County of San Mateo Department of Housing Community Development Committee (HCDC)

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

Thursday, February 29, 2024
1:00 PM – 3:00 PM
<table>
<thead>
<tr>
<th>Time</th>
<th>Item</th>
</tr>
</thead>
<tbody>
<tr>
<td>1:00 PM</td>
<td>1. Monterra Announcement</td>
</tr>
<tr>
<td>1:05 PM</td>
<td>2. Call to Order / Roll Call / Staff and HCDC Introductions</td>
</tr>
<tr>
<td>1:10 PM</td>
<td>3. Public Comment (on items not on the Agenda)</td>
</tr>
<tr>
<td>1:15 PM</td>
<td>4. Draft Sources, Uses and Funding Category Allocations</td>
</tr>
<tr>
<td>1:20 PM</td>
<td>5. Public Hearing (Applicant speakers)</td>
</tr>
<tr>
<td></td>
<td>* Capital Projects: New Affordable Housing Development Applications</td>
</tr>
<tr>
<td></td>
<td>* Capital Projects: Rehabilitation, Public Facilities, &amp; Minor Home Repair Program Applications</td>
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<tr>
<td></td>
<td>* Community Development Applications: Rapid Re-housing and Shelter Applications; Public Services, Fair Housing, &amp; Economic Development Applications</td>
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<td></td>
<td>* Equity Innovation Fund Applications</td>
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<tr>
<td>2:20 PM</td>
<td>6. Other Public Comment</td>
</tr>
<tr>
<td>2:25 PM</td>
<td>7. Close Public Hearing</td>
</tr>
<tr>
<td>2:30 PM</td>
<td>8. Committee Vote</td>
</tr>
<tr>
<td>3:00 PM</td>
<td>9. Announcements and adjourn</td>
</tr>
</tbody>
</table>
Call to Order & Roll Call
Public Comment
(items not on the agenda)
FY24-25 WINTER & EQUITY INNOVATION FUND (EIF) NOFA Highlights

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>-</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>$5,389,288</strong></td>
</tr>
<tr>
<td>Other Programmable Funds:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</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>$6,672,285</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></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>

*Note: Additional money has been added to this NOFA from past closed and unallocated programs/projects.*

* 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
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

* FY24-25 funding allocations, and addition of unallocated funds, still pending so the amounts available may differ by +/- 25%; PLHA funding is dependent on an approved Housing Element plan.
Public Hearing

FY24-25 Annual Action Plan

State PLHA/ESG Funding Commitments

Equity Innovation Fund Awards
New Affordable Housing Development Projects
Public Hearing: New Housing Development Applications

Virtual:
1. LINC Housing Development: Hill Street
2. Eden Housing: 851 Weeks Street

In-Person:
1. Alta Housing: 2809 El Camino Real
2. Novin Housing Corp.: 3051 Edison Way
# FY2024-2025 New Affordable Housing Projects

<table>
<thead>
<tr>
<th>Location</th>
<th>Projects</th>
<th>Units</th>
<th>AMI Categories</th>
<th>Requests</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Belmont</strong></td>
<td>Linc – Hill St.</td>
<td>37 units</td>
<td>30-80% AMI</td>
<td>Request: $2M</td>
<td><strong>Not recommended for funding</strong></td>
</tr>
<tr>
<td></td>
<td>Alta – 2809 El Camino</td>
<td>51 units</td>
<td>20-50% AMI</td>
<td>Request: $4M</td>
<td><strong>Not recommended for funding</strong></td>
</tr>
<tr>
<td></td>
<td>Eden – 851 Weeks St</td>
<td>79 units</td>
<td>35-60% AMI</td>
<td>Request: $2M</td>
<td><strong>Not recommended for funding</strong></td>
</tr>
<tr>
<td></td>
<td>Novin – 3051 Edison</td>
<td>70 units</td>
<td>30-60% AMI</td>
<td>Request: $2M</td>
<td><strong>Not recommended for funding</strong></td>
</tr>
</tbody>
</table>

