



COUNTY OF SAN MATEO

FY 2024-25 Action Plans for San Mateo County HOME Consortium:

- **County of San Mateo Urban County**

Approved by County Board of Supervisors
Resolution No. 080286, adopted April 23, 2024

San Mateo Urban County

County of San Mateo
City of Atherton
City of Belmont
City of Brisbane
City of Burlingame
City of Colma
City of East Palo Alto
City of Foster City
City of Half Moon Bay
Town of Hillsborough
City of Menlo Park
City of Millbrae
City of Pacifica
Town of Portola Valley
City of San Bruno
City of San Carlos
Town of Woodside

HOME Consortium Members:

San Mateo Urban County
City of San Mateo
City of South San Francisco

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Dec 24 County Amend #1 (minor) to re-allocate past ESG funding to a project in PY24 & Amend #2 (substantial) to allocate funds to 2 new housing projects

Dec 2024 South SF Amend (substantial) to allocate prior year funding to Public Facility Improvement Projects

Executive Summary

AP-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

Based on the goals and objectives of the County of San Mateo's Program Years 2023-2027 Consolidated Plan, the County has developed its Program Year 2024 (PY 2024) Annual Action Plan. Program Year 2024 is the second year of the 5-year Consolidated Plan period. As the County's planning and guidance document, the Consolidated Plan meets the federal government's statutory requirement (24 CFR 91.200-91.230) and determines how Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), and Emergency Solutions Grant (ESG) funds are used based on applications to the U.S. Department of Housing and Urban Development (HUD).

The Consolidated Plan includes the following sections: a Housing Market Analysis, a Housing and Homeless Needs Assessment, a 5-year Strategic Plan, a 1-year Action Plan, and Consultation and Citizen Participation information, including public comment records. The Strategic Plan was developed to address needs identified by the data analysis; it includes specific goals and program targets for each designated funding category. The Action Plan, derived from the Strategic Plan, addresses funding options for the forthcoming fiscal year. Community organizations can use the Consolidated Plan as a guide for identifying activities through which they can assist the County with its housing and community development goals.

The Consolidated Plan contains a local housing market analysis and review of housing and homeless needs in San Mateo County to define the environment in which federal funding is being used at the time the analysis was prepared. The analytical portions are drawn from the 2009-2013 American Community Survey, 2010 U.S. Census information, Comprehensive Housing Affordability Strategy (CHAS) data provided by HUD, and locally gathered information from invested organizations such as Hope for the Homeless and the Continuum of Care. The Consolidated Plan provides a strategic plan for meeting priority needs identified through the community participation process.

Additionally, the Consolidated Plan is a baseline for measuring program effectiveness and use of funding allocations, an assessment which is mandatorily reported to HUD every fiscal year through the Consolidated Annual Performance and Evaluation Report (CAPER).

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The PY 2024 Annual Action Plan features a range of goals, objectives, and outcomes that, as in the previous fiscal year, address needs identified for homelessness, other special needs populations, affordable housing, non-housing community development, barriers to affordable housing, lead-based paint hazards, institutional structure, and coordination. The objectives, as stipulated in the Consolidated Plan continue to include:

- Support the acquisition, creation, rehabilitation, and preservation of affordable housing units, including the adaptive re-use of non-housing structures for use as affordable housing;
- Support emergency shelters, transitional housing, agencies that provide safety net services, and agencies that provide housing related supportive services aimed at keeping people in their homes; and
- Support community and economic development programs and projects, including emergency shelters and supportive housing projects, community facilities, and job creation/retention programs.

A set of strategies and performance goals will support these objectives which are to address the need for additional affordable housing, rehabilitation activities to preserve existing affordable housing, public facilities and infrastructure improvements, and public services. Specifics can be found in sections SP-25 Priority Needs and SP-45 Goals of the County's PY 2023-2027 Consolidated Plan and the PY 2024 Annual Action Plan.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

While details of the County's past performance can be found in its Consolidated Annual Performance and Evaluation Report (CAPER), San Mateo County has established a history of funding effective programs utilizing CDBG, HOME, and ESG resources. The County has supported delivery of vital, safety net services such as emergency financial assistance, emergency shelter operations and services, and grocery services for community members in need. San Mateo County has also supported programs that provide essential home repairs and accessibility modifications for seniors and adults with disabilities. Housing development continues to be a countywide priority; therefore, a significant portion of the

federal funding the County receives is directed toward residential development or affordable housing rehabilitation projects.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Per the County's Community Participation Plan's requirements, an in-person public hearing with the Housing and Community Development Committee (HCDC) was held on November 15, 2023, to solicit public comment regarding funding priorities for the Winter Program Year 2024 Notice of Funding Availability (PY 2024 NOFA). The meeting was held in person for HCDC members, but a Zoom link was also provided as an option for member of the public. On February 22, 2024, an in-person meeting was held with the HCDC, with a Zoom link provided for public access and comment. The HCDC reviewed and conferred about County staff evaluations of the applications submitted for the PY 2024 NOFA. An in-person public hearing was held on February 29, 2024, with the HCDC and applicant agencies, again with a Zoom link option for agencies and community members to participate remotely. During the second public hearing, agencies had the opportunity to speak in support of or against proposed projects and programs submitted for PY 2024. Members of the general public were also invited to speak about specific projects. On March 28, 2024, a draft of the PY 2024 Annual Action Plan was published and posted for a 30-day public comment period. A Public Hearing was held at teh Board of Supervisors meeting on April 23, 2024.

Proof of public hearing notices and public comments are included as an attachment.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Thirty-seven (37) members of the public attended, and thirty-one (31) people spoke during the February 29, 2024, public hearing. Applicants thanked the County for continued support, and public testimony was provided in support of the programs and projects that applied for PY 2024 funding, which were under consideration by the Housing and Community Development Committee. No comments were received during the April 23, 2024 public hearing, which was conducted during the scheduled San Mateo County Board of Supervisors meeting. In response to the published draft of the Program Year 2024 Annual Action Plan, one comment regarding HOME funding priorities was received on April 25, 2024.

6. Summary of comments or views not accepted and the reasons for not accepting them

At the February 29, 2024, public hearing, a comment in support of the Novin development project was not accepted. County staff and the HCDC recommended not funding the project due to concerns related

to the project's financial assumptions, timeline, limited HOME funding and competing projects more advanced in their timelines.

Additionally, after a robust discussion among HCDC members, staff and Mercy Housing representatives, the HCDC recommended rejection of the Middlefield Childcare Center application because the verbal notice of the submission of a permit request to Redwood City for the facility on the day of the HCDC meeting was not sufficient, as staff had not had an opportunity to review the permit and because it was secured after the document submission deadline had passed.

7. Summary

This Annual Action Plan provides the outline by which San Mateo County will distribute and manage its federal entitlement to programs directly related to community development and homeless prevention and assistance. The County sought insight from local service providers and other concerned citizens to develop the strategic plan and annual action plan, both designed to address needs within the county as identified through the public participation process and needs assessment. Data were provided through HUD's eCon software system, utilizing American Community Survey data and other sources, to construct the needs assessment and market analysis.

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

| Agency Role | Name | Department/Agency |
|-----------------------|------------------|-----------------------|
| Lead Agency | SAN MATEO COUNTY | |
| CDBG Administrator | SAN MATEO COUNTY | Department of Housing |
| HOPWA Administrator | | |
| HOME Administrator | SAN MATEO COUNTY | Department of Housing |
| ESG Administrator | SAN MATEO COUNTY | Department of Housing |
| HOPWA-C Administrator | | |

Table 1 – Responsible Agencies

Narrative

The County of San Mateo Department of Housing is the lead agency for the administration of the CDBG, HOME, and ESG funding. It is also responsible for preparation of the Consolidated Plan, the Annual Action Plan, and the Consolidated Annual Performance and Evaluation Report (CAPER).

Consolidated Plan Public Contact Information

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San Mateo County, Department of Housing
650-561-5069

AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

This Annual Action Plan will include funding for the first year of a two-year funding cycle for public service, micro-enterprise, fair housing, and one time funding for public facilities, housing development, and housing rehabilitation programs. The Department of Housing held two public meetings with the Housing and Community Development Committee (HCDC) to consider funds distribution. The first public meeting was held on February 22, 2024. This meeting encompassed a preliminary review of all housing development projects, housing rehabilitation programs, public facilities, micro-enterprise & economic development, public services and fair housing programs and projects under consideration for funding in PY 2024. Recommendations provided by San Mateo County staff were included. A second public meeting, and official public hearing, was held on February 29, 2024, to provide agencies and developers an opportunity to provide additional information about their programs and projects as well as giving the general public an opportunity to speak about the projects and programs being considered. The HCDC asked questions and solicited information from agencies and developers prior to solidifying their official recommendations.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The County continues to work with most of the affordable housing providers and housing-related supportive services across San Mateo County. The County also continues to utilize the federal government's Section 8 vouchers through the Moving to Work Program to meet the housing needs of the households with the lowest income in the County. San Mateo County has also maintained its relationships with mental health providers, homeless shelters and supportive services providers, and other governmental agencies responsible for assisting low-income, homeless, and formerly homeless individuals and families through the Continuum of Care (CoC).

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The County holds a quarterly interdepartmental working group meeting called Housing Our Clients where the County Executive's Office, County Attorney's Office, Human Services Agency, Department of Housing, Department of Health, and the sheriff's office share updates on housing and homelessness initiatives.

The San Mateo County Human Services Agency (HSA), as the Lead Agency for the San Mateo County CoC, convenes the CoC Steering Committee. The Steering Committee is a collaboration of stakeholders promoting CoC-wide commitments to addressing the needs of homeless persons and persons at risk of homelessness. The CoC steering committee works to recommend and promote funding strategies, including strategies for the use of ESG funds, that align with the CoC Strategic Plan on Homelessness (implemented on July 1, 2022, and running through June 2025). The CoC Steering Committee generally meets quarterly, but schedules additional meetings as needed. In addition to representatives from the San Mateo County Department of Housing, members of the CoC Steering Committee include representatives of people with lived experience, homeless service providers, mainstream services, and many community partners. Additionally, ESG-funded providers are invited and encouraged to attend HSA-sponsored trainings. Recent trainings have included “Confronting Implicit Bias in Direct Service Work” and “Serving LGBTQIA+ Clients & Equal Access Rule.”

Describe consultation with the Continuum(s) of Care that serves the jurisdiction’s area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

San Mateo County staff routinely collaborate with local Continuum of Care service providers to assist with addressing the needs of individuals and families and San Mateo County. ESG funding allocations are decided with assistance from the County’s Human Services Agency (HSA) to fund agencies and providers through a Notice of Funding Availability (NOFA) for the County’s ESG Allocation from HUD. HSA is the lead agency for the local Continuum of Care (CoC). The San Mateo County Department of Housing (DOH) issues the NOFA, gathers responses, and works with the CoC through HSA to determine funding levels and recipients for funding. HSA also sets forth Guiding Principles, CoC Governance, and HMIS standards.

