

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

In Program Year 2024 (PY24) San Mateo County continued to act as a vital partner to the community through strategic investment of federal funding. This continued investment directly supported community members with basic needs services, upward community economic growth, housing services to help folks remain housed and preservation of the current affordable housing stock to support the preservation of affordable housing units. To date, the strategic investment of federal funding has supported an estimated 500,000 community members and constructed or preserved more than 5,800 affordable housing units in the County.

Through quarterly check-ins and consistent communication with community agencies, PY24 saw a sharp increase in basic needs services among community members. Agencies have shared that they are seeing the utilization rate for their services at an all-time high, even higher than the period of the pandemic, and have a strong belief that the demand for their services will only continue to increase. This has been driven by some agency closures due to funding being cut, increased inflation and high costs of basic needs such as food, paired with being rent burdened due to living in one of the most expensive places in the state. The County will continue to implement and carry out its strategic plan with these conversations front of mind. The County understands that the needs of the community have increased, and the County wants to be as responsive as possible to meet those needs.

Note: The County engages in a specific financial process and aggressive schedule to support the closeout of the previous fiscal year and prepare for the next fiscal year. For this reason, there is a discrepancy in how the County and HUD attribute draws after the fiscal year. HUD allows for draws to be done for up to 90 days after June 30th and still be attributed to the previous fiscal year. The County, however, only allows for draws done within approximately two weeks after June 30th to be attributed to the previous fiscal year. This is why some of the IDIS reports and CAPER data will be different depending on when reports are pulled.

Furthermore, due to the process of closing this specific Program Year, at the time of this report, the County has a select number of IDIS CDBG-funded public service, economic development and/or minor home repair activities with contract terms of July 1, 2024, through June 30, 2025, which are still currently reflected as open. As one of the attachments of this report (“Exhibit A”), the County is providing a list of each activity that is still open but that will be closed within the PY2024 timeframe. These IDIS activities have completed all work and rendered services for each activity, but due to the fiscal process, they still have pending draws to be made in IDIS, and drawdowns will be reflected within PY2025 (PY25). Although the drawdowns will be reflected in the next program year, all work for the IDIS activities was conducted and completed in PY24 and will not have any new accomplishment information to report in PY25.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and

explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Assist Access to Shelter and Stable Housing	Homeless Non-Homeless Special Needs	CDBG: \$ / ESG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	650	0	0.00%	109	663	0.00%
Improve and Construct Public Facilities	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	816		0	816	
Improve and Construct Public Facilities	Non-Housing Community Development	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	788		0	788	
Improve and Construct Public Facilities	Non-Housing Community Development	CDBG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0		0	0	
Improve and Construct Public Facilities	Non-Housing Community Development	CDBG: \$	Other	Other	10	0	0.00%	7	6	0.00%

Planning and Administration	Planning and Administration	CDBG: \$ / HOME: \$ / ESG: \$	Other	Other	1	0	0.00%			
Preserve & Protect Existing Affordable Housing	Affordable Housing Non-Homeless Special Needs	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	400	6	1.50%	149	88	4.03%
Provide Services to LMI & Special Needs Households	Homeless Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	27500	0	0.00%	1309	22,481	0.00%
Support Micro-Enterprise & Job Creation/Retention	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	350	0	0.00%	35	77	0.00%
Support New Housing for LMI & Special Needs	Affordable Housing Non-Homeless Special Needs	CDBG: \$ / HOME: \$	Rental units constructed	Household Housing Unit	50	0	0.00%	36	0	0.00%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

In PY24, the County continued to make significant progress towards its goals for the highest priority programs which includes Provide Services to LMI & Special Needs Households, Preserve & Protect Existing Affordable Housing, and Support Micro-Enterprise & Job Creation/Retention. The

County was able to make progress towards its plan goals by providing vital technical assistance to funding recipients, quarterly check-ins with funding recipients and through its strategic investment of federal funding in vital services to support the basic and housing needs of San Mateo County community members. As previously mentioned, there are a select amount of IDIS Activities that still reflect as open in the system and for this reason, their accomplishment data did not pull into the Accomplishments – Program Year & Strategic Plan table. For this reason, many goals listed in the table reflected zero or an undercount, however, the County was able to obtain all accomplishment information for these specific activities because services were rendered during the PY24 and the data in the table was manually updated in order to accurately reflect accomplishment information.

A key goal for the County is supporting the community with Provide Services to LMI & Special Needs Households (Public service activities other than Low/Moderate Income Housing Benefit). The actual goal of clients served reflected zero in the table, but the County exceeded its goal of 1,309 persons assisted by serving 22,481 persons. This goal was exceeded by high community demand for basic needs due to high inflation, and increased rental costs in the region. Two key agencies led the support for these services which include El Concilio of San Mateo County – Emergency Services Partnership program and Samaritan House – CORE Core Services program. Through quarterly check-ins, these agencies shared the sharp increase and demand for their services. The agencies have expressed that they will only continue to see the utilization rate for their services increase. The services of these agencies and others that were supported during PY24, support community members, elevated costs for household expenses, support remaining housed and act as a safety net for community members who are struggling with living in one of the most expensive areas of the state.