### Additional Information:
- **Tax Credit Application**:
  - Belmont: Feb. 2024
  - North Fair Oaks: 2nd Round of 2024
  - East Palo Alto: February 2025
  - Novin: 2025
- **Ability to meet timely use of funds**:
  - Belmont: Limited ability
  - North Fair Oaks: Limited ability
  - East Palo Alto: Limited ability
- **Use of funds**: Hard & Soft Costs
- **Recommended**
  - Belmont: ~$2M in HOME funding
  - North Fair Oaks: Recommendation of ~$1.8M in CDBG funding to be confirmed
  - East Palo Alto: Not recommended for funding
  - Novin: Not recommended for funding

* FY24-25 funding allocations, and addition of unallocated funds, still pending so the amounts available may differ by +/- 25
Rehabilitation, Public Facilities & Minor Home Repair Projects
Public Hearing: Rehabilitation Applications

**Virtual:**

**In-Person:**
1. City of Foster City: Low Income Homeowner Rehab Program
2. City of Foster City: Existing Unit Rehab Project
# FY2024-2025 Affordable Housing Rehab Projects

## Laureola Oaks

- **Coastside Associates (MidPen)**
  - Replace aging windows to provide safe and sustainable housing for 16 low-income families. Building constructed in 1994; reserves <$35K; City contributed $30K; energy efficiency programs explored
  - $270,427 (89% total cost)
  - Recommend: Yes

## Foster City

### 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*: No. Minor home repair component - Refer to newly-funded providers in this NOFA cycle.

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*County closed its own homeowner rehab loan program more than a decade ago due to the exorbitant costs of bringing homes up to code. These costs have not decreased. County/HCDC in agreement that, at present, federal funds will not be used to support these types of programs. Decision not a reflection of the quality of the application.

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

Virtual:
1. Project WeHOPE: Shelter Upgrades

In-Person:
1. Rebuilding Together: National Rebuilding Day – Community Facilities
2. Mercy Housing California: Middlefield Childcare Center
3. Mental Health Association: Spring Street Fire Alarm
## FY2024-2025 Public Facilities Applications

### Mental Health Association: Spring Street Fire Alarm System

- **Scope**: Fire alarm for their Spring Street shelter
- **Cost**: $96,000 (100% of total cost)
- **Any issues**:  
  - 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.
- **Recommend**: Yes, with conditions (e.g., provide three bids; adhere to federal labor standards; MHA to fund a portion of the cost).

### Mercy Housing California: Middlefield Childcare Center

- **Scope**: Build out a childcare center for 40 infant/toddlers. Service provider: Peninsula Family Services
- **Cost**: $500,000 (7% of total cost)
- **Any issues**:  
  - Funds for tenant improvements include ineligible CDBG expenses (i.e., furnishing, landscaping)
  - Concerns regarding feasibility of project timeline: Construction is to start 08/2024 but architectural drawings are not completed.
  - Timing could be an issue because of County timeliness performance.
- **Recommend**: No. Great project & need for infant/toddler classrooms but cannot recommend funding due to concerns on construction timing and eligible items to be paid with CDBG funds.

### Rebuilding Together: National Rebuilding Day – Community Facilities-2x annually

- **Scope**: Volunteer-driven community facility rehabilitation and repair program. Will assist with health/safety repairs for 5 facilities.
- **Cost**: $74,949 (29.5% of total cost)
- **Any issues**: None
- **Recommend**: Yes

### Project WeHope: Shelter Upgrades

- **Scope**: 8 commercial washers and dryers and an updated laundry room
- **Cost**: $150,000 (93% of total cost)
- **Any issues**: Doing laundry is a critical life skill and clean clothes equate to dignity.
- **Recommend**: Yes

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* FY24-25 funding allocations, and addition of unallocated funds, still pending so the amounts available may differ by +/- 25%
Public Hearing: Minor Home Repair

**Virtual:**
1. Center for Independence of Individuals with Disabilities: Housing Accessibility Modifications
2. Climate Resilient Communities: Resilient Homes Minor Home Repair Program
3. Senior Coastsiders: Coastside Minor Home Repair

**In-Person:**
1. Rebuilding Together: Safe at Home
2. Rebuilding Together: National Rebuilding Day – Home Rehab
## FY2024-2025 Minor Home Repair Applications

<table>
<thead>
<tr>
<th>Program</th>
<th>Description</th>
<th>Goal</th>
<th>Specific Applicants</th>
<th>Funding</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing Accessibility Modifications (HAM)</td>
<td></td>
<td></td>
<td>Individuals with disabilities (19.8% of all County residents)</td>
<td>$60,000</td>
</tr>
<tr>
<td>Resilient Homes Minor Home Repair Program</td>
<td>Goal: reduce utility costs</td>
<td>15 Households</td>
<td>$61,281</td>
<td></td>
</tr>
<tr>
<td>Safe at Home</td>
<td>Allow low-income seniors to remain at home; prevent falls</td>
<td>30 Households</td>
<td>$348,535</td>
<td></td>
</tr>
<tr>
<td>National Rebuilding Day – Home Rehab</td>
<td>Help low-income neighbors live in “Healthy Homes”</td>
<td>8 Households</td>
<td>$118,514</td>
<td></td>
</tr>
<tr>
<td>Coastside Minor Home Repair</td>
<td>Homes of low-inc. seniors and adults with disabilities are safer and more accessible</td>
<td>40 Households</td>
<td>$70,290</td>
<td></td>
</tr>
</tbody>
</table>

**Total cost/HH**

- **$2,308 per HH**
- **$4,085 per HH**
- **$11,518 per HH**
- **$14,814 per HH**
- **$1,757 per HH**

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

Virtual:
1. CALL Primrose: CALL Community Pantry
2. Coastside Adult Day Health Center: Aging in Place
3. Legal Aid Society of San Mateo County: Homesavers
4. LifeMoves: Shelter Ops – Haven, Rapid Re-housing, First Step, Coast House
5. StarVista: Daybreak
6. Project Sentinel: Fair Housing

In-Person:
1. Bay Area Legal Aid: Domestic Violence Legal Safety Net Project
2. El Concilio: El Concilio of San Mateo County Emergency Services Partnership
3. Friends for Youth: Friends for Youth Mentoring Services
4. Peninsula Volunteers, Inc.: Meals on Wheels
5. Samaritan House: Housing Location, Core Services, & Safe Harbor Shelter
6. CORA: Safe House

*Representatives from the Renaissance Entrepreneurship Center were unable to attend
### FY2024-2025 Legal, Fair Housing, & Micro-Enterprise & Economic Development Applications

<table>
<thead>
<tr>
<th>Project</th>
<th>Scope</th>
<th>Cost</th>
<th>Any issues</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Bay Area Legal Aid: Domestic Violence Legal Safety Net Project</strong></td>
<td>Provides free, multi-lingual legal assistance to low-income survivors of domestic violence, sexual assault, and trafficking.</td>
<td>$36,316 (4% of total cost)</td>
<td>None</td>
</tr>
<tr>
<td><strong>Legal Aid Society of San Mateo County: Homesavers</strong></td>
<td>Legal assistance to elderly persons and severely disabled adults threatened with losing their homes or living in substandard conditions with the goals of keeping them in their homes;</td>
<td>$25,000 (2% of total cost)</td>
<td>low percentage of committed vs. total program funding</td>
</tr>
<tr>
<td><strong>Project Sentinel: Fair Housing</strong></td>
<td>Comprehensive fair housing services: proactive community outreach and education to home seekers. Reactive complaint investigations seeking remedies for victims of housing discrimination.</td>
<td>$34,624 (4% of total cost)</td>
<td>None</td>
</tr>
<tr>
<td><strong>Renaissance Entrepreneurship Ctr.: Creating Econ. Opp. for Low-Income Workers</strong></td>
<td>Customized small business training, including 1:1 consulting and access to resources, networks and capital</td>
<td>$45,000 (26% of total cost)</td>
<td>None</td>
</tr>
</tbody>
</table>

**All projects recommended for full funding**

* FY24-25 funding allocations, and addition of unallocated funds, still pending so the amounts available may differ by +/- 25%
## FY2024-2025 Shelter Operations Support Projects

<table>
<thead>
<tr>
<th>Project</th>
<th>Cost</th>
<th>Scope</th>
<th>Population</th>
<th>Any issues</th>
</tr>
</thead>
<tbody>
<tr>
<td>CORA – Safe House</td>
<td>$49,999 (30% of total cost)</td>
<td>Operational support for Safe Houses</td>
<td>Survivors of domestic violence</td>
<td>None</td>
</tr>
<tr>
<td>LifeMoves – Haven</td>
<td>$84,065 (6% of total cost)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>LifeMoves – Coast House</td>
<td>$132,587 (6% of total cost)</td>
<td></td>
<td>Unduplicated clients served, completion of operational funding</td>
<td></td>
</tr>
<tr>
<td>LifeMoves – First Step</td>
<td>$116,000 (5% of total cost)</td>
<td></td>
<td>Unduplicated clients served</td>
<td></td>
</tr>
<tr>
<td>Samaritan House – Safe Harbor</td>
<td>$33,000 (1% of total cost)</td>
<td></td>
<td></td>
<td>None</td>
</tr>
<tr>
<td>Samaritan House – Housing Location</td>
<td>$80,000 (3% of total cost)</td>
<td></td>
<td></td>
<td>None</td>
</tr>
<tr>
<td>StarVista - Daybreak</td>
<td>$35,021 (4% of total cost)</td>
<td></td>
<td>Transitional aged youth</td>
<td>None</td>
</tr>
<tr>
<td>LifeMoves – Rapid Re-housing</td>
<td>$157,053 (12% of total cost)</td>
<td></td>
<td>Rehouse persons experiencing homelessness</td>
<td>None</td>
</tr>
</tbody>
</table>

*All projects recommended for full funding*

* FY24-25 funding allocations, and addition of unallocated funds, still pending so the amounts available may differ by +/- 25%; PLHA funding is dependent on an approved Housing Element plan.
<table>
<thead>
<tr>
<th>Project</th>
<th>Description</th>
<th>Budget</th>
<th>Issues</th>
</tr>
</thead>
<tbody>
<tr>
<td>Peninsula Volunteers</td>
<td>Meals of Wheels: Home Delivered meals for older adults/adults living with a disability</td>
<td>$25,000</td>
<td>None</td>
</tr>
<tr>
<td>CALL Primrose</td>
<td>CALL Community Pantry: Drop-in grocery pantry: free groceries for low-income individuals, families and seniors</td>
<td>$25,000</td>
<td>None</td>
</tr>
<tr>
<td>Aging in Place</td>
<td>提供健康护理给脆弱、长者和残疾的个人在一天的环境中，帮助他们尽可能保持健康、活跃和独立。</td>
<td>$25,000</td>
<td>None</td>
</tr>
<tr>
<td>Emergency Services Program</td>
<td>Emergency Services Program: Trusted bi-lingual / bi-cultural case workers deliver culturally, linguistically and literacy competent support service (e.g., assistance with CalFresh, Medi-CAL, LIHEAP, and PG&amp;E discount program signups; referrals to core service)</td>
<td>$34,000</td>
<td>Delays in reporting / invoicing</td>
</tr>
<tr>
<td>Friends for Youth</td>
<td>Mentoring Services: Mentoring and holistic services for underserved youth who require resiliency-building skills</td>
<td>$30,000</td>
<td>None</td>
</tr>
<tr>
<td>Samaritan House</td>
<td>CORE services Program: Provides safety-net services such as food, clothing, shelter &amp; healthcare to low-income residents.</td>
<td>$55,000</td>
<td>None</td>
</tr>
</tbody>
</table>

All projects recommended for full funding

* FY24-25 funding allocations, and addition of unallocated funds, still pending so the amounts available may differ by +/- 25%; PLHA funding is dependent on an approved Housing Element plan
Equity Innovation Fund Projects
Public Hearing: Equity Innovation Fund Applications

Virtual:
1. City of East Palo Alto: Affordable Housing Preservation – Program Guidelines & Community Engagement
2. One Life Counseling Center: Bridging Gaps & Building Futures: Advancing Equity in the Mental Health Workforce
3. Community Legal Services in East Palo Alto: Legal Services for Equitable Housing

In-Person:
1. LifeMoves: Credit & Debt Counseling & Support
2. Mental Health Association: Housing Voucher Navigation Program
Equity Innovation Fund Intent

Summary:

The Equity Innovation Fund (EIF) was established to inspire applicants to explore solutions to housing and community development issues that are outside of traditional programs and projects and have the potential to create new opportunities to address community needs in innovative ways.

This is to foster approaches that integrate greater equity into meeting the needs of the most vulnerable and diverse populations in San Mateo County.
### FY2024-2025 Equity Innovation Fund Returning Projects

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Intake</th>
<th>Use of Funds</th>
<th>Exceeded Goal</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community Legal Services in East Palo Alto: Legal Services for Equitable, Healthy Housing</td>
<td>45 Individuals</td>
<td>Case management &amp; housing legal services: pre-eviction &amp; eviction proceedings, illegal rent increases, discrimination</td>
<td>Exceeded primary goal by 161%. Intakes remain very high; have hired more staff and increased efforts for pro-bono work.</td>
<td>Use of funds: staff salaries and equipment to conduct work.</td>
</tr>
<tr>
<td>Legal Aid Society of San Mateo County: Eviction Defense Services and Tenant Education</td>
<td>117 Individuals</td>
<td>Direct legal services, outreach, and education to tenants subject to disinvestment in San Mateo County.</td>
<td>Exceeded primary goal by 200%. Increasing housing staff and pro bono volunteer recruitment efforts to help support high demand.</td>
<td>Use of funds: supplement staff salaries.</td>
</tr>
<tr>
<td>Life Moves: Credit and Debt Counseling and Support</td>
<td>130 Individuals</td>
<td>Credit and debt workshops and financial assistance for homeless individuals within their shelters.</td>
<td>30% participants became stably housed. Learning: use credit repair as a vehicle to build foundational digital literacy skills</td>
<td>Use of funds: staff salaries and incentives for participating clients.</td>
</tr>
<tr>
<td>Mental Health Association: Housing Voucher Navigation Program</td>
<td>75 Individuals</td>
<td>Prepare chronically homeless individuals, referred via CES, to navigate the intricacies of housing opportunities.</td>
<td>Exceeded all goals in pilot test, discovered higher rates of client contact required and is now included</td>
<td>Use of funds: staff salaries and equipment costs.</td>
</tr>
</tbody>
</table>

| Costs | $99,890 | $100,000 | $99,868 | $96,300 |

All EIF projects recommended for full funding
an additional $11K to be distributed across the projects based on need/impact
### FY2024-2025 Equity Innovation Fund New Projects

<table>
<thead>
<tr>
<th>City of East Palo Alto: Affordable Housing Preservation – Program Guidelines and Community Engagement</th>
<th>One Life Counseling Center: Bridging Gaps &amp; Building Futures: Advancing Equity in Mental Health Workforce</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>60 individuals</strong></td>
<td><strong>5 Individuals</strong></td>
</tr>
<tr>
<td>Assist in the development of a program to support physical rehabilitation &amp; preservation of affordable housing stock to prevent displacement of vulnerable communities and add an innovative tool to increase the number of affordable units in the housing stock.</td>
<td>The proposed innovative, affordable housing initiative for subsidized housing aims to alleviate financial strains on pre-licensed therapists in San Mateo County, fostering a more diverse, resilient, and accessible mental health workforce to address the critical shortage of clinicians and enhance overall community well-being.</td>
</tr>
<tr>
<td><strong>Use of Funds</strong>: 40% to develop program guidelines and draft the NOFA, 30% to build the municipal fund, 15% to build out admin. infrastructure (e.g., legal services), and 15% for community engagement to support the $2.1M acquisition/rehabilitation preservation fund.</td>
<td><strong>Use of Funds</strong>: supplement housing assistance for selected pre-licensed therapists to ensure stability with their housing and allowing them to concentrate on their clinical work and professional development.</td>
</tr>
<tr>
<td><strong>$100,000</strong></td>
<td><strong>$60,000</strong></td>
</tr>
</tbody>
</table>

All EIF projects recommended for full funding. An additional $11K to be distributed across the projects based on need/impact.
Other Public Comment
Projects Recommended for Funding Recap
Projects Recommended for Funding

Recommended Capital Projects

New Housing Development

Linc: Hill Street
~$1.99M (HOME)

Alta: 2809 El Camino Real
~$1.8M (CDBG)

Note: All activities being funded benefit & support lower income persons. None of these projects directly result in displacement of lower income persons.

Note: FY24-25 funding allocations, and addition of unallocated funds, still pending so the amounts available may differ by +/- 25%. Approach: fully fund smaller funding requests as possible and decrease the amount loaned to the two largest capital projects.
Projects Recommended for Funding

Recommended Capital Projects

**Rehabilitation, Minor Home Repair, & Public Facilities**

- **Coastside Associates/MidPen: Laureola Oaks**
  - Rehabilitation, Minor Home Repair
  - $270,427 (CDBG)

- **City of Foster City: Existing Unit Rehab Project**
  - Rehabilitation, Minor Home Repair
  - $198,820 (CDBG)

- **Mental Health Association: Spring Street Fire Alarm System**
  - Rehabilitation, Minor Home Repair
  - $96,000 (CDBG)

- **Rebuilding Together: National Rebuilding Day – Community Facilities**
  - Rehabilitation, Minor Home Repair
  - $74,949 (CDBG)

- **Rebuilding Together: National Rebuilding Day – Home Rehab**
  - Rehabilitation, Minor Home Repair
  - $118,514 (CDBG)

- **Senior Coastsiders: Coastsider Minor Home Repair**
  - Rehabilitation, Minor Home Repair
  - $70,290 (CDBG)

- **Center for Independence: Housing Accessibility Modifications**
  - Rehabilitation, Minor Home Repair
  - $60,000 (CDBG)

- **Project WeHOPE: Shelter Upgrades**
  - Rehabilitation, Minor Home Repair
  - $150,000 (CDBG)

- **Climate Resilient Communities: Resilient Homes Minor Home Repair**
  - Rehabilitation, Minor Home Repair
  - $60,000 (CDBG)

- **Rebuilding Together: Safe at Home**
  - Rehabilitation, Minor Home Repair
  - $348,535 (CDBG)

- **Mental Health Association: Spring Street Fire Alarm System**
  - Rehabilitation, Minor Home Repair
  - $96,000 (CDBG)

- **Rebuilding Together: National Rebuilding Day – Community Facilities**
  - Rehabilitation, Minor Home Repair
  - $74,949 (CDBG)

- **Senior Coastsiders: Coastsider Minor Home Repair**
  - Rehabilitation, Minor Home Repair
  - $70,290 (CDBG)

- **Center for Independence: Housing Accessibility Modifications**
  - Rehabilitation, Minor Home Repair
  - $60,000 (CDBG)

Note: All activities being funded benefit & support lower income persons. None of these projects directly result in displacement of lower income persons.

Note: FY24-25 funding allocations, and addition of unallocated funds, still pending so the amounts available may differ by +/- 25%. Approach: fully fund smaller funding requests as possible and decrease the amount loaned to the two largest capital projects. PLHA funding is dependent on an approved Housing Element plan.
Projects Recommended for Funding

Recommended Community Development Projects

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

Bay Area Legal Aid: Domestic Violence Legal Safety Net Project
  - $36,316 (CDBG)
  - $36,316 (Fed ESG)
  - $116,000 (PLHA)

Legal Aid Society of San Mateo: HomeSavers
  - $25,000 (CDBG)