2. Agencies, groups, organizations and others who participated in the process and consultations

Table 2 – Agencies, groups, organizations who participated

| | | |
|---|--|---|
| 1 | Agency/Group/Organization | Devine & Gong Inc |
| | Agency/Group/Organization Type | Due Diligence Consultants |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Market Analysis |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | Provided an overview of the changing market dynamics impacting construction costs and feasibility of new affordable multi-family projects under consideration, which directly impacted funding application reviews |
| 2 | Agency/Group/Organization | County of San Mateo |
| | Agency/Group/Organization Type | Other government - Local |
| | What section of the Plan was addressed by Consultation? | Homelessness Strategy |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | An interdepartmental San Mateo County working group that is a source of information regarding issues surrounding the unsheltered population as well as newly unsheltered persons and families. The group is also consulted for immediate and long-term remediation plans. |
| 3 | Agency/Group/Organization | County of San Mateo Behavioral Health & Recovery Services |
| | Agency/Group/Organization Type | Services-Health |
| | What section of the Plan was addressed by Consultation? | Homelessness Strategy |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | Provided information about gaps in homelessness and housing services, particularly for persons with severe mental illness that are, or are at risk of, experiencing homelessness. |
| 4 | Agency/Group/Organization | SAN MATEO COUNTY HUMAN SERVICES AGENCY |
| | Agency/Group/Organization Type | Other government - Local |

| | | |
|---|--|---|
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Homelessness Strategy |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | Provided information on gaps in homelessness and reviewed federal and state ESG proposals. |
| 5 | Agency/Group/Organization | San Mateo County Planning and Building Department |
| | Agency/Group/Organization Type | Other government - Local |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Market Analysis |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | Provided information on housing needs and market dynamics as a part of the process of finalizing the San Mateo County Housing Element plan. |

Identify any Agency Types not consulted and provide rationale for not consulting

Despite extensive outreach and invitation to comment, consultation was not provided for the following:

- Agency – Management of Public Land or Water Resources
- Agency – Emergency Management

Although the above agencies did not directly contribute to the development of the Consolidated Plan and Annual Action Plan, the Department of Housing (DOH) regularly collaborates and consults with the County Department of Public Works (DPW), which oversees public land and water resources. For example, the DPW is collaborating closely with the DOH on the conversion of several hotels, which are a part of the County’s Homekey project, to transitional or permanent housing facilities for persons experiencing homelessness. The County also regularly consults with the County’s Emergency Operations Center on various projects and issues, particularly regarding the County’s response to addressing the ongoing impacts of COVID-19. The County regularly works with and coordinates with the County Real Property Services division to assess the best use of County-owned land to address affordable housing and homelessness needs.

Other local/regional/state/federal planning efforts considered when preparing the Plan

| Name of Plan | Lead Organization | How do the goals of your Strategic Plan overlap with the goals of each plan? |
|-------------------|--|---|
| Continuum of Care | San Mateo County Human Services Agency | The Strategic Plan establishes a single set of priorities for the County's homelessness response. Consolidated Plan Goal 4 addresses the needs of people experiencing homelessness. |

Table 3 – Other local / regional / federal planning efforts

Narrative

No additional planning efforts were considered for the preparation of this Annual Action Plan.

AP-12 Participation - 91.401, 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The first public hearing, held on November 15, 2023, invited public comment regarding funding priorities for the PY 2024 NOFA for the CDBG, HOME, and ESG programs. A public meeting/study session was held on February 22, 2024, in person with a Zoom-link option for virtual attendance, during which the Housing and Community Development Committee conducted a preliminary review, including staff recommendations, of all housing development projects, housing rehabilitation programs, public facilities, micro-enterprise and economic development, public services and fair housing programs and projects under consideration for funding in PY 2024. A second public hearing was held on February 29, 2024, again in person with a Zoom-link option, providing an opportunity for applicant agencies and the public to speak in favor of, or against, projects submitted for PY 2024. On March 28, 2024, the Department of Housing published a public notice of a 30-day comment period to solicit feedback from the public regarding the PY 2024 Annual Action Plan (AAP), which was extended through April 30, 2024. A third public hearing, held on April 23, 2024, in person and with a Zoom-link option, provided an opportunity for applicant agencies and the public to comment on the draft Annual Action Plan.

On October 3, 2024, the County notified the public about its intention to submit a minor amendment to the AAP, which it did in early December 2024. On July 25, 2024, the County notified the public about its intention to submit a substantial amendment to the AAP, which it did in early December 2024. Public comments were not received for either of these amendments.

Proof of the public hearing notices and public comments are included as an attachment.

Citizen Participation Outreach

| Sort Order | Mode of Outreach | Target of Outreach | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons | URL (If applicable) |
|------------|------------------|------------------------------|--|------------------------------|--|---------------------|
| 1 | Email Marketing | Non-targeted/broad community | For the first public hearing (November 15, 2023 -- funding priorities), on October 25, 2023, emails were sent to 331 contacts in the County's mailing list of developers, local government staff, elected officials, community-based organizations and the Housing and Development Committee. A copy of the updated Community Participation Plan was included in the correspondence. | None received | N/A | |

| Sort Order | Mode of Outreach | Target of Outreach | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons | URL (If applicable) |
|------------|-------------------|------------------------------|--|------------------------------|--|---|
| 2 | Internet Outreach | Non-targeted/broad community | On October 25, 2023, notice of the first public meeting was posted on the County of San Mateo's Department of Housing's webpage along with a copy of the updated Community Participation Plan. | None received | N/A | https://www.smcgov.org/housing |

| Sort Order | Mode of Outreach | Target of Outreach | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons | URL (If applicable) |
|------------|------------------|------------------------------|---|--|---|---------------------|
| 3 | Printed Material | Non-targeted/broad community | On October 25, 2023, a hard copy of the notice of public hearing on November 15, 2023, along with a copy of the updated Community Participation Plan was posted in the County of San Mateo Department of Housing lobby. | None received | N/A | |
| 4 | Public Hearing | Non-targeted/broad community | A public hearing was held by the Housing and Community Development Committee on November 15, 2023. Four members of the public were in attendance. | A community-based organization leader noted a rising need from seniors who are being displaced from housing and cited a study on this topic conducted by Harvard University's Joint Center for Housing Studies and the University of | All comments were taken under consideration by staff and the Housing and Community Development Committee while making funding priority decisions. | |

| Sort Order | Mode of Outreach | Target of Outreach | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons | URL (If applicable) |
|------------|------------------|--------------------|--------------------------------|--|--|---------------------|
| | | | | <p>Washington's. She offered to share the study with those who were interested. She also noted that she has received four different messages from local philanthropic foundations giving fair warning that they are switching funding priorities from on-the-ground services, such as those provided by her organization, to systemic changes in grant-making, policy, and advocacy. Another affordable housing development organization</p> | | |

| Sort Order | Mode of Outreach | Target of Outreach | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons | URL (If applicable) |
|------------|------------------|--------------------|--------------------------------|--|--|---------------------|
| | | | | <p>requested that public comment occurs before the County makes decisions on affordable housing projects. Another affordable housing developer noted its compliance with inclusionary requirements, and urged the County to consider pairing Section 8 vouchers with extremely low-income (ELI) subsidy units required by the County under the Affordable Housing Fund (AHF). Lastly, an elected leader, real estate agent and podcaster invited the group to listen to his podcast.</p> | | |

| Sort Order | Mode of Outreach | Target of Outreach | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons | URL (If applicable) |
|------------|------------------|------------------------------|---|------------------------------|--|---------------------|
| 5 | Email Marketing | Non-targeted/broad community | On December 5, 2023, the PY 2024 Notice of Funding Availability (NOFA) and its hearing schedule was emailed to 5,251 contacts in the County's mailing list of developers, local government staff, elected officials, community-based organizations and the Housing and Development Committee. | None received | N/A | |

| Sort Order | Mode of Outreach | Target of Outreach | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons | URL (If applicable) |
|------------|------------------|------------------------------|---|------------------------------|--|---------------------|
| 6 | Public Meeting | Non-targeted/broad community | A public meeting was held on February 22, 2024, by the Housing and Community Development Committee to discuss staff recommendations for proposed activities and projects. One member of the public was present. | None received | N/A | |

| Sort Order | Mode of Outreach | Target of Outreach | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons | URL (If applicable) |
|------------|------------------|------------------------------|--|------------------------------|--|---------------------|
| 7 | Newspaper Ad | Non-targeted/broad community | On February 15, 2024, a newspaper advertisement was published in the San Mateo County Times regarding the February 29, 2024, public hearing for the Program Year 2024-2025 NOFA applications review. | None received | N/A | |

| Sort Order | Mode of Outreach | Target of Outreach | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons | URL (If applicable) |
|------------|------------------|------------------------------|--|------------------------------|--|---------------------|
| 9 | Email Marketing | Non-targeted/broad community | Notification of the February 29, 2024, public hearing for review of applications received for the PY 2024 NOFA was sent via email to 41 contacts on the County's mailing list of developers, local government staff, elected officials, community-based organizations and the Housing and Development Committee. | None received | N/A | |

| Sort Order | Mode of Outreach | Target of Outreach | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons | URL (If applicable) |
|------------|------------------|------------------------------|---|---|---|---------------------|
| 10 | Email Marketing | Non-targeted/broad community | An email reminder regarding the February 29, 2024, public hearing was sent to the 41 contacts on the County's mailing list of developers, local government staff, elected officials, community-based organizations and the Housing and Development Committee. | None received | N/A | |
| 11 | Public Hearing | Non-targeted/broad community | A public hearing was held by the Housing and Community Development Committee on February 29, 2024. Representatives of agencies spoke during the public hearing. | Comments were received by thirty-one speakers from agencies seeking or supporting funding from the CDBG, HOME, and ESG programs. All comments received were supporting programs and | All comments were taken under consideration by staff and the Housing and Community Development Committee while making funding priority decisions. | |

| Sort Order | Mode of Outreach | Target of Outreach | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons | URL (If applicable) |
|------------|------------------|--------------------|--------------------------------|---|--|---------------------|
| | | | | <p>projects under consideration. Comment in support of the Novin project; HCDC recommended not funding this project due to concerns about financial assumptions and timeline. After a robust discussion among HCDC members, staff and Mercy Housing, the HCDC recommended</p> | | |

| Sort Order | Mode of Outreach | Target of Outreach | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons | URL (If applicable) |
|------------|------------------|--------------------|--------------------------------|--|--|---------------------|
| | | | | <p>rejection of the childcare facility application because, even though verbal notice of a permit request to Redwood City for the Middlefield Childcare Center was provided during the hearing, staff had not had an opportunity to review the permit. Additionally, the permit was secured after the document submission deadline had passed.</p> | | |

| Sort Order | Mode of Outreach | Target of Outreach | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons | URL (If applicable) |
|------------|-------------------|------------------------------|--|------------------------------|--|---|
| 12 | Internet Outreach | Non-targeted/broad community | On March 28, 2024, a draft of the 2024 Annual Action Plan was posted on the Department of Housing website for 30 days for a public comment/review period concluding on April 29, 2024. | None received | N/A | https://www.smcgov.org/housing |
| 13 | Printed Material | Non-targeted/broad community | A hard copy of the draft of the 2024 Annual Action Plan was posted in the County of San Mateo Department of Housing lobby on March 28, 2024. | None received | N/A | |

| Sort Order | Mode of Outreach | Target of Outreach | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons | URL (If applicable) |
|------------|------------------|------------------------------|--|------------------------------|--|---------------------|
| 14 | Newspaper Ad | Non-targeted/broad community | Newspaper advertisement in the San Mateo County Times on March 28, 2024, announcing publication of the Project Year 2024 Annual Action Plan draft. The public notice was printed in four languages: English, Tagalog, Spanish, and Chinese-Simplified. | None received | N/A | |

| Sort Order | Mode of Outreach | Target of Outreach | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons | URL (If applicable) |
|------------|------------------|------------------------------|--|--|--|---------------------|
| 15 | Email Marketing | Non-targeted/broad community | Regarding the publication of the Project Year 2024, Annual Action Plan's draft, emails were sent to 645 contacts in the County's mailing list of developers, local government staff, elected officials, community-based organizations and the Housing and Development Committee. | Habitat for Humanity Greater San Francisco commented that the HOME funding priorities overlook the importance of homeownership for middle and low-income households that are not at immediate risk of homelessness and do not require supportive services. (Full comment is attached.) | Accepted | |

| Sort Order | Mode of Outreach | Target of Outreach | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons | URL (If applicable) |
|------------|------------------|------------------------------|---|---|--|---------------------|
| 16 | Public Hearing | Non-targeted/broad community | On April 23, 2024, the San Mateo County Board of Supervisor held a public hearing during their normally scheduled meeting. The 2024 Annual Action Plan and Projects was Item No. 8 on the consent agenda. Simultaneous Spanish interpretation occurred during the entire meeting and was available both in person and online. | As a result of the public hearing, the Board of Supervisors voted and accepted all funding recommendations. | None received | |

| Sort Order | Mode of Outreach | Target of Outreach | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons | URL (If applicable) |
|------------|-------------------|--|---|------------------------------|--|---|
| 17 | Internet Outreach | Non-English Speaking - Specify other language: Spanish Non-targeted/broad community | On October 3, 2024, the County published a notice of minor amendment to the AAP on its website | None received | N/A | https://www.smcgov.org/housing |
| 18 | email outreach | Non-English Speaking - Specify other language: Spanish Non-targeted/broad community | Notification of the October 3, 2024 minor amendment language was sent via email to 614 contacts on the County's mailing list of developers, local government staff, elected officials, community-based organizations and the Housing and Development Committee. | None received | N/A | |

| Sort Order | Mode of Outreach | Target of Outreach | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons | URL (If applicable) |
|------------|----------------------------|--|--|------------------------------|--|---------------------|
| 19 | Physical copy in DOH lobby | Non-English Speaking - Specify other language: Spanish Non-targeted/broad community | Notification of the October 3, 2024 minor amendment language was posted in the lobby of the Department of Housing's lobby, which is entered into by hundreds of residents every year | None Received | N/A | |
| 20 | Newspaper Ad | Non-English Speaking - Specify other language: Spanish Non-targeted/broad community | Notification of the October 3, 2024 minor amendment language was posted in the local newspaper | None received | N/A | |

| Sort Order | Mode of Outreach | Target of Outreach | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons | URL (If applicable) |
|------------|----------------------------|---|---|------------------------------|--|---------------------|
| 21 | physical copy in DOH lobby | <p>Non-English Speaking - Specify other language: Spanish</p> <p>Non-targeted/broad community</p> | <p>Notification of the July 25, 2024 substantial amendment language was posted in the lobby of the Department of Housing's lobby, which is entered into by hundreds of residents every year</p> | None received | N/A | |

| Sort Order | Mode of Outreach | Target of Outreach | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons | URL (If applicable) |
|------------|-------------------|--|---|------------------------------|--|---------------------|
| 23 | Internet Outreach | Non-English Speaking - Specify other language: Spanish Non-targeted/broad community | notification of the July 25, 2024 minor amendment language was sent via email to 625 contacts on the County's mailing list of developers, local government staff, elected officials, community-based organizations and the Housing and Development Committee. | | | |
| 24 | Newspaper Ad | Non-English Speaking - Specify other language: Spanish Non-targeted/broad community | notification of the July 25, 2024 minor amendment language was posted in the local newspaper | None received | none | |

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

San Mateo County receives funding from the Community Development Block Grant (CDBG), the Home Investment Partnerships Program (HOME), and the Emergency Solutions Grant (ESG) program. Together, these programs will bring an expected \$7,130,220.13 million in new funding to the County in PY 2024 to support affordable housing, homelessness prevention, and community development programs and projects. These figures are estimates based on PY 2023 allocations because HUD has yet to release PY 2024 allocation amounts.

Anticipated Resources

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Remainder of ConPlan \$ | Narrative Description |
|---------|------------------|--|----------------------------------|--------------------|--------------------------|--------------|---|--|
| | | | Annual Allocation: \$ | Program Income: \$ | Prior Year Resources: \$ | Total: \$ | | |
| CDBG | public - federal | Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services | 2,371,550.00 | 1,351,148.70 | 1,290,701.07 | 5,013,399.77 | 6,424,996.10 | This Action Plan is the second year of the ConPlan and the expected amount available for the remainder of the ConPlan is equal to the Year 2 annual allocation plus three times Year 2 program income. The annual allocation amount reflects the actual PY 2024 released by HUD. |

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Remainder of ConPlan \$ | Narrative Description |
|---------|------------------|---|----------------------------------|--------------------|--------------------------|--------------|---|--|
| | | | Annual Allocation: \$ | Program Income: \$ | Prior Year Resources: \$ | Total: \$ | | |
| HOME | public - federal | Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA | 1,257,542.08 | 471,480.88 | 172,487.40 | 1,901,510.36 | 2,671,984.72 | This Action Plan is the second year of the ConPlan and the expected amount available for the remainder of the ConPlan is equal to the Year 2 annual allocation plus three times Year 2 program income. The annual allocation amount reflects the actual PY 2024 released by HUD. |

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Remainder of ConPlan \$ | Narrative Description |
|---------|------------------|---|----------------------------------|--------------------|--------------------------|------------|---|--|
| | | | Annual Allocation: \$ | Program Income: \$ | Prior Year Resources: \$ | Total: \$ | | |
| ESG | public - federal | Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing | 215,319.00 | 0.00 | 0.00 | 215,319.00 | 645,957.00 | This Action Plan is the second year of the ConPlan and the expected amount available for the remainder of the ConPlan is equal to the Year 2 annual allocation plus three times Year 2 program income. The annual allocation amount reflects the actual PY 2024 released by HUD. |

Table 2 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Federal funds will be leveraged by State and local funding from the County's Measure K ½-cent sales tax discretionary fund (approximately \$25 million in FY 24-25), through the ability of service organizations to raise program funds through outside sources, and from other funding sources needed for housing development activities. Measure K funds are spent alongside and leverage HOME and ESG funds by a factor of at least 1:1 for each program/project supported. The investment of Measure K funding is sufficient leverage for all federal funds. However, the County also

requires that all projects receiving HOME funding to provide a 25% match and requires all recipients of ESG funding to provide evidence of matching funds sufficient to comply with the federal match requirement.

As noted in the Consolidated Plan, San Mateo County will also utilize approximately half of its projected PLHA funding allocation (approximately \$243,469 in FY 2024-2025) and State Emergency Solution Grant (ESG) funding (anticipated at \$161,147 in FY 2024-2025) for rapid re-housing and emergency shelter services. Additionally, the County will utilize the State-issued Local Housing Trust Fund (LHTF). These funds are secured through a competitive RFP process and distributed through the AHF NOFA. The LHTF program provides matching funds to local and regional housing trust funds dedicated to the creation, rehabilitation, or preservation of affordable housing, transitional housing and emergency shelters.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

As stated in the preceding Annual Action Plan, two publicly owned properties are being considered for use in the production of new affordable housing units: the North County Courthouse and the former Maple Street Shelter location. Redevelopment measures are still in progress and, if the projects were to move forward, it would be years until construction were ready to commence.

Discussion

The County has allocated \$7,130,229.13 for the PY 2024 CDBG/HOME/ESG program year. This amount includes \$1,463,188.47 in unallocated or returned funds from prior years, \$1,476,967.60 in new program income, and \$345,661.98 in program income received above initial projections from PY 2023. These funds will be used to sustain a variety of public services and housing development detailed later in this Annual Action Plan.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|--|------------|----------|---|-----------------|---|--|---|
| 1 | Provide Services to LMI & Special Needs Households | 2023 | 2027 | Homeless Non-Homeless Special Needs | CountyWide | Public Services | CDBG: \$294,940.00 | Public service activities other than Low/Moderate Income Housing Benefit: 1309 Persons Assisted |
| 2 | Preserve & Protect Existing Affordable Housing | 2023 | 2027 | Affordable Housing Non-Homeless Special Needs | CountyWide | Home Repairs and Modifications Rental Housing Repairs | CDBG: \$1,161,585.93 | Homeowner Housing Rehabilitated: 149 Household Housing Unit |
| 3 | Support New Housing for LMI & Special Needs | 2023 | 2027 | Affordable Housing Non-Homeless Special Needs | CountyWide | Housing Development | CDBG: \$2,366,385.10 HOME: \$1,728,608.06 | Rental units constructed: 36 Household Housing Unit |
| 4 | Assist Access to Shelter and Stable Housing | 2023 | 2027 | Homeless Non-Homeless Special Needs | CountyWide | Public Services | CDBG: \$80,000.00 ESG: \$199,170.07 | Public service activities other than Low/Moderate Income Housing Benefit: 109 Persons Assisted |
| 5 | Improve and Construct Public Facilities | 2023 | 2027 | Non-Housing Community Development | CountyWide | Public Facilities | CDBG: \$320,949.00 | Other: 7 Other |

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|---|------------|----------|-----------------------------------|-----------------|--|---|---|
| 6 | Support Micro-Enterprise & Job Creation/Retention | 2023 | 2027 | Non-Housing Community Development | CountyWide | Micro-enterprise and Job Creation/Retention | CDBG: \$45,000.00 | Public service activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted Businesses assisted: 35 Businesses Assisted |
| 7 | Planning and Administration | 2023 | 2024 | Planning and Administration | CountyWide | Housing Development Home Repairs and Modifications Rental Housing Repairs Public Facilities Public Services Micro-enterprise and Job Creation/Retention | CDBG: \$744,539.74 HOME: \$172,902.30 ESG: \$16,148.93 | Other: 0 Other |

Table 3 – Goals Summary

Goal Descriptions

| | | |
|---|-------------------------|--|
| 1 | Goal Name | Provide Services to LMI & Special Needs Households |
| | Goal Description | |

| | | |
|---|-------------------------|---|
| 2 | Goal Name | Preserve & Protect Existing Affordable Housing |
| | Goal Description | |
| 3 | Goal Name | Support New Housing for LMI & Special Needs |
| | Goal Description | |
| 4 | Goal Name | Assist Access to Shelter and Stable Housing |
| | Goal Description | |
| 5 | Goal Name | Improve and Construct Public Facilities |
| | Goal Description | |
| 6 | Goal Name | Support Micro-Enterprise & Job Creation/Retention |
| | Goal Description | |
| 7 | Goal Name | Planning and Administration |
| | Goal Description | |

AP-35 Projects - 91.420, 91.220(d)

Introduction

These projects were recommended by the Housing and Community Development Committee. With the exception of one, these projects have been approved by the Board of Supervisors for PY 2024 funding.

| # | Project Name |
|----|--|
| 1 | Bay Area Legal Aid - DV Legal Safety Net Project |
| 2 | CALL Primrose - CALL Community Pantry |
| 3 | Center for Independence of Individuals with Disabilities - Housing Accessibility Modifications |
| 4 | Coastside Adult Day Health Center - Aging in Place |
| 5 | El Concilio of San Mateo County - Emergency Services Partnership |
| 6 | Legal Aid Society of San Mateo County - HomeSavers Preserving Affordable Housing |
| 7 | Peninsula Volunteers, Inc. (PVI) - Meals on Wheels |
| 8 | Project Sentinel - Fair Housing Enforcement Services |
| 9 | Rebuilding Together Peninsula - Safe at Home |
| 10 | Rebuilding Together Peninsula - National Rebuilding Day Home Rehab |
| 11 | Rebuilding Together Peninsula - National Rebuilding Day Community Facilities Rehab |
| 12 | Renaissance Entrepreneurship Center - Creating Economic Opportunity for Low-Income Women and Men |
| 13 | Samaritan House - Housing Location Services |
| 14 | Samaritan House - Core Services Program |
| 15 | Senior Coastsiders - Minor Home Repair |
| 16 | CDBG Administration |
| 17 | CDBG Rehab Program Administration Costs |
| 18 | HOME Administration |
| 19 | ESG Projects & Administration |
| 20 | Section 108 Loan Repayment - Trestle Glen |
| 21 | Housing Rehab Revolving Loan Fund Delivery Costs |
| 22 | Mental Health Association - Spring Street Fire Alarm System |
| 23 | Project WeHope - Shelter Upgrades |
| 24 | Friends for Youth |
| 25 | City of Foster City - Existing Unit Rehab Project |
| 26 | Coastside Associates/MidPen - Laureola Oaks |
| 27 | Climate Resilient Communities - Minor Home Repair Program |
| 28 | Linc Hill Street |
| 29 | Affordable Housing Fund 12 |
| 30 | Affordable Housing Project (TBD) |
| 31 | ESG Administration |

Table 4 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

San Mateo County’s Funding Priorities were recommended by staff based on the community input and data from the FY 2023 – 2027 Consolidated Plan and were reviewed and confirmed by the Housing and Community Development Committee at a public meeting held on November 15, 2023. Funding allocations are made in accordance with the set priorities, which focus on addressing the needs of underserved communities (e.g., persons and families experiencing homelessness).

Unlike the preceding project year, applications for housing development activities were received for this cycle, allowing the County to, again, begin addressing the significant need for affordable housing.

The County continues to face the challenges associated with increased construction costs, community opposition to affordable housing creation, and minimal developable land that would accommodate a large enough project to significantly impact the lack of affordable housing.

AP-38 Project Summary
Project Summary Information

| | | |
|----------|--|---|
| 1 | Project Name | Bay Area Legal Aid - DV Legal Safety Net Project |
| | Target Area | CountyWide |
| | Goals Supported | Provide Services to LMI & Special Needs Households |
| | Needs Addressed | Public Services |
| | Funding | CDBG: \$36,316.00 |
| | Description | The Domestic Violence Legal Safety Net project provides free, multilingual legal assistance to low-income survivors of domestic violence, sexual assault, and trafficking, helping them to escape and recover from abuse, and establish long-term safety and stability for themselves and their children. |
| | Target Date | 6/30/2025 |
| | Estimate the number and type of families that will benefit from the proposed activities | 125 Persons |
| | Location Description | 1048 El Camino Real, Redwood City, CA |
| | Planned Activities | The Domestic Violence Legal Safety Net projects provides free, multilingual legal assistance to low-income survivors of domestic violence, sexual assault, and trafficking, helping them escape and recover from abuse, and establish long-term safety and stability for themselves and their children. |
| 2 | Project Name | CALL Primrose - CALL Community Pantry |
| | Target Area | CountyWide |
| | Goals Supported | Provide Services to LMI & Special Needs Households |
| | Needs Addressed | Public Services |
| | Funding | CDBG: \$25,000.00 |
| | Description | CALL Primrose operates a drop-in food pantry program, providing free grocery services to low-income individuals, families and seniors along the mid-peninsula cities of Brisbane, South San Francisco, San Bruno, Millbrae, Burlingame, Foster City, Hillsborough, San Mateo, Belmont and San Carlos. |
| | Target Date | 6/30/2025 |

| | | |
|----------|--|--|
| | Estimate the number and type of families that will benefit from the proposed activities | 100 persons |
| | Location Description | 139 Primrose Road, Burlingame, CA |
| | Planned Activities | CALL Primrose operates a drop-in food pantry program, providing free grocery services to low-income individuals, families and seniors along the mid-peninsula cities of Brisbane, South San Francisco, San Bruno, Millbrae, Burlingame, Foster City, Hillsborough, San Mateo, Belmont and San Carlos. |
| 3 | Project Name | Center for Independence of Individuals with Disabilities - Housing Accessibility Modifications |
| | Target Area | CountyWide |
| | Goals Supported | Preserve & Protect Existing Affordable Housing |
| | Needs Addressed | Home Repairs and Modifications |
| | Funding | CDBG: \$60,000.00 |
| | Description | The Housing Accessibility Modification (HAM) program will provide modifications to homes of persons with disabilities to improve accessibility and increase safety. |
| | Target Date | 6/30/2025 |
| | Estimate the number and type of families that will benefit from the proposed activities | 26 Households |
| | Location Description | 2001 Winward Way, Suite 103, San Mateo, CA (Projects will be at various locations throughout the County.) |
| | Planned Activities | The Housing Accessibility Modification program will provide modifications to homes of persons with disabilities to improve accessibility and increase safety. This will include installation of ramps, handrails, grab bars, vertical lifts, and other modifications to make homes accessible and assist people with disabilities with remaining at home or moving back with greater independence. |
| 4 | Project Name | Coastside Adult Day Health Center - Aging in Place |
| | Target Area | CountyWide |
| | Goals Supported | Provide Services to LMI & Special Needs Households |

| | | |
|---|--|--|
| | Needs Addressed | Public Services |
| | Funding | CDBG: \$25,000.00 |
| | Description | The Aging in Place program provides health care to frail, elderly, and disabled people in a day care environment, helping them remain as healthy, active, and independent as possible so they can age in place, in their own homes, near family and friends. |
| | Target Date | 6/30/2025 |
| | Estimate the number and type of families that will benefit from the proposed activities | 300 Persons |
| | Location Description | 925 Main Street, Half Moon Bay, CA |
| | Planned Activities | The Aging in Place program provides health care to frail, elderly and disabled people in a day care environment, helping them remain as healthy, active, and independent as possible so they can age in place, in their own homes, near family and friends. This is achieved by providing supportive services that include nursing, medication monitoring, memory care, physical, occupational, and speech therapy, social services, and personal care including bathing and hygiene programs. |
| 5 | Project Name | El Concilio of San Mateo County - Emergency Services Partnership |
| | Target Area | CountyWide |
| | Goals Supported | Provide Services to LMI & Special Needs Households |
| | Needs Addressed | Public Services |
| | Funding | CDBG: \$34,000.00 |
| | Description | The Emergency Service Partnership is a year-round core service program where culturally sensitive and competent staff work to support the well-being of individuals and families, particularly for adults living in intergenerational poverty. |
| | Target Date | 6/30/2025 |
| | Estimate the number and type of families that will benefit from the proposed activities | 50 Persons |
| | Location Description | 2396 University Avenue, East Palo Alto, CA |

| | | |
|---|--|--|
| | Planned Activities | El Concilio will provide emergency services and access to food, homelessness prevention, to include a drop-in center tied to resources and other critical family needs to residents within San Mateo County, specifically in the cities of East Palo Alto and Menlo Park. |
| 6 | Project Name | Legal Aid Society of San Mateo County - HomeSavers Preserving Affordable Housing |
| | Target Area | CountyWide |
| | Goals Supported | Provide Services to LMI & Special Needs Households |
| | Needs Addressed | Public Services |
| | Funding | CDBG: \$25,000.00 |
| | Description | Provide legal assistance to people threatened with losing their homes or living in substandard conditions with the goals of keeping people in their homes; preventing homelessness through the enforcement of legal rights, in and out of court; and remedying substandard living conditions through advocacy. |
| | Target Date | 6/30/2025 |
| | Estimate the number and type of families that will benefit from the proposed activities | 25 Persons |
| | Location Description | 330 Twin Dolphin Drive, Suite 123, Redwood City, CA |
| | Planned Activities | This program provides legal representation, advocacy, advice, and other services for San Mateo County residents who are elderly or living with disabilities. This is done with the goal of preserving their affordable housing and preventing them from becoming homeless or being displaced from their community. |
| 7 | Project Name | Peninsula Volunteers, Inc. (PVI) - Meals on Wheels |
| | Target Area | CountyWide |
| | Goals Supported | Provide Services to LMI & Special Needs Households |
| | Needs Addressed | Public Services |
| | Funding | CDBG: \$30,000.00 |
| | Description | PVI Meals on Wheels is a vital safety net service that increases food security, nutrition and personal contact in support of aging in place. |
| | Target Date | 6/30/2025 |

| | | |
|----------|--|--|
| | Estimate the number and type of families that will benefit from the proposed activities | 500 Persons |
| | Location Description | 800 Middle Avenue, Menlo Park, CA |
| | Planned Activities | Providing hot, nutritious, home delivered meals to qualified, homebound older adults and to adults less than 60 years old with disabilities, who reside in San Mateo County. |
| 8 | Project Name | Project Sentinel - Fair Housing Enforcement Services |
| | Target Area | CountyWide |
| | Goals Supported | Provide Services to LMI & Special Needs Households |
| | Needs Addressed | Public Services |
| | Funding | CDBG: \$34,624.00 |
| | Description | Comprehensive fair housing services, including complaint investigation and remediation, through proactive community outreach and education to home seekers, housing providers, and residents. |
| | Target Date | 6/30/2025 |
| | Estimate the number and type of families that will benefit from the proposed activities | 59 Persons |
| | Location Description | 1615 Hudson Street, Suite A, Redwood City, CA |
| | Planned Activities | Project Sentinel provides comprehensive fair housing services of proactive community outreach and education to home seekers, in place residents and housing providers as well as reactive complaint investigations seeking remedies for victims of housing discrimination. |
| 9 | Project Name | Rebuilding Together Peninsula - Safe at Home |
| | Target Area | CountyWide |
| | Goals Supported | Preserve & Protect Existing Affordable Housing |
| | Needs Addressed | Home Repairs and Modifications |
| | Funding | CDBG: \$348,535.00 |

| | | |
|-----------|--|--|
| | Description | The Safe at Home program provides critical health and safety related home repair needs for low-income homeowners, including home safety modifications that allow low-income seniors to safely age in place by eliminating the threat of injury or accident, particularly from falling. |
| | Target Date | 6/30/2025 |
| | Estimate the number and type of families that will benefit from the proposed activities | 30 Households |
| | Location Description | 841 Kaynyne Street, Redwood City, CA (Projects will be at various locations around San Mateo County.) |
| | Planned Activities | The Safe at Home program provides critical health and safety related home repair needs for low-income homeowners, including home safety modifications that allow low-income seniors to safely age in place by eliminating the threat of injury or accident, particularly from falling. |
| 10 | Project Name | Rebuilding Together Peninsula - National Rebuilding Day Home Rehab |
| | Target Area | CountyWide |
| | Goals Supported | Preserve & Protect Existing Affordable Housing |
| | Needs Addressed | Home Repairs and Modifications |
| | Funding | CDBG: \$118,514.00 |
| | Description | The National Rebuilding Day (NRD) Home Rehabilitation program is a volunteer-driven home repair program, held twice per year, comprised of approximately 1,000 volunteers together on behalf of dozens of low-income homeowners. |
| | Target Date | 6/30/2025 |
| | Estimate the number and type of families that will benefit from the proposed activities | 20 Households |
| | Location Description | 841 Kaynyne Street, Redwood City, CA (Projects will be at various locations around San Mateo County.) |
| | Planned Activities | The National Rebuilding Day (NRD) Home Rehabilitation program is a volunteer-driven home repair program, held twice per year, that focuses on ensuring dozens of low-income homeowners have a safe and healthy home. |

| | | |
|---------------------------|---|---|
| 11 | Project Name | Rebuilding Together Peninsula - National Rebuilding Day Community Facilities Rehab |
| | Target Area | CountyWide |
| | Goals Supported | Improve and Construct Public Facilities |
| | Needs Addressed | Public Facilities |
| | Funding | CDBG: \$74,949.00 |
| | Description | National Rebuilding Day (NRD) Community Facilities Rehabilitation program is a volunteer-driven community facility rehabilitation and repair program that will bring volunteers together on the last Saturday in October 2024 and the last Saturday in April 2025 to provide critical health and safety repairs to about 5 community facilities that serve low-income and presumed benefit populations. |
| | Target Date | 6/30/2025 |
| | Estimate the number and type of families that will benefit from the proposed activities | 5 Other |
| | Location Description | 841 Kaynyne Street, Redwood City, CA (Projects will be at various locations around San Mateo County.) |
| Planned Activities | National Rebuilding Day (NRD) Community Facilities Rehabilitation program is a volunteer-driven community facility rehabilitation and repair program that will bring volunteers together on the last Saturday in October 2024 and the last Saturday in April 2025 to provide critical health and safety repairs to about 5 community facilities that serve low-income and presumed benefit populations. | |
| 12 | Project Name | Renaissance Entrepreneurship Center - Creating Economic Opportunity for Low-Income Women and Men |
| | Target Area | CountyWide |
| | Goals Supported | Support Micro-Enterprise & Job Creation/Retention |
| | Needs Addressed | Micro-enterprise and Job Creation/Retention |
| | Funding | CDBG: \$45,000.00 |
| | Description | Support low-income English and Spanish-speaking women and men with customized small business training, one-on-one consulting, and access to capital, resources and networks to assist them in starting and growing their own sustainable small businesses. |

| | | |
|-----------|--|--|
| | Target Date | 6/30/2025 |
| | Estimate the number and type of families that will benefit from the proposed activities | 35 Businesses |
| | Location Description | 1848 Bay Road, East Palo Alto, CA |
| | Planned Activities | Support low-income English and Spanish-speaking women and men with customized small business training, one-on-one consulting, and access to capital, resources and networks to assist them in starting and growing their own sustainable small businesses. |
| 13 | Project Name | Samaritan House - Housing Location Services |
| | Target Area | CountyWide |
| | Goals Supported | Assist Access to Shelter and Stable Housing |
| | Needs Addressed | Public Services |
| | Funding | CDBG: \$80,000.00 |
| | Description | Housing Location Services offers persons experiencing homelessness with the resources to help prepare, search and secure safe, affordable, and stable housing. Some services include conducting a housing assessment, assistance applying for units, and supporting clients through the leasing process. |
| | Target Date | 6/30/2025 |
| | Estimate the number and type of families that will benefit from the proposed activities | 65 Persons |
| | Location Description | 295 N. Access Road, South San Francisco, CA |
| | Planned Activities | Safe Harbor Shelter will provide housing location services and individualized assistance to each client to help him/her/them identify potential housing options and move into permanent housing as quickly as possible. |
| 14 | Project Name | Samaritan House - Core Services Program |
| | Target Area | CountyWide |
| | Goals Supported | Provide Services to LMI & Special Needs Households |
| | Needs Addressed | Public Services |

| | | |
|---------------------------|---|--|
| | Funding | CDBG: \$55,000.00 |
| | Description | The Core Services Program provides a broad spectrum of assistance, including case management, emergency assistance - food, clothing, shelter, healthcare - as well as financial assistance and empowerment services. |
| | Target Date | 6/30/2025 |
| | Estimate the number and type of families that will benefit from the proposed activities | 100 Persons |
| | Location Description | 4031 Pacific Boulevard, 2nd Floor, San Mateo, CA |
| | Planned Activities | The Core Services Program delivers a comprehensive range of emergency and safety net services including case management, homelessness prevention services, financial assistance, food, shelter, clothing, health care, children's programs, financial empowerment, and worker resource services. |
| 15 | Project Name | Senior Coastsiders - Minor Home Repair |
| | Target Area | CountyWide |
| | Goals Supported | Preserve & Protect Existing Affordable Housing |
| | Needs Addressed | Home Repairs and Modifications |
| | Funding | CDBG: \$70,290.00 |
| | Description | Repair the homes of coast-side seniors and adults with disabilities to make them safer and more accessible. |
| | Target Date | 6/30/2025 |
| | Estimate the number and type of families that will benefit from the proposed activities | 35 Households |
| | Location Description | 925 Main Street, Half Moon Bay, CA (Projects will be at various locations along the Coastal areas of San Mateo County.) |
| Planned Activities | Repair the homes of coast-side seniors and adults with disabilities to make them safer and more accessible. | |
| 16 | Project Name | CDBG Administration |
| | Target Area | CountyWide |

| | | |
|-----------|--|--|
| | Goals Supported | Planning and Administration |
| | Needs Addressed | Housing Development Home Repairs and Modifications Rental Housing Repairs Public Facilities Public Services Micro-enterprise and Job Creation/Retention |
| | Funding | CDBG: \$727,397.00 |
| | Description | Administrative expenses related to the use of CDBG program funds |
| | Target Date | 6/30/2025 |
| | Estimate the number and type of families that will benefit from the proposed activities | General administrative costs. No direct benefits. |
| | Location Description | 264 Harbor Boulevard, Belmont, CA |
| | Planned Activities | Administrative expenses related to the use of CDBG Program funds |
| 17 | Project Name | CDBG Rehab Program Administration Costs |
| | Target Area | CountyWide |
| | Goals Supported | Preserve & Protect Existing Affordable Housing |
| | Needs Addressed | Home Repairs and Modifications Rental Housing Repairs |
| | Funding | CDBG: \$17,142.00 |
| | Description | Administrative expenses related to the use of CDBG rehab program funds. |
| | Target Date | 6/30/2025 |
| | Estimate the number and type of families that will benefit from the proposed activities | Administrative expenses associated with 5 Households |
| | Location Description | 264 Harbor Boulevard, Belmont, CA |
| | Planned Activities | Administrative expenses related to the use of CDBG Rehab Program funds |
| 18 | Project Name | HOME Administration |
| | Target Area | CountyWide |

| | | |
|----|--|--|
| | Goals Supported | Planning and Administration |
| | Needs Addressed | Housing Development |
| | Funding | HOME: \$172,902.00 |
| | Description | Administrative costs related to the use of HOME program funds. |
| | Target Date | 6/30/2025 |
| | Estimate the number and type of families that will benefit from the proposed activities | General administration costs. No direct benefits. |
| | Location Description | 264 Harbor Blvd., Belmont, CA |
| | Planned Activities | Administrative costs related to the use of HOME funding. |
| 19 | Project Name | ESG Projects & Administration |
| | Target Area | CountyWide |
| | Goals Supported | Assist Access to Shelter and Stable Housing |
| | Needs Addressed | Public Services |
| | Funding | ESG: \$199,170.00 |
| | Description | The following activities will be funded with HESG:-LifeMoves - Rapid Re-housing (\$94,320)-LifeMoves - First Step for Families Shelter Operations (\$104,850.07)-ESG Administration (\$16,148.93)Allocate previously unallocated ESG funds to a project with a term of PY24 sourced via an over-the-counter process: allocate \$9,599.37 in 2022-2023 ESG funds to Star Vista to support a Rapid Re-Housing (RRH) program (IDIS 1503). Allocate \$59,498.03 in 2023-2024 ESG funds to Star Vista to support a RRH program (IDIS 1505). |
| | Target Date | 6/30/2025 |
| | Estimate the number and type of families that will benefit from the proposed activities | 109 Persons |
| | Location Description | 275 Blomquist St., Redwood City, CA 325 Villa Terrace, San Mateo, CA |

| | | |
|-----------|--|--|
| | Planned Activities | LifeMoves will provide rapid rehousing services and assistance to clients who may have long histories of homelessness, disabilities, little to no income, history of evictions, criminal convictions, alcohol and/or other substance use, mental and physical health challenges, and/or other barriers to housing. LifeMoves will also operate an interim housing program that includes comprehensive supportive services for families and individuals experiencing homelessness throughout San Mateo County. The remaining funds will be used for costs associated with ESG Program administration. |
| 20 | Project Name | Section 108 Loan Repayment - Trestle Glen |
| | Target Area | CountyWide |
| | Goals Supported | Support New Housing for LMI & Special Needs |
| | Needs Addressed | Housing Development |
| | Funding | CDBG: \$505,899.00 |
| | Description | Repayment of Section 108 Loan used for the development of the Trestle Glen multi-family housing project |
| | Target Date | 6/30/2025 |
| | Estimate the number and type of families that will benefit from the proposed activities | Section 108 loan repayment. No direct benefits. |
| | Location Description | 264 Harbor Boulevard, Belmont, CA |
| | Planned Activities | Repayment of Section 108 Loan used for the development of the Trestle Glen multi-family housing project |
| 21 | Project Name | Housing Rehab Revolving Loan Fund Delivery Costs |
| | Target Area | CountyWide |
| | Goals Supported | Planning and Administration |
| | Needs Addressed | Rental Housing Repairs |
| | Funding | CDBG: \$35,000.00 |
| | Description | CDBG Revolving Loan Fund Program Delivery. Amendment in June 2024 added \$18,284.32 to this project (formerly funded with \$16715.68) from the unallocated CDBG funds for a total of \$35,000. |
| | Target Date | 6/30/2025 |

| | | |
|-----------|--|--|
| | Estimate the number and type of families that will benefit from the proposed activities | Direct program devlivery costs. No associated beneficiaries. |
| | Location Description | 264 Harbor Boulevard, Belmont, CA |
| | Planned Activities | Administer the San Mateo County Rental Housing Rehab program related to the use of the Housing Rehab Revolving Loan Fund |
| 22 | Project Name | Mental Health Association - Spring Street Fire Alarm System |
| | Target Area | CountyWide |
| | Goals Supported | Improve and Construct Public Facilities |
| | Needs Addressed | Public Facilities |
| | Funding | CDBG: \$96,000.00 |
| | Description | For safety, upgrade the shelter's fire alarms, which are over 30 years old. |
| | Target Date | 6/30/2025 |
| | Estimate the number and type of families that will benefit from the proposed activities | 1 Other |
| | Location Description | 2686 Spring Street, Redwood City, CA |
| | Planned Activities | Upgrade the shelter's fire alarms, which are over 30 years old, which will benefit the 92 individuals residing at the shelter. |
| 23 | Project Name | Project WeHope - Shelter Upgrades |
| | Target Area | CountyWide |
| | Goals Supported | Improve and Construct Public Facilities |
| | Needs Addressed | Public Facilities |
| | Funding | CDBG: \$150,000.00 |
| | Description | Facility upgrades |
| | Target Date | 6/30/2025 |
| | Estimate the number and type of families that will benefit from the proposed activities | 1 Other |
| | Location Description | 1854 Bay Road, East Palo Alto, CA |

| | | |
|---------------------------|--|--|
| | Planned Activities | Shelter upgrades, including but not limited to a new front door, laundry area renovations, new commercial washer and dryer appliances. These upgrades will benefit the 4670 persons projected to be housed at the shelter during the program year. |
| 24 | Project Name | Friends for Youth |
| | Target Area | CountyWide |
| | Goals Supported | Provide Services to LMI & Special Needs Households |
| | Needs Addressed | Public Services |
| | Funding | CDBG: \$30,000.00 |
| | Description | Friends for Youth provides quality mentoring relationships and support services to underserved youth through community-based 1-to-1 mentoring and site-based group mentoring programs, along with wraparound holistic services for youth and their families. |
| | Target Date | 6/30/2025 |
| | Estimate the number and type of families that will benefit from the proposed activities | 50 Persons |
| | Location Description | 3180 Middlefield Road, Redwood City, CA (Projects will be at various locations around San Mateo County.) |
| Planned Activities | The Friends for Youth mentoring services addresses adverse childhood experiences and trauma that create additional barriers for youth making it difficult to envision positive futures. Before thinking about college and careers, they assist with help thinking about themselves and their needs holistically. | |
| 25 | Project Name | City of Foster City - Existing Unit Rehab Project |
| | Target Area | CountyWide |
| | Goals Supported | Preserve & Protect Existing Affordable Housing |
| | Needs Addressed | Rental Housing Repairs |
| | Funding | CDBG: \$198,820.00 |
| | Description | Upgrades to two units currently designated for very low and low-income families |
| | Target Date | 6/30/2025 |

| | | |
|----|--|---|
| | Estimate the number and type of families that will benefit from the proposed activities | 2 Households |
| | Location Description | 833 and 835 Comet Drive, Foster City, CA |
| | Planned Activities | Property rehabilitation to prepare the two units for transition to supportive housing upon vacancy. |
| 26 | Project Name | Coastside Associates/MidPen - Laureola Oaks |
| | Target Area | CountyWide |
| | Goals Supported | Preserve & Protect Existing Affordable Housing |
| | Needs Addressed | Home Repairs and Modifications |
| | Funding | CDBG: \$270,426.00 |
| | Description | A 16-unit affordable rental property serving low-income families in San Carlos. Funding will help MidPen replace aging windows and be instrumental in providing a safe and sustainable housing community for its residents. The property was placed in service in 1994. |
| | Target Date | 6/30/2025 |
| | Estimate the number and type of families that will benefit from the proposed activities | 16 Households |
| | Location Description | 907 East San Carlos Avenue, San Carlos, CA |
| | Planned Activities | Replace 104 aging windows, which are causing uncomfortable indoor air temperature, condensation, and impacting energy efficiency. |
| 27 | Project Name | Climate Resilient Communities - Minor Home Repair Program |
| | Target Area | CountyWide |
| | Goals Supported | Preserve & Protect Existing Affordable Housing |
| | Needs Addressed | Home Repairs and Modifications |
| | Funding | CDBG: \$60,000.00 |
| | Description | Minor Home Repair program that focuses on health and safety and housing quality standards. |
| | Target Date | 6/30/2025 |

| | | |
|----|--|--|
| | Estimate the number and type of families that will benefit from the proposed activities | 15 Households |
| | Location Description | 3921 Bayshore Road, Palo Alto, CA (Projects will be at various locations in unincorporated San Mateo County.) |
| | Planned Activities | Provide a holistic approach to home repair services for low- and fixed-income residents. The Minor Home Repair program hopes to provide 15 cost-effective minor home repair improvements/repairs in San Mateo County, with focus on: health and safety, housing quality standards, increasing energy/water conservation, making more homes eligible for energy/water weatherization improvements that would otherwise not be completed, and/or access modifications. |
| 28 | Project Name | Linc Hill Street |
| | Target Area | CountyWide |
| | Goals Supported | Support New Housing for LMI & Special Needs |
| | Needs Addressed | Housing Development |
| | Funding | CDBG: \$265,393.00 HOME: \$1,728,608.00 |
| | Description | 100% affordable housing project of 37 units, including one manager's unit. The project spans two adjacent sites: 876, 884 and 898 El Camino Real with 13 units; 900 El Camino Real with 24 units. |
| | Target Date | 6/30/2025 |
| | Estimate the number and type of families that will benefit from the proposed activities | 36 Rental Housing Units Constructed |
| | Location Description | 876, 844, 898, 900 El Camino Real, Belmont, CA |
| | Planned Activities | Hard and soft costs associated with the development |
| 29 | Project Name | Affordable Housing Fund 12 |
| | Target Area | CountyWide |
| | Goals Supported | Preserve & Protect Existing Affordable Housing Support New Housing for LMI & Special Needs |

| | | |
|-----------|--|---|
| | Needs Addressed | Housing Development Home Repairs and Modifications Rental Housing Repairs |
| | Funding | CDBG: \$1,002,205.00 |
| | Description | The Affordable Housing Fund 12 NOFA (AHF 12) furthers the six overarching goals of San Mateo County's 2023-2031 Housing Element, including to:- Protect existing affordable housing stock- Support new housing for extremely low to moderate-income households- Promote sustainable communities through regional coordination efforts and locating housing near employment, transportation, and services; - Promote equal housing opportunities; - Promote equity through Housing Policy and investments; and- Require or encourage Energy Efficiency, Resource Conservation, and Climate Resiliency design in new and existing housing. The AHF 12 NOFA only solicits proposals for permanent affordable multi-family housing projects, which includes new manufactured housing projects with at least 20 rental or first-time home ownership units. Applications will not be accepted under this NOFA to develop transitional housing, other time-limited housing, nursing homes or other community care facilities, student housing, shared housing, or congregate or non-congregate shelters. Only the following three types of permanent affordable multi-family housing qualify for funding under the AHF 12 NOFA: - New Construction Rental (NCR); - Re-syndication of an Existing Low-Income Housing Tax Credit (LIHTC) Property with Rehabilitation for Rental (RRR); and- New Construction First-Time Home Ownership (FTHO)Update 12.18.24: Re-allocated a total of \$1,002,197 in 2022-2023 HOME funds from Coastside Associates' Moonridge I rehabilitation project and 2022-2023 HOME funds from the Moonridge Associates' Moonridge II rehabilitation project to HumanGood Affordable Housing and Rotary Plaza, Inc.'s Rotary Gardens project |
| | Target Date | 6/30/2025 |
| | Estimate the number and type of families that will benefit from the proposed activities | Rotary Gardens is a proposed new construction project consisting of 79 affordable housing senior units and 1 manager's unit. |
| | Location Description | 500 Linden Avenue, South San Francisco |
| | Planned Activities | Multi-family construction benefitting lower-income older adult renters. |
| 30 | Project Name | Affordable Housing Project (TBD) |

| | | |
|-----------|--|--|
| | Target Area | CountyWide |
| | Goals Supported | Support New Housing for LMI & Special Needs |
| | Needs Addressed | Housing Development |
| | Funding | CDBG: \$592,887.00 |
| | Description | Funding to be allocated to an Affordable Housing Project selected from the 2024-2025 Winter NOFA applications, still to be determined. Update 12.18.24: project selected: Alta Housing's 2809 El Camino Real project; a new affordable housing complex in North Fair Oaks. |
| | Target Date | 6/30/2025 |
| | Estimate the number and type of families that will benefit from the proposed activities | To be determined |
| | Location Description | To be determined |
| | Planned Activities | Funding to be allocated to an Affordable Housing Project selected from the 2024-2025 Winter NOFA applications, still to be determined. |
| 31 | Project Name | ESG Administration |
| | Target Area | CountyWide |
| | Goals Supported | Planning and Administration |
| | Needs Addressed | Public Services |
| | Funding | : |
| | Description | Program Administration (\$16,148.93) |
| | Target Date | 6/30/2025 |
| | Estimate the number and type of families that will benefit from the proposed activities | Administrative costs only. No direct benefits. |
| | Location Description | 264 Harbor Blvd., Belmont CA |
| | Planned Activities | Administrative costs only. No direct benefits. |

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Beyond the low- to moderate-income census block groups in San Mateo County, no geographic priorities were identified; therefore, assistance will be directed to locations across the entire county.

Geographic Distribution

| Target Area | Percentage of Funds |
|--------------------|----------------------------|
| CountyWide | 100 |

Table 5 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Investments were not allocated geographically.

Discussion

Funding is distributed to projects and programs that provide the greatest low to moderate area benefit, with a demonstrated necessity for a particular program or project. San Mateo County does not have specific areas to which funding should be directed.

Affordable Housing

AP-55 Affordable Housing - 91.420, 91.220(g)

Introduction

As in past years, the County uses CDBG and HOME funding to supplement Measure K ½-cent sales tax funding for new housing development projects and rehabilitation of existing affordable housing projects. Those numbers are reflected in the "Production of New Units" and "Rehab of Existing Units" categories. The County funds non-profit efforts to provide home repairs to lower income homeowners, reflected in the "Rehab of Existing Units" category. The County does not provide rental assistance or acquisition of existing units with CDBG or HOME funding. All goals listed below refer to eligible housing activities and do not include shelters or transitional housing.

| One Year Goals for the Number of Households to be Supported | |
|--|----|
| Homeless | 0 |
| Non-Homeless | 32 |
| Special-Needs | 54 |
| Total | 86 |

Table 6 - One Year Goals for Affordable Housing by Support Requirement

| One Year Goals for the Number of Households Supported Through | |
|--|----|
| Rental Assistance | 0 |
| The Production of New Units | 10 |
| Rehab of Existing Units | 76 |
| Acquisition of Existing Units | 0 |
| Total | 86 |

Table 7 - One Year Goals for Affordable Housing by Support Type

Discussion

San Mateo County plans to provide HOME and CDBG funding to two new affordable housing projects, two housing rehabilitation projects, and five minor home repair programs in PY 2024:

- Linc – Hill Street, a development of 37 affordable housing units in Belmont, CA and Alta Housing’s 2809 El Camino project, a development of 51 units for senior housing in North Fair Oaks, CA. Both of these projects are slated to commence construction in 2025.
- Laureola Oaks, a rehabilitation of a housing complex for 16 low-income families in San Carlos, CA.
- City-owned housing, rehabilitation of two homes to prepare them for supportive housing in Foster City, CA. This project is slated to be completed by the end of 2025.
- The minor home repairs programs will rehabilitate 80 or more existing units of housing, including 54 accessibility modifications for persons with disabilities, and other special needs populations. Four

nonprofit agencies located in the County will be receiving the associated funding.

AP-60 Public Housing - 91.420, 91.220(h)

Introduction

The Housing Authority of the County of San Mateo no longer has any public housing.

Actions planned during the next year to address the needs to public housing

N/A

Actions to encourage public housing residents to become more involved in management and participate in homeownership

N/A

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

N/A

Discussion

N/A

AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)

Introduction

The San Mateo County Board of Supervisors is committed to preventing homelessness and ensuring that every county resident experiencing homelessness can be safely sheltered in an emergency shelter, or in temporary or permanent housing. The County's goal of achieving "functional zero" homelessness involves community discussion to develop a set of action items and increasing housing options and supply. Recently, the County purchased five former motels slated to be converted to either temporary or permanent housing for unsheltered individuals.

The Human Services Agency (HSA) is the County Department tasked with implementing this vision on behalf of the Board of Supervisors and the San Mateo County Continuum of Care Steering Committee (CoC), a diverse, cross-sectoral body that guides and shapes the countywide response to homelessness. To assist in these efforts, HSA partners with other County departments and community partners. Entering its third and final program year, the HSA created a Strategic Plan which set out the primary goals and strategies to organize the community's response to homelessness over a three-year period from July 2022 to June 2025. The Plan also set out measurable outcome goals used to track progress in meeting the Plan's objectives. The Plan was/is outlined as follows:

Vision

The high-level goal of this Plan is that every person experiencing homelessness in San Mateo County can be sheltered in an emergency shelter or in permanent housing. This concept of "functional zero" homelessness incorporates the vision that homelessness will be a rare, brief, and one-time occurrence:

Rare: Whenever possible, the system will prevent vulnerable individuals and families from falling into homelessness.

Brief: The system will strive to ensure that any household experiencing a crisis of homelessness returns to housing within 30 days.

One-time: Individuals and families that secure housing through the homeless crisis response system will not return to homelessness.

Goals

The centerpiece of this Plan is a set of six goals that articulate what HSA and the CoC seek to accomplish over the next three years, from July 2022 to June 2025.

Goal 1. Engage and support people who are unsheltered to transition to interim housing, permanent housing, or other places where they can access needed services and supports.

Goal 2. Permanently house people experiencing homelessness by increasing the capacity of the

homeless crisis response system to provide housing solutions.

Goal 3. Prevent people from experiencing homelessness through early intervention, stabilization services, and financial assistance for households with housing instability.

Goal 4. Advance equity by identifying and addressing disparities in who experiences homelessness, who accesses the homeless crisis response system, their experiences with the system, and the outcomes of the system.

Goal 5. Listen and respond to the voices of people with lived experience of homelessness to enhance person-centered approaches in the homelessness response system.

Goal 6. Use data for continuous quality improvement and service coordination.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The County continues its work toward the “functional zero” homelessness goal by undertaking some of the actions listed below:

- Continue existing street outreach programs and implement targeted expansions to further cover County geography, offer services after hours and on weekends, and deepen connections and collaborations with health and behavioral health services.
- Refine and fine-tune connections between street outreach programs and Coordinated Entry access points to streamline access into services for people who are unsheltered.
- Prioritize developing new housing units targeted to people who are experiencing homelessness and/or who are extremely low income.
- Secure funding to acquire and rehabilitate motels for permanent supportive housing through future Project Homekey rounds.
- Explore creation of new Local Operating Subsidy (LOSP) program to provide a local source of subsidy for deeply affordable units.
- Maintain and expand permanent housing voucher programs for people experiencing homelessness (e.g., CoC-funded PSH, EHV, VASH, FUP, Mainstream Vouchers).

- Refine strategies to prevent discharge from institutions to homelessness, including diversion services for people exiting jails and hospitals.
- Partner with school districts to identify families at risk of homelessness and ensure they are connected to available prevention services.
- Maintain system capacity to provide emergency financial assistance to help households maintain their housing.
- Create regular, ongoing processes for gathering input from people experiencing homelessness and involving them in decision-making on homeless crisis response system implementation (e.g., focus groups, surveys, a lived experience advisory group), including staff working within the system who have had experiences of homelessness.
- Continue using HMIS/Clarity and other systems to gather and analyze data to understand what the homeless crisis response system is accomplishing, identify areas in need of continued improvement, and make decisions regarding funding of various program types.
- Offer a range of shelter options and models, including both congregate and non-congregate settings.

The County is allocating CDBG funding to housing locator services, rapid rehousing and shelter operations support. Housing locator services provide assistance to clients who may have had extended periods of homelessness, a history of evictions, disabilities, mental or physical health challenges, limited or no income, criminal convictions, substance abuse disorders, or other barriers to securing stable and affordable housing. The services aim to secure permanent housing for each client. Rapid rehousing services include comprehensive case management, housing readiness counseling, and rental assistance to homeless individuals and families within San Mateo County.

Federal ESG will be applied to ancillary services geared toward low-income or homeless individuals such as food, clothing, financial assistance, legal consultation and advocacy.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Strategic Plan identifies a crucial role for emergency shelter and transitional housing in the homeless crisis response system, providing people who are homeless with a safe, interim place to stay while they work toward securing permanent housing. Emergency shelter and transitional housing are intended to be short-term interventions, safety nets for unsheltered persons and households (i.e., those living outdoors, in vehicles or other places not meant for human habitation), or for those who are in the midst of a housing crisis and have no alternative housing options. The goal of shelters in San Mateo County is to move households towards permanent housing as quickly as possible. Individuals and families who enter emergency shelters receive some immediate short-term case management to address and resolve current crises, but the main focus is on developing a housing plan and addressing

barriers that prevent households from re-entering housing.

San Mateo County, in collaboration and consultation with the CoC, will use PY 2024 Emergency Solutions Grant (ESG) funding to support the operation of one LifeMoves rapid rehousing program and two shelter facilities operated by LifeMoves: the Navigation Center (formerly known as the Maple Street Shelter), and one family shelter (First Step for Families). In addition, the CoC and HSA have marshaled other resources (including CDBG, State ESG, PLHA, Measure K, etc.) to support a number of other organizations providing emergency shelter and transitional housing, including: Samaritan House (Safe Harbor single adult shelter); StarVista (home for transitional aged youth); and CORA (domestic violence shelter).

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The key features of San Mateo County's Strategic Plan to End Homelessness are designed to identify people experiencing homelessness and provide the assistance needed to swiftly help them move to permanent housing and not return to homelessness. The plan also calls for identifying those at risk of becoming homeless and assisting them so they can retain their housing and not become homeless again.

Among the six goals of the County's Strategic Plan to End Homelessness is permanently housing people experiencing homelessness by increasing the capacity of the homeless crisis response system to provide permanent and stable housing solutions. This capacity has been increasing over the years but is still insufficient to meet growing needs. During the last year of its current plan, HSA, in partnership with the Department of Housing, cities, and non-profit partners will continue pursuing resources to expand housing solutions for people experiencing homelessness, both through the development of new units and by identifying funding for more rental subsidies to support access to the existing rental inventory.

Below are some of the actions that the County will continue taking to meet this goal:

- a. Maintain permanent housing voucher programs for people experiencing homelessness (e.g., Continuum of Care-funded PSH, Stability, VASH, FUP, and Mainstream Vouchers) and introduce more flexibility to transition people to different support levels or phase them out of support when appropriate. Also, create voucher programs with simplified eligibility criteria and processes (e.g., Stability).
- b. Analyze the need for Rapid Rehousing (RRH) slots and continue adding to the system inventory as

needed. Identify strategies to stabilize RRH households that need additional support (e.g., with longer subsidies, options to transfer to permanent supportive housing).

c. Evaluate Coordinated Entry (CE) policies and tools for matching people to permanent supportive housing and rapid rehousing to identify whether the matching process is functioning as intended and revise as needed.

d. Continual assessment and improvement of housing search services to serve more households that need support with identifying units, completing housing applications and negotiating with property owners. Explore dedicated housing search services for special populations such as domestic violence survivors and veterans.

e. Continue and enhance Housing First approaches in permanent housing programs, including lowering barriers to entry, voluntary service participation, housing-focused services and support.

f. Identify innovation housing solutions for populations that have the greatest barriers to housing – people with complex health needs, older adults, people with criminal histories, and people who are undocumented.

g. Strengthen partnerships with programs providing employment and training services for experiencing homelessness who have significant employment barriers, such as NOVA/WIOA programs. Connect eligible households to income supports such as SSI.

h. Deepen connections between health services and homeless crisis response systems to expand housing access and support housing retention.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Homelessness Prevention Activities

As mentioned in the County's previous Annual Action Plan and Consolidated Plan, to meet the basic needs of low-income community members for safety net services, including prevention of homelessness, San Mateo County established and continues to utilize the Core Service Agencies. The Cores consists of eight agencies distributed throughout the County and located in communities with the largest levels of need. The Cores provide a range of services and direct financial assistance, including rental and utility assistance and rental deposits. The Cores offer homelessness prevention to eligible households using a number of different funding sources, including Community Services Block Grant

(CSBG) funds as well as local resources. LifeMoves and Veterans Resource Center also operate specialized prevention programs for veterans funded by Supportive Services for Veteran's Families (SSVF) grants.

Preventing Institutional Discharge into Homelessness

The San Mateo County CoC is working actively to prevent homelessness among those being discharged from institutional settings. This includes work with the following publicly funded systems:

Child Welfare: HSA staff work with each emancipating youth to identify and secure stable housing.

- Health Care: Hospital discharge planners work to ensure that a suitable placement is located for all homeless people who are discharged from the hospital. The San Mateo County Medical Center (the County's public hospital) has purchased beds in emergency shelters and utilizes both private and publicly funded board and care homes and other facilities to ensure that appropriate placement alternatives are available for homeless people.
- Mental Health. The policy of San Mateo County Behavioral Health and Recovery Services (BHRS) is that case workers make every effort to ensure that no clients are discharged into homelessness or into McKinney-Vento funded beds. The Adult Resource Management Team within Mental Health Services (a division of BHRS) works intensively with each client to ensure that they have stable and secure permanent housing.
- Corrections: The San Mateo County Sheriff's Department aims to ensure that no people are discharged into homelessness. HSA's Service Connect program also provides supportive services, including emergency shelter, for people who have been paroled under AB 109.

Through various funding sources, San Mateo County will continue supporting Project Sentinel, an organization that offers legal assistance to low-income households under threat of losing their homes or living in substandard conditions or being subjected to illegal housing requirements through enforcement of their legal rights. Funding will also be provided to food pantry programs that provide free groceries services to low-income individuals, families, and seniors within the county.

Discussion

Homelessness in San Mateo County remains a persistent problem. The Strategic Plan draws on best practices for reducing homelessness despite the limited supply of housing and ensuring available short and long-term housing assistance is prioritized for people who are unsheltered or most vulnerable to becoming unsheltered. Expansion of the affordable housing supply remains a key priority for the County, but this work is now integrated with focused efforts to build a data-informed homeless crisis response system to provide appropriate housing solutions for the County's unhoused population.

AP-75 Barriers to affordable housing -91.420, 91.220(j)

Introduction

The major barrier to affordable housing in San Mateo County is prompted by limitations imposed by Proposition 13, which impacts the fees associated with affordable housing development. San Mateo County is also a very high-cost county in terms of land and labor costs, which negatively impact the costs of affordable housing development and the rehabilitation of existing affordable housing complexes. High interest rates have also impacted the overall costs of new affordable housing projects.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

When evaluating development applications for funding consideration, San Mateo County assigns points to those projects where local governments waive costs associated with affordable housing construction. Included in these might be waivers of impact fees and design review costs. When such relief is occasionally unavailable, the County contributes funds to cover these fees and charges as well as a portion of the project's development expenses. With no ability to alter State taxation regulations, the County has been collaborating with local jurisdictions to impart better understanding of the demand for additional affordable housing in the county and the financial impact local policies can have on the feasibility of new development projects.

Discussion

A point system is used in the evaluation process for all notices of funding availability for both the County's Affordable Housing Fund and the federally funded CDBG and HOME grants. Local jurisdictions' consideration of lowering fees and legislation about the development project's financial viability is one element incorporated into the point system.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

Currently, the County offers a wide range of services to San Mateo County residents; some of them are paid for by CDBG and HOME grants. Additional resources, including private, state and County finances are applied to countywide needs as well. The following sections contain some of the County's ongoing initiatives and others that are being considered for the future.

Actions planned to address obstacles to meeting underserved needs

Funding continues to be a major obstacle in providing the services required to address the plethora of issues preventing families from escaping poverty and being able to live in the best quality, most affordable housing possible. Local funding through Measure K, the County's ½-cent sales tax, provides a flexible source of funding for such activities and is routinely directed toward housing and prevention of homelessness. The fund has contributed to local response to mental health issues, substance use recovery, youth mentoring programs, emergency shelters support, and the development of affordable housing units, along with several other initiatives aimed at priority countywide needs. To address ongoing and often underserved needs, the County will continue to look for new funding sources for programs.

Actions planned to foster and maintain affordable housing

Consistent with the strategy outlined in previous Annual Action Plans, the County continues to dedicate a large portion of its CDBG funding to activities associated with affordable housing development or rehabilitation projects, along with the entire HOME allocation. In addition, the County has earmarked a total of \$20 million from local Measure K funding for housing development in the County's FY 2024/25 budget. These funds are dedicated to the development of new affordable housing and the preservation of existing affordable housing units, including the rehabilitation of affordable apartments as they go through tax credit resyndication. The County also funds local agencies working with homeowners to effect minor home repairs and accessibility improvements.

Actions planned to reduce lead-based paint hazards

For PY 2024, no actions have been specified to address lead-based paint hazards. However, all subrecipients receiving CDBG funds from the County for rehabilitation projects will be required to ensure any lead-based paint hazards are identified and controlled.

Actions planned to reduce the number of poverty-level families

Continuing its collaboration with the Continuum of Care, the County will work toward decreasing the number of families living at the poverty level through development of services and referrals to social

service agencies within the County to assist those families with life-sustaining skill building, educational opportunities, employment growth and mental health care.

Actions planned to develop institutional structure

Consistent with the strategy outlined in previous Annual Action Plans, the County plans to continue to build the local institutional structure by:

- Collaborating with non-profit organizations to address community needs and provide support to federal and non-federal funding initiatives.
- Partnering with private industry to address important issues that hamper housing and community development efforts.
- Identifying opportunities to create private/public partnerships for project finance and development to leverage federal funds.

Actions planned to enhance coordination between public and private housing and social service agencies

Through its continuing participation in Continuum of Care meetings, the County will coordinate planning activities with private housing and social service agencies. To ensure it is acting on the most pressing needs and with the best information, County staff will also continue participating in other coalitions and study groups, such as the local 21 Elements group and Home for All, as the opportunities arise.

Discussion

These actions continue to be a continuation of what the County is currently doing in the various areas. No major obstacles in the institutional structure have been identified that need to be addressed. The County is also satisfied with its efforts to coordinate with private housing and social service agencies but continues to work to strengthen those ties.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

The County leverages its CDBG, HOME, and ESG funds with other resources to augment the impact on housing and community development issues. Applicants requesting funds to support their programs and projects are required to show that they are garnering other funds to meet their needs. Affordable housing developers must compete for other valuable available funding and work proactively with affected stakeholders to develop innovative funding sources. All projects receiving HOME funding are required to provide match of 25% per HOME requirements. All programs that receive ESG funding are required to submit evidence of compliance with ESG match requirements. New affordable housing projects that receive HOME and CDBG funding from the County also typically receive local funds, often exceeding the HOME and CDBG award amounts. Affordable housing projects also secure significant funding from alternative sources including local impact and/or commercial linkage fees, State funding from the Affordable Housing and Sustainable Communities (AHSC) program, and other new State funding for affordable housing.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

| | |
|--|------------------|
| 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed | 1,351,149 |
| 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan. | 0 |
| 3. The amount of surplus funds from urban renewal settlements | 0 |
| 4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan | 0 |
| 5. The amount of income from float-funded activities | 0 |
| Total Program Income: | 1,351,149 |

Other CDBG Requirements

| | |
|---|---|
| 1. The amount of urgent need activities | 0 |
|---|---|

2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.

80.00%

**HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

As outlined in previous Annual Action Plans, the County also leverages other State, local and federal funding for affordable housing:

Approximately 45% of the total, annual Permanent Local Housing Allocation Program (PLHA) funding will be utilized to address the unmet housing needs in San Mateo County. During PY 2024, PLHA funds will be allocated to a new, affordable housing development via the County's Affordable Housing Fund Notice of Funding Availability (NOFA), which was issued in March 2024. The awards resulting from this NOFA incorporated \$21,555,667.00 in San Mateo County's (local) Measure K funds and \$466,622 in PLHA funds.

Tax-Exempt Financing. The majority of affordable developments seek to take advantage of tax-exempt bond financing provided through the CalHFA and through other municipal bond financing entities. These various entities can originate loans with attractive interest rates when compared with conventional financing. Use of tax-exempt dollars is governed by the California Debt Limit Allocation Committee (CDLAC), which also approves MCC allocations to local jurisdictions for first time homebuyers. Tax exempt loans can be combined with 4% tax credits (which are automatically approved if CDLAC approves the tax-exempt financing) for an added boost, but this financing structure tends to work more effectively for projects not in great need of deep subsidies.

Project-Based Vouchers. In San Mateo County, the Housing Authority has revived a program for using project-based vouchers. By providing a dependable revenue stream indexed to fair market rents, vouchers enable nonprofit developers to obtain a larger conventional loan for the permanent phase of the project. Because the Housing Authority has a limited number of vouchers and must direct them toward multiple priorities, the project-based voucher initiative requires careful targeting to projects serving extremely low-income (ELI) households associated with supportive housing services.

Housing Endowment and Regional Trust of San Mateo County (HEART) is the County's housing trust

fund, whose mission is to meet critical housing needs in San Mateo County by raising funds from both public and private sources. HEART provides financing in the construction, rehabilitation and purchase of homes affordable to middle- and low-income employees of local businesses, as well as to seniors and other fixed-income residents.

Although the County does not anticipate investing HOME funds for any uses outside of those described as eligible in 24 CFR 92.205, if a situation arises, the County will seek approval from HUD and a substantial amendment. San Mateo County HOME funding invested in eligible rental housing development will be leveraged with multiple sources including other County funding, City funding, State funding, federal funding and the Low-Income Housing Tax Credit equity funding, to render the project financially feasible. The following comprise other potential funding sources that are expected to leverage HOME funds.

San Mateo County submitted Form DR-4683 for the suspension and waiver of the CHDO set-aside cap for Program Years 2023 and 2024 to allow the associated funds to be applied towards new affordable housing construction projects.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

No HOME funds are anticipated for homeownership programs in the upcoming program year.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

No HOME funds are anticipated for homeownership programs in the upcoming program year.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The County has not changed its policy regarding the use of HOME funds for debt refinancing, which are as follows:

HOME Rehab Refinancing Guidelines. In accordance with County HOME policy, all HOME funds must be invested in housing that is nonprofit-owned or controlled. Should the property ownership be a for-profit entity formed to take advantage of tax credits, the nonprofit must have a controlling or managing interest.

HOME cannot be used to take out any CDBG loans or loans insured by any federal program.

HOME investment cannot be used directly to take out other pre-existing loans or financing under the same property ownership unless it is to preserve long-term affordability of existing units and/or to create additional affordable units. Regardless of the foregoing, rehab must constitute the primary activity for use of HOME funds. Refinancing with HOME proceeds must meet one of two tests: (a) HOME investment cannot exceed 85% of the rehab costs; or (b) HOME investment must involve a level of rehab costing at least \$20,000 per HOME-assisted unit. The County will review this number periodically in order to keep pace with the impact of inflation on rehab costs.

Rehab will be to upgrade the units to meet life and safety code requirements and/or to extend the useful life of one or more of the systems of the building or property, including improving the integrity of the structure.

In accordance with HOME requirements, the HOME affordability term will be not less than 15 years from date of completion of the rehab, evidenced by a notice of completion or other document acceptable to DOH.

As with County HOME funds in general, criteria for property location will be the same as the County HOME investment policy. HOME funds may be invested anywhere in the San Mateo County HOME Consortium PJ plus contiguous areas, so long as projects outside the County PJ meet HOME criteria, including that the project will also be funded by the applicable contiguous jurisdiction and will benefit residents from both jurisdictions.

As with other projects requesting HOME funds, DOH underwriting of the project to be refinanced with HOME funds will involve review of the ownership's property management practices and capacity to perform long-term management. A property management plan is requested for review. DOH underwriting will include a HOME subsidy layering analysis, including review of the project's sources and uses and operating budget proformas to ensure that HOME funds are not over-subsidizing the project. This review will further include evaluating the project's replacement

reserves to ensure that it is adequate to address certain long term physical needs. Onsite monitoring will be undertaken in compliance with HOME requirements and for projects of greater than 25 units, DOH will request annual project operating budgets.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

N/A - The County does not participate in HOME TBRA activities.

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

N/A - The County does not participate in HOME TBRA activities.

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

Through the Consolidated Planning Community engagement process, County residents and stakeholders identified households experiencing or at-risk of homelessness, persons with mental or physical disabilities, farmworkers, and seniors as having the greatest needs for affordable housing in the County.

The County will prioritize funding for affordable housing projects serving these populations along with veterans, extremely low-income households (those who earn less than or equal to 30% of the County's Area Median Income - AMI) and very low-income households (those who earn less than or equal to 50% of the County's Area Median Income – AMI). The County will also prioritize funding for affordable housing projects that provide permanent supportive housing services and/or housing for abused children; veterans at risk of or experiencing homelessness; survivors of domestic violence; seniors (62+); adult persons with serious physical or mental disabilities; homeless persons; illiterate persons; migrant farm workers; emancipated youth; persons recovering from substance abuse; persons recently released from jail or prison) and/or projects that include a wide range of unit sizes.

These preferences will be administered in compliance with applicable state and federal laws.

Emergency Solutions Grant (ESG)

1. Include written standards for providing ESG assistance (may include as attachment)

Established in partnership with the San Mateo County Continuum of Care, the written standards for the allocation of ESG funding are outlined in the County ESG NOFA. The Department of Housing and the San Mateo County Continuum of Care coordinate their efforts to identify and address priority needs to meet the goals set in the Plan to End Homelessness. In addition to its direct ESG funding allocation from HUD, San Mateo County receives federal ESG funding from the State of California through an allocation process administered by the State. These state-allocated funds are administered by HUD and are allocated through a separate RFP process to compliment the allocation of the County ESG entitlement funding.

The County's ESG allocation is small relative to its CDBG and HOME allocations, and the ESG funds are typically directed to shelter services and rapid rehousing.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

In San Mateo County, the Coordinated Entry System (CES) is the community-wide, standardized approach to assessing access to homeless services and housing. The CES can use either a singular entry point or several coordinated entry points, but all people who contact the system for homelessness assistance receive standardized screening and assessment. CES is an essential system element that ensures people who are unsheltered and those who have the highest vulnerabilities receive priority access to assistance. There is also a standardized, community-wide policy that determines how people are referred to housing programs. This policy ensures people are matched to available interventions based on their level of need and priority for assistance.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

The County's Human Services Agency (HSA), the Continuum of Care (CoC) Lead Agency, participates in the award process for ESG. DOH, in partnership with the CoC Lead agency, ensures that sub-awards align with the CoC Strategic Plan on Homelessness (implemented on July 1, 2022, and running through June 2025). All awards are made through a competitive NOFA process. Recent awardees include local private non-profit organizations.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

Because the San Mateo County Board of Supervisors is the recipient of the ESG funds, it is not possible to require inclusion of a homeless or formerly homeless person on this elected body. However, the bylaws of the San Mateo County Continuum of Care Steering Committee require representation of a homeless or formerly homeless individual; currently, individuals who have lived the experience of homelessness are fulfilling this role. The CoC continues to pursue involving people experiencing homelessness in its policymaking, as it relates to ESG and CoC funding. In turn, the County's Housing and Community Development Committee, an advisory body to the County Board of Supervisors on CDBG, HOME, and ESG funding allocations, includes a member from the CoC on its 15-member body.

5. Describe performance standards for evaluating ESG.

County staff continuously work with subrecipients to guarantee program specific requirements are met in accordance with applicable legislation and program guidelines. The Department of Housing also monitors and corrects its own operations to ensure staff is meeting and complying with the same requirements.