Another key goal for the County is assistance to Support Micro-Enterprise & Job Creation/Retention (Businesses assisted). The accomplishments table reflected zero of the 35 businesses to be assisted but in PY24, the County successfully assisted a total of 77 businesses. The County recognizes how important upward economic mobility is within the community and within PY24, these small businesses were supported through technical assistance and received critical tools to grow and thrive. Through this, greater financial security for families is achieved as well as generating increased economic activity across San Mateo County.

The next goal is supporting the San Mateo community to Preserve & Protect Existing Affordable Housing (Homeowner Housing Rehabilitated). Within the table of accomplishments, it reflected that only 6 housing units were supported under this goal. However, during PY24, the actual number completed is 88 housing units. Although the number is lower than the expected goal amount of 149, the County identifies this as significant progress as activities involving the preservation of housing units typically encounter the obstacles of long lead times and other issues that increase the time of completion for the work. In PY24, 88 units were successfully preserved and protected through a combination of Minor Home Repair programs and the successful completion of the Main Street Park II rehabilitation project. The Main Street Park II project

successfully preserved 27 affordable housing units for large families. The County continues to prioritize the preservation and development of new affordable housing units. Looking ahead, the construction of the Colibri Commons projects is continuing and that will support the community. Upon its completion in 2026, the project will create and add a total of 135 new affordable housing units.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME
White	16,295	27
Black or African American	1,447	0
Asian	608	0
American Indian or American Native	498	0
Native Hawaiian or Other Pacific Islander	633	0
Total	19,481	27
Hispanic	13,495	27
Not Hispanic	5,986	0

Describe the clients assisted (including the racial and/or ethnicity of clients assisted with ESG)

	HESG
American Indian, Alaska Native, or Indigenous	13
Asian or Asian American	10
Black, African American, or African	19
Hispanic/Latina/e/o	116
Middle Eastern or North African	0
Native Hawaiian or Pacific Islander	65
White	149
Multiracial	213
Client doesn't know	0
Client prefers not to answer	0
Data not collected	0
Total	450

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

The information of Racial and Ethnic composition of families that were assisted in PY24 is not appropriately reflected in the chart above due to fact that there is not a line to record clients with mixed Racial and Ethnic composition, such as those who identify as White and Hispanic/Latino, and clients who identify as Other in the table above. In PY24, there was a total of 19,481 CDBG beneficiaries with Race

and Ethnicity information.

The information reported in the table above helps the County better understand the needs of the community by population. From the previous year, there has been an increase in beneficiaries of CDBG who identify as Black or African American and an increase in those who identify as Native Hawaiian or American Native as well. The Asian (Countywide population at 29.8%, CDBG program beneficiaries at 3.1%) and American Indian or American Native populations (Countywide population at .1%, CDBG beneficiaries at 2.5%) were served at a lower rate than as represented in the Countywide demographics during PY24.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	8,053,784.84	2,673,793.79
HOME	public - federal	3,547,651.22	6,452,923.27
ESG	public - federal	297,644.4	16,020.94

Table 3 - Resources Made Available

Narrative

In PY24, San Mateo County continued to utilize a multi-funding source approach to ensure that the community needs around affordable housing and community development are addressed. Through additional resources and continued strategic investments to local organizations, the County successfully made an approximate amount of \$45,000,000 available in program year 2024. The amount is a combination of local Measure K general funding and state sources. This funding was available and successfully awarded for housing development and public services through the County's Affordable Housing Fund (AHF), and the Winter Federal Funds Notice of Funding Availability (NOFA). Looking forward to 2025 program year and beyond, the County will continue to engage in this multi-funding source approach as it has provided many organizations with a vital resource to meet the needs of the community. The County will continue to be a key partner to local organizations and ensure proper facilitation of investment resources to support their important work.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
County Wide	100	100	San Mateo County uses federal funds for countywide projects and does not have an additional geographic target.

Table 4 – Identify the geographic distribution and location of investments

Narrative

San Mateo County uses federal funds for countywide projects and does not have an additional geographic target.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