LifeMoves: First Step
  - $116,000 (Fed ESG)

Samaritan House: Safe Harbor
  - $33,000 (PLHA)

Samaritan House: Housing Location
  - $80,000 (CDBG)

Renaissance Entrepreneurship Center: Creating Econ. Opp. For Low-Income Workers
  - $34,624 (CDBG)

Project Sentinel: Fair Housing
  - $45,000 (CDBG)

StarVista: Daybreak
  - $35,021 (PLHA)

CORA: Safe House
  - $17,395.80 (PLHA)
  - $32,603.20 (State ESG)

LifeMoves: Haven
  - $84,065 (State ESG)

LifeMoves: Coast House
  - $132,587 (PLHA)

Peninsula Volunteers: Meals on Wheels
  - $25,000 (CDBG)

CALL Primrose: CALL Pantry
  - $25,000 (CDBG)

Coastside Adult Day Health Center: Aging in Place
  - $25,000 (CDBG)

El Concilio of San Mateo County: Emergency Services Partnership
  - $34,000 (CDBG)

Friends for Youth: Mentoring Services
  - $30,000 (CDBG)

Samaritan House: CORE Services Program
  - $55,000 (CDBG)

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Projects Recommended for Funding*

Recommended Equity Innovation Fund Projects

- City of East Palo Alto:
  - Affordable Housing Preservation – Program Guidelines & Community Engagement
  - $100,000 (Measure K)

- Community Legal Services in East Palo Alto:
  - Legal Services for Equitable, Healthy Housing
  - $99,890 (Measure K)

- Legal Aid Society of San Mateo County:
  - Eviction Defense Services and Tenant Education
  - $100,000 (Measure K)

- LifeMoves:
  - Credit and Debt Counseling & Support
  - $99,868 (Measure K)

- Mental Health Association:
  - Housing Voucher Navigation Program
  - $96,300 (Measure K)

- One Life Counseling Center:
  - Bridging Gaps & Building Futures: Advancing Equity in the Mental Health Workforce
  - $60,000 (Measure K)

*an additional $11K to be distributed across the projects based on need/impact

Note: All activities being funded benefit & support lower income persons. None of these projects directly result in displacement of lower income persons.
## Projects not recommended for funding

<table>
<thead>
<tr>
<th>Applicant</th>
<th>Project</th>
<th>Amount Requested</th>
</tr>
</thead>
<tbody>
<tr>
<td>Eden Housing</td>
<td>851 Weeks Street Apartments</td>
<td>$2M</td>
</tr>
<tr>
<td>Novin Development Corporation</td>
<td>3051 Edison Way</td>
<td>$2M</td>
</tr>
<tr>
<td>City of Foster City</td>
<td>Homeowner Rehab Loan Program</td>
<td>$335,000</td>
</tr>
<tr>
<td>Mercy Housing</td>
<td>Middlefield Childcare Center</td>
<td>$500,000</td>
</tr>
</tbody>
</table>
HCDC Vote
Help us secure experienced new staff!

Housing and Community Development Specialist III (Open and Promotional)

Job Type: Regular
Department: Department of Housing
Closing Date: 3/12/2024

Location: County of San Mateo, CA
Job Number: R003P
Opening Date: 02/27/2024

The HCD Specialist's programmatic support duties may include, but are not limited to:

- Facilitating affordable housing developments, including preparing contract documents, monitoring the progress of funding recipients from predevelopment through construction completion, and representing the Department in construction and permanent loan closings.
- Negotiating contract terms with outside vendors, consultants or organizations and monitoring and evaluating fiscal and legal liability of same.
- Providing support and oversight to planning and developing large scale housing projects sponsored or co-sponsored by the San Mateo County, such as projects funded by the state’s Homkey program.
- Supporting the Department’s applications for funding to state and other funding providers.

Job posting [here](#) and on the County’s job opportunity website.
Next Steps:

Recommendations for Federal Funding (Annual Action Plan) to be shared for Public Comment.

Board of Supervisors to vote on all funding recommendations on/around April 23, 2024