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**COUNTY OF SAN MATEO DEPARTMENT OF HOUSING
HOUSING & COMMUNITY DEVELOPMENT COMMITTEE (HCDC)**

**FY 25/26 Winter NOFA
Study Session**

**WEDNESDAY, FEBRUARY 19, 2025
10:30 AM – 12:00 PM**

Location: Monterra Credit Union 350 Convention Way, Redwood City, CA 94063

Please find referenced materials on San Mateo County's Department of Housing, Housing and Community Development Committee webpage: <https://www.smcgov.org/housing/hcdc>

1. CALL TO ORDER, ROLL CALL AND INTRODUCTIONS

At 10:32AM, the meeting was called to order by Housing and Community Development Committee (HCDC) Chair Donna Colson. Roll call conducted and quorum established by Karen Coppock, San Mateo County's Department of Housing's Housing and Community Development (HCD) Supervisor.

HCDC Members Present

- Annie Tsai, Donna Colson, Jenny Skoble, Nell Selander, Richard Hedges, Nicole Moutoux, Elizabeth Moreno, George Saman, Juslyn Manalo

HCDC Members Excused

- Monika Lee, Laura Escobar

San Mateo County Department of Housing, Housing and Community Development (HCD) Staff Present in-person

- Stephen Bajza, Rose Cade, Jessica Chambers, Karen Coppock, Douglas Frederick, Ray Hodges, Matilda Horace, Rozeena Jhinu, Christina Kim, Eleazar Malabanan, Ronak Moradi, Rocio Nalda, Tim Ponti, Danita Robertson, Gina Russell, Marissa Santander, Helen Tong-Ishikawa, Manasa Vigneshwar Hegde

San Mateo County Department of Housing, Housing and Community Development (HCD) Staff Present Virtual

- Tina DiRienzo

2. PUBLIC COMMENT (ON ITEMS NOT ON AGENDA)

Public comments solicited by Chair Donna Colson. No comments given.

Karen Coppock discussed San Mateo County's policy update allowing for remote commissioner attendance as a form of disability access.

3. WINTER NOFA FUNDING & UPDATES

10:34AM Ray Hodges, Director of the County's Department of Housing delivered a high-level update on the status of federal funding, covering the Department of Housing's current understanding of policy and potential impact on County housing efforts.

10:41am Karen Coppock reviewed the Winter NOFA 2025 schedule, gave an overview of the new applications and renewals for year two commitments, and noted the fluctuations in federal Housing and Urban Development (HUD) allocations that may occur for this funding period.

4. REVIEW OF APPLICATIONS (STAFF PRESENTATIONS FOLLOWED BY DISCUSSION)

10:51am HCD staff gave a brief review of the Capital Development Project applications: Capital Projects (New Affordable Housing Developments, Rehabilitation, and Public Facilities Applications); Minor Home Repair Program Applications; Rapid Re-housing and Shelter Applications; Public Services Applications; and Fair Housing and Economic Development Applications.

10:52am HCD staff members reviewed the Alliant Communities: Sheridan Family Apartments development. Concerns were expressed regarding the certain financial assumptions and documents. The committee discussed with HCD staff what other sources of funding Ravenswood school district could avail themselves to if County funding doesn't come through.

11:06am HCD staff reviewed the Habitat for Humanity's Habitat Pierce Road project, noting that the terms for prospective homeowners were very advantageous, yet expressed concerns regarding the aggressive development timeline and cost per unit higher.

11:10am HCD staff explained the MidPen Housing Corp. St. Matthew Associates project. The committee discussed the property's roof overlay with HCD staff as well as potential changes to an existing regulatory agreement.

11:17am HCD staff presented the MP Shores Landing Shores Landing project. The committee discussed with HCD staff the cost and the logistics of the elevator upgrades.

11:36am HCD staff presented the Mercy Housing Middlefield Childcare Center development. The committee confirmed with HCD staff that the development would serve lower income families and discussed the cost relative to the number of childcare spots.

11:44m HCD staff explained to the Committee the Housing and Community Development's Sources and Uses document, which shows how funding amounts are sourced and allocated.

11:47am HCD staff explained the challenges for Minor Home Repair (MHR) projects in Fiscal Year 24-25 including delays in launching the programs, adherence to rigorous HUD requirements and technology issues. HCD staff then delivered an overview of all MHR applications.

11:56am HCD staff provided an overview of renewal applications and explained the conditions and requirements of funding, then provided a quick review of each renewal application. The HCD committee asked several questions about development funding sources and quantifying demand, and both were addressed by HCD staff.

5. NEXT MEETINGS

12:07pm HCD staff confirmed the Public Hearing occurring on Thursday, March 6, 2025, 1:00 PM – 3:00 PM and checked the committee's schedules to confirm quorum for that meeting. Location of the meeting: Monterra Credit Union; 350 Convention Way, Redwood City, California, 94063

6. ADJOURNMENT

Chair Donna Colson motioned to adjourn the meeting at 12:08 PM; the motion was passed.