Within PY24, San Mateo County continued to successfully utilize Federal funding to leverage additional resources. This includes a strategic combination of State and Local resources, and additional HOME matched funds during PY24. For PY24, the HOME match requirement was satisfied through a strategic partnership with a local developer that resulted in donated land value. Through this partnership, the value of the donated land was a total of \$3,999,999 and supported the satisfaction of the matching requirement. Through this leveraging approach, the County continued to provide HomeKey funding to HomeKey emergency shelters in the community. The HomeKey sites have proved to be an impact opportunity to provide families and individuals with much needed emergency housing which also includes offering vital onsite supportive services. The County also strategically leveraged federal funds to secure additional state resources through the Joe Serna, Jr. Farmworker Housing Grant to support farmworker housing in the County. By leveraging this funding and utilizing publicly owned land, the construction of Stone Pine Cove was completed within PY24. The housing project supports the affordable housing needs in a unique way by being the first affordable manufactured home community in the state. The community features 46 newly constructed homes exclusively for low-income farmworker families who live and work in the County. This innovative project undertaken by the County also further addresses the need for affordable housing by providing prospective residents with no down payment or monthly mortgage payments.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	51,805,601
2. Match contributed during current Federal fiscal year	3,999,999
3 .Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$55,805,600
4. Match liability for current Federal fiscal year	\$6,195,522.93
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$49,610,077.07

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
1376	April 2023			3,999,999				3,999,999

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
1599489.55	549,415.16	\$2,059,085.25	0	\$89,819.46

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Number						
Dollar Amount						
Sub-Contracts						
Number						
Dollar Amount						
	Total	Women Business Enterprises	Male			
Contracts						
Number						
Dollar Amount						
Sub-Contracts						
Number						
Dollar Amount						

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number						
Dollar Amount						

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired						
Businesses Displaced						
Nonprofit Organizations Displaced						
Households Temporarily Relocated, not Displaced						
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number						
Cost						

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	32	88
Number of Special-Needs households to be provided affordable housing units	54	0
Total	86	88

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	10	0
Number of households supported through Rehab of Existing Units	76	88
Number of households supported through Acquisition of Existing Units	0	0
Total	86	88

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The County exceeded its overall one-year goal of providing affordable housing to the community, primarily through its housing preservation strategy. A total amount of 88 units were completed within PY24, which slightly exceeds the goal of 86 units. The Main Street Park II project completed its rehabilitation work preserving 27 affordable housing units. In addition, the County successfully supported the rehabilitation of 57 single-family housing units through its vital Minor Home Repair programs.

In terms of new affordable housing, the County continues to see the trend of long lead times for the development of an affordable housing activity. This has been a common issue encountered by the County. In previous program years, the County invested in multiple housing activities but the complex process toward development precluded these activities from completing within a one-year timeframe. A total amount of 88 units is reported as they were completed within PY 2024-25. Although there are many obstacles with the construction and/or rehabilitation of affordable housing, San Mateo County will continue to prioritize affordable housing preservation in the region and will continue to work through future obstacles to meet the housing needs of community.

Discuss how these outcomes will impact future annual action plans.

The County understands that community needs around affordable housing remain high. The County will evaluate these outcomes, but affordable housing preservation remains a top priority for the County. Through this priority, future Annual Action Plans (AAP) will continue to prioritize affordable housing rehabilitation projects through funding investments. The County recognizes the importance of affordable housing production but also understands the long process towards the production of affordable housing units, which aren't always aligned with CDBG and HOME spend down timing requirements. Moving forward, the County will continue to consider this lengthy process in future AAP goals that are set and strategically invest in affordable housing production. Furthermore, future AAPs will continue to reflect the County's priority of affordable housing development and rehabilitation to ensure that the beneficiaries of this housing include low, very-low and extremely low-income households throughout the County, which includes homeless community members, special needs residents, seniors, veterans, transitional age youth and farmworkers.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	43	4
Low-income	23	0
Moderate-income	18	0
Total	84	4

Table 13 – Number of Households Served

Narrative Information

The County of San Mateo had one affordable housing development complete rehabilitation during PY24 (Main Street Park II) and specifically served extremely-low and very low-income community members. Many of the community members that benefitted from the completion of the project were formerly homeless, frail seniors, agricultural farmworkers, and large families. The site also offers residents an opportunity to access the walkable community nearby which has dining, grocery, and shopping options.

Additionally, it offers residents access to multiple green spaces and a small public park with a play structure with open space. Adjacent to the park is a community building and computer room available for residents. In addition to the completion of the rehabilitated properties, many extremely-low and very low-income homeowners were able to remain housed through the County's Minor Home Repair programs that supported the preservation of 57 affordable housing units. These homeowners were supported with vital home repairs and eliminated the cost burden of addressing rehabilitation issues in their homes.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

San Mateo County, in collaboration with the San Mateo County Continuum of Care (CoC), has undertaken the following initiatives to reach out to homeless people and assess their needs:

The Core Service Agency Network: San Mateo County has established the Core Service Agency Network (the Cores) for the purpose of meeting the basic needs of low-income community members for anti-poverty services, standardizing the delivery of safety-net services, and creating a collaborative organizational structure for safety-net service providers. The Cores often serve as a first point of contact for households that are experiencing homeless or at risk of homelessness in San Mateo County, supporting them to resolve their current housing crisis and prevent homelessness, or assisting them in connecting to resources throughout the County and CoC to identify housing and resources that can help them exit homelessness.

Mobile Outreach: San Mateo County funds and oversees Homeless Outreach Teams (HOT) covering the entire county. HOT conