1.9M, 18 PBVs</td>
<td>AHF 11: $4.4M</td>
<td>New project</td>
<td>AHF 10: $0.4M</td>
<td>AHF 10, 11: $0</td>
</tr>
</tbody>
</table>

**Recommended for full funding by staff**

**Not Recommended for funding by staff**
LINC Housing Development: Hill Street

**Summary:**
- Five-story, 37 units, new construction rental housing on El Camino Real in **Highest Resource Area** of Belmont, less than 1/4 mile from Caltrain station.
- Nonprofit developer, **LINC Housing**, with inhouse resident services and Aperto Property Management
- Meets priority for **Supportive Housing**: 18 units for people with disabilities supported by Health Plan of San Mateo County (50% of units)
- Meets priority for **Large Family Housing**: 18 2-BR and 3 BR units (50% of units)
- 22 units at 30% AMI; 14 units at 80% AMI. Avg Affordability: 48.1% AMI.
- **TDC**: $46,677,843 ($1,261,563/du)
- **AHF 6.0 and 7.0 Award**: $1,900,000
- **Winter 24-25 NOFA request**: $2,000,000 (CDBG or HOME)

**Project Status:**
- SB 35 Streamlining and HUD Authority to Use Grant Funds Received
- 18 PBVs committed for people with disabilities
- City DDLA commits land and $1 M loan and City is undertaking demolition
- Enhanced case management committed for 18 disability units by Health Plan of SM
- Submitted TCAC 9% Special Needs application in first round Feb. 2024 but very low tiebreaker
- Construction start date March 2025 (assumes second round TCAC) and end date September 2026

**Leverage:**
- County funding $118,743 per du is **8.4 percent of TDC**
- Former RDA site is priority for City—providing land worth $4 million and $1 million loan.
- 18 PBVs
- Expect Apple Loan of $1,393,500 but not committed
- No state soft funding sources

**Concerns:**
- Extremely high cost per du
- Very Low tiebreaker and high state credit ask
- Project needs more City and County funds to be competitive for tax credits

**Draft Recommendation:** Recommend for HOME funding because Project has Authority to use grant funds (AUGF), PBVs and City funds and apply for tax credits in 2024
**Eden: 851 Weeks Street Apartments**

**Summary:**
- 79-unit senior affordable housing development for seniors earning between 30% and 60% AMI
- Located in Ravenswood EPA near bus transit; walkable to shopping and a community health center
- Unit Mix: Studio (46) and 1-Bedroom (32) units. 19 are at 30% AMI (24%); 40 are at 50% AMI (51%) and 19 are at 60% AMI (24%)
- Winter 2024-25 NOFA request $2,000,000 (HOME) for hard costs
- Strength: Studio and 1-Bedroom units with 24% serving ELI

**Project Status:**
- Master Developer (Sand Hill) will donate the site and approximately $16M in development capital to Eden Housing to fulfill an inclusionary requirement to build market-rate multifamily units
- Eden intends to apply this year for PBVs (although there is not a plan for the County to issue a PBV NOFA this year), AHF 12.0 funds, HCD MHP funds and 4% tax credits in the 2nd round of 2024
- Construction start date: May, 2025
- Construction completion date: November, 2026

**Leverage:**
- County Funds per unit: $25,316. County funds are 3% of total development costs
- Good leverage because of contribution of land and inclusionary in-lieu fees

**Concerns:**
- Minimally adequate commitment (0.4% FTE) for services coordinator, no PSH units
- EPA has not waived / reduced any fees for this affordable housing project (City fees ~$1.7 million out of the total development fees of ~$2.9 million)
- Are the 50% and 60% AMI rents supportable for this population?
- Readiness and project financing plan. If $9M HCD MHP award isn’t received (very competitive) project could not apply for tax credits this year

**Draft Recommendation:** Do not recommend for funding

**Reason:** Project would need to secure an award of $9M HCD-MHP funds plus an allocation of private activity bonds and 4% LIHTC this year to start construction by May 2025 and this scenario seems unlikely. Additionally, if rental assistance is not obtained, rents may be too high for senior population in this community and the commitment of only 0.4% FTE for services coordinator for a senior project seems low. Lastly, the application requested funds for the 13-24 month time period, which is later than all other new construction projects.
**Alta. 2809 El Camino Real, Unincorporated North Fair Oaks**

**Summary:**
- 51 Senior Units (50 Affordable Units + 1 Manager’s Unit) on Developer-owned land in Unincorporated North Fair Oaks on former car wash site.
- 13 at 30% AMI; 37 units at or below 50% AMI.
- 16 studios; 34 one-bedrooms.
- 3 units set aside for Homeless Veterans

**Project Status:**
- Applicant owns site. Entitlement application under SB35 submitted. Entitlement expected early 2024.
- SuperNOFA July 2024 application for IIG & MHP for December 2024 awards.
- TCAC 9% Application by February 2025 for a May 2025 Award
- Construction Period: November 2025 to June 2027
- NEPA requirements have not been achieved. Project has identified in Phase II, demo & other scope that may be necessary for securing NEPA-related approvals.

**Leverage:**
- Requesting $4,000,000 in Federal Funds under this NOFA
- $391,666 awarded under AHF NOFA 10.0
- Total $$$8,055,019 (15.62%) of $51,557,919 in Total Development Costs for project in Unincorporated County of San Mateo.
- $1,000,000 in Committed State of California funding

**Concerns:**
- Consider 2809 ECR as a Tax-Exempt Bond/4% Tax Credits Project, in part given that the planned State of California MHP source provides a lower per unit award to 9% projects.
- 2809 ECR current sources and uses includes 15.62% utilization rate of County of San Mateo Funds, which is higher than other projects – even those in unincorporated County.
- Delays in the entitlement process and/or in funding awards would impact tax credit applying timing and overall project timeline/status.
- NEPA not yet completed.

**Draft Recommendation:** Do not recommend for funding
Novin. 3051 Edison Way

**Summary:**
- 70 units of affordable new construction project located in unincorporated RWC (North Fair Oaks)
- Project will serve 30%-60% AMI households
- 36 units have been set aside for adults with special needs including permanent supportive housing (PSH) units for persons experiencing homelessness and persons with Intellectual and Developmental Disabilities (IDD) (51% of the units).
- Service provider: Housing Choices (IDD unit), Mental Health Association of SMC (PSH unit) and John Stewart Company (general affordable units)
- Project is requesting $2M for acquisition; applied for AHF in 2022 and 2023 but did not receive funding

**Project Status:**
- Entitled (SB 35). Schedule indicates they intend to start construction July 2025; completion in 18 mos
- Conducted an Environmental Assessment Phase 1
- Applied for HCD’s National Housing Trust Fund
- Will apply for SuperNOFA in summer 2024 (IIG) and 4% tax credits in 2025

**Leverage:**
- $28K County funds per unit ($2M/70 units; 3.4% of TDC)
- Located in North Fair Oaks, so no city funds available.

**Concerns:**
- No committed local gap funding to date
- Feasibility concerns given large funding gap: project is seeking $14M from HCD NHTF, $5.1M from state IIG, and $2.5M from upcoming AHF 12. Need all of these in 2024 in order to start construction in 2025.
- Mix of special needs populations is challenging; developer has no experience with this mix of IDD and homeless/PSH populations.
- Although Sponsor obtained MOU’s for services provision, no commitment secured for funding PSH supportive services or rental assistance for PSH units.

**Draft Recommendation:** Do not recommended for funding
FY24-25 Recommended Projects

Capital Projects

New Housing Development

Linc

Hill Street

Abode

Ridge at Ralston

Source of funding | Funding constraints | Number of projects | Recommended Funding Amount* |
<table>
<thead>
<tr>
<th></th>
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</thead>
<tbody>
<tr>
<td>HOME</td>
<td>New &amp; Rehab Projects</td>
<td>1 - Linc</td>
<td>$1.8M~ (100% HOME Funding)</td>
</tr>
<tr>
<td>CDBG</td>
<td>New Construction (acquisition by public/nonprofit entity only)</td>
<td>0</td>
<td>$1.2M-$1.6M</td>
</tr>
</tbody>
</table>

Projects NOT Recommended for Funding | Amount Requested |
<table>
<thead>
<tr>
<th></th>
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</thead>
<tbody>
<tr>
<td>Eden – 851 Weeks Street Apartments</td>
<td>$2M</td>
</tr>
<tr>
<td>Alta – 2809 El Camino Real</td>
<td>$4M</td>
</tr>
<tr>
<td>Novin – 3051 Edison Way</td>
<td>$2M</td>
</tr>
</tbody>
</table>

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Affordable Housing Rehabilitation Projects
FY2024-2025 Affordable Housing Rehab Projects

Laureola Oaks
Coastside Associates (MidPen)
- Replace aging windows to provide a safe and sustainable housing community for 16 low-income families. Building constructed in 1994; reserves are less than $35K
- $270,427 (89% total cost)
- Recommend: Yes

Existing Unit Rehab Project
City of Foster City
- Rehabilitate 2 City-owned homes to prepare them for supportive housing
- $198,820 (74% total cost)
- Condition: firmer plan for supportive services
- Recommend: Yes

Homeowner Rehab Loan Prog.
City of Foster City
- Provide low-interest, long-term loans (6 up to $75K) and small grants (12 @ $2.5K) for home repairs that will enable lower-income homeowners to remain in their homes and bring them up to a safe condition.
- $335,000 (75% total cost)
- Recommend: Minor home repair: No, refer to existing providers. Loan program: No

**HCDC discussion:** Re-open a homeowner rehab loan program? County closed its own more than a decade ago due to the exorbitant costs of bringing homes up to code
Public Facilities & Minor Home Repair Projects
### FY2024-2025 Public Facilities Applications

<table>
<thead>
<tr>
<th>Organization</th>
<th>Description</th>
<th>Scope</th>
<th>Cost</th>
<th>Any Issues</th>
<th>Recommend</th>
<th>Conditions</th>
<th>Recommend</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Mental Health Association:</strong></td>
<td>Spring Street Fire Alarm System</td>
<td>Fire alarm for their Spring Street shelter</td>
<td>$96,000 (100% of total cost)</td>
<td>Did not submit evidence of three bids. MHA did reach out to several companies but did not include prevailing wage requirement. $95K quote could be higher due to prevailing wage.</td>
<td>Yes, with conditional funding.</td>
<td>1. Provide three bids. 2. MHA to fund a portion of the cost.</td>
<td></td>
</tr>
<tr>
<td><strong>Mercy Housing California:</strong></td>
<td>Middlefield Childcare Center</td>
<td>Build out a childcare center for 40 infant/toddlers. Service provided by Peninsula Family Services</td>
<td>$500,000 (7% of total cost)</td>
<td>Funds to pay for tenant improvements include ineligible CDBG expenses (i.e., furnishing, utilities and landscaping). Concerns regarding feasibility of project timeline: Construction is to start 08/2024 but architectural drawings are not completed. Timing could be an issues because of County timeliness performance.</td>
<td>No.</td>
<td></td>
<td>Yes</td>
</tr>
<tr>
<td><strong>Rebuilding Together:</strong></td>
<td>National Rebuilding Day – Community Facilities-2x annually</td>
<td>Volunteer-driven community facility rehabilitation and repair program. Will assist with health/safety repairs for 5 facilities.</td>
<td>$74,949 (29.5% of total cost)</td>
<td>None</td>
<td>Yes</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Project WeHope:</strong></td>
<td>Shelter Upgrades</td>
<td>8 commercial washers and dryers and an updated laundry room</td>
<td>$150,000 (93% of total cost)</td>
<td>Doing laundry is a critical life skill and clean clothes equate to dignity.</td>
<td>Yes</td>
<td></td>
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</tr>
<tr>
<td>FY2024-2025 Minor Home Repair Applications</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td><strong>Housing Accessibility Modifications (HAM)</strong></td>
<td><strong>Resilient Homes Minor Home Repair Program</strong></td>
<td><strong>Safe at Home</strong></td>
<td><strong>National Rebuilding Day – Home Rehab</strong></td>
<td><strong>Coastside Minor Home Repair</strong></td>
<td></td>
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<tr>
<td><img src="image1" alt="Image of Housing Accessibility Modifications (HAM)" /></td>
<td><img src="image2" alt="Image of Resilient Homes Minor Home Repair Program" /></td>
<td><img src="image3" alt="Image of Safe at Home" /></td>
<td><img src="image4" alt="Image of National Rebuilding Day – Home Rehab" /></td>
<td><img src="image5" alt="Image of Coastside Minor Home Repair" /></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>26 Households</td>
<td>15 Households</td>
<td>30 Households</td>
<td>8 Households</td>
<td>40 Households</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Individuals with disabilities (19.8% of all County residents)</td>
<td>Goal: reduce utility costs</td>
<td>Allow low-income seniors to remain at home; prevent falls</td>
<td>Help low-income neighbors live in “Healthy Homes”</td>
<td>Homes of low-inc. seniors and adults with disabilities safer and more accessible</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>$60,000</td>
<td>$61,281</td>
<td>$348,535</td>
<td>$118,514</td>
<td>$70,290</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Recommend</td>
<td>Recommend 95%</td>
<td>Discuss per HH cost</td>
<td>Discuss per HH cost</td>
<td>Recommend</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total cost/HH</strong></td>
<td><strong>$2,308 per HH</strong></td>
<td><strong>$4,085 per HH</strong></td>
<td><strong>$11,518 per HH</strong></td>
<td><strong>$14,814 per HH</strong></td>
<td><strong>$1,757 per HH</strong></td>
<td></td>
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</tr>
</tbody>
</table>
FY24-25 Recommended Projects

Source of funding | Funding constraints | Number of projects | Recommended Funding Amount* |
--- | --- | --- | --- |
HOME | New & Rehab Projects | 1 | ~$1.8M (100% HOME Funding) |
CDBG | New Construction (acquisition only) | 0 | ~$1.2M-$1.6M |
CDBG | Rehab Projects | 2 | $469,247 |
CDBG | Public Facilities Projects | 3 | $320,949 |
CDBG | Minor Home Repair Projects | 5 | $658,620 |

Projects NOT Recommended for Funding
- Eden – 851 Weeks Street Apartments: $2M
- Alta – 2809 El Camino Real: $4M
- Novin – 3051 Edison Way: $2M
- City of Foster City – Homeowner Rehab Loan Program: $335,000
- Mercy Housing – Middlefield Childcare Center: $500,000

*FY24-25 funding allocations, and addition of unallocated funds, still pending so the amounts available may differ by +/- 20%
Community Development Projects
FY24-25 Recommended Projects

Community Development
- Fair Housing
- Legal, Shelter Operations
- General Public Service
- Micro-Enterprise & Economic Development

Bay Area Legal Aid
Domestic Violence Legal Safety Net Project
- HomeSavers
Legal Aid Society of San Mateo
- Fair Housing
Project Sentinel
- Fair Housing
Renaissance Entrepreneurship Center
Creating Econ. Opp. For Low Income Workers
- Safe House
CORA
LifeMoves
- Haven
LifeMoves
- Coast House
Samaritan House
- First Step
- Safe Harbor
Samaritan House
- Housing Location
StarVista
- Daybreak
LifeMoves
- Rapid Re-housing
Peninsula Volunteers
- Meals on Wheels
CALL Primrose
- CALL Pantry
CALL Pantry
Samaritan House
- CORE Services Program
Coastside Adult Day Health Center
Aging in Place
El Concilio of San Mateo County
Emergency Services Partnership
Friends for Youth
Mentoring Services

Source of funding*

<table>
<thead>
<tr>
<th>Source of funding*</th>
<th>Funding constraints</th>
<th>Number of projects</th>
<th>Recommended Funding Amount</th>
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</thead>
<tbody>
<tr>
<td>PLHA, Federal/State ESG, CDBG</td>
<td>Services for persons Experiencing Homelessness</td>
<td>8</td>
<td>$687,725</td>
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<tr>
<td>CDBG</td>
<td>Public Services: ≤15% of CDBG allocation</td>
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<tr>
<td>CDBG</td>
<td>Economic Development</td>
<td>1</td>
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</table>

*FY24-25 funding allocations, and addition of unallocated funds, still pending so the amounts available may differ by +/- 20%; PLHA funding is dependent on an approved Housing Element plan
FY2024-2025 Legal, Fair Housing, & Micro-Enterprise & Economic Development Applications

Bay Area Legal Aid: Domestic Violence Legal Safety Net Project

- **Scope**: Provides free, multi-lingual legal assistance to low-income survivors of domestic violence, sexual assault, and trafficking.
- **Cost**: $36,316 (4% of total cost)
- **Any issues**: None
- **Recommend**: Yes

Legal Aid Society of San Mateo County: Homesavers

- **Scope**: Legal assistance to elderly persons/seniors and severely disabled adults who are threatened with losing their homes or living in substandard conditions with the goals of keeping them in their homes;
- **Cost**: $25,000 (2% of total cost)
- **Any issues**: low percentage of committed vs. total program funding
- **Recommend**: Yes

Project Sentinel: Fair Housing

- **Scope**: Comprehensive fair housing services of proactive community outreach and education to home seekers. Reactive complaint investigations seeking remedies for victims of housing discrimination.
- **Cost**: $34,624 (4% of total cost)
- **Any issues**: None
- **Recommend**: Yes

Renaissance Entrepreneurship Ctr.: Creating Econ. Opp. for Low-Income Workers

- **Scope**: Customized small business training, including 1:1 consulting and access to resources, networks and capital
- **Cost**: $45,000 (26% of total cost)
- **Any issues**: None
- **Recommend**: Yes

All projects recommended for funding
FY2024-2025 Shelter Operations Support Projects

**CORA - Safe House**
- **Cost**: $49,999 (30% of total cost)
- **Scope**: Operational support for Safe Houses
- **Population**: Survivors of domestic violence
- **Any issues**: None

**LifeMoves – Haven**
- **Cost**: $84,065 (6% of total cost)
- **Any issues**: Unduplicated clients served

**LifeMoves – Coast House**
- **Cost**: $132,587 (6% of total cost)
- **Any issue**: Unduplicated clients served, completion of operational funding

**LifeMoves – First Step**
- **Cost**: $116,000 (5% of total cost)
- **Any issues**: Unduplicated clients served

**Samaritan House – Safe Harbor**
- **Cost**: $33,000 (1% of total cost)
- **Any issues**: None

**Samaritan House - Housing Location**
- **Cost**: 80,000 (3% of total cost)
- **Any issues**: None

**StarVista - Daybreak**
- **Cost**: $35,021 (4% of total cost)
- **Population**: Transitional aged youth
- **Any issues**: None

**LifeMoves – Rapid Rehousing**
- **Cost**: $157,053 (12% of total cost)
- **Scope**: Rapid Rehousing for persons experiencing homelessness
- **Population**: Persons experiencing homelessness
- **Any issues**: None

All projects recommended for funding
FY2024-2025 Other Public Service Projects

Peninsula Volunteers
- Meals of Wheels
- Home Delivered meals for older adults/adults living with a disability
- $25,000
- Issues: None

CALL Primrose
- CALL Community Pantry
- Drop-in grocery pantry program, providing free groceries to low-income individuals, families and seniors
- $25,000
- Issues: None

Coastside Adult Day Health Center
- Aging in Place
- Provides health care to frail, elderly, and disabled individuals in a day environment, helping them remain as healthy, active, and independent as possible.
- $25,000
- Issues: None

El Concilio of San Mateo County
- Emergency Services Partnership
- Provide safety-net services such as shelter, utility assistance, food.
- $34,000
- Issues: Delays in submitting quarterly reports and reimbursement requests
- $25,000
- Issues: None

Friends for Youth
- Mentoring Services
- Mentoring and holistic services for underserved youth who require resiliency-building skills
- $30,000
- Issues: Financial projection concerns, but recommended

Samaritan House
- CORE services Program
- Provides safety-net services such as food, clothing, shelter & healthcare to low-income residents.
- $55,000
- Issues: None

All projects recommended for funding
Equity Innovation Fund
Projects
## FY2024-2025 Equity Innovation Fund Projects

<table>
<thead>
<tr>
<th>City of East Palo Alto: Affordable Housing Preservation – Program Guidelines and Community Engagement</th>
<th>Community Legal Services in East Palo Alto: Legal Services for Equitable, Healthy Housing</th>
<th>Legal Aid Society of San Mateo County: Eviction Defense Services and Tenant Education</th>
<th>Life Moves: Credit and Debt Counseling and Support</th>
<th>Mental Health Association: Housing Voucher Navigation Program</th>
<th>One Life Counseling Center: Bridging Gaps &amp; Building Futures: Advancing Equity in the Mental Health Workforce</th>
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</thead>
<tbody>
<tr>
<td><strong>60 individuals</strong></td>
<td><strong>45 Individuals</strong></td>
<td><strong>117 Individuals</strong></td>
<td><strong>130 Individuals</strong></td>
<td><strong>75 Individuals</strong></td>
<td><strong>5 Individuals</strong></td>
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<tr>
<td>Protect low-income BIPOC residents through engagement to prepare for anti-displacement strategy</td>
<td>Case management &amp; housing legal services such as pre-eviction &amp; eviction proceedings, illegal rent increases, and discrimination</td>
<td>Direct legal services, outreach, and education to low-income tenants in San Mateo County.</td>
<td>Credit and Debt Education for homeless individuals</td>
<td>Assist with chronically homeless individuals, referred through the CES program, complete housing documentation</td>
<td>Rental subsidies for pre-licensed mental-health clinicians of 50% AMI and Latinx Descent</td>
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<td><strong>$100,000</strong></td>
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<td>Recommend</td>
<td>Recommend</td>
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<td>No Issues Identified</td>
<td>Requested funding for similar scope through other sources managed by the County.</td>
<td>Requested funding for similar scope through other sources managed by the County.</td>
<td>No Issues Identified</td>
<td>No Issues Identified</td>
<td>Further review of program scope and design.</td>
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Next Steps:

DOH Staff to Forward Additional Questions to Applicants, Answers to Share at Public Hearing

Next Meeting:

Public Hearing on February 29, 2024
1:00PM-3:00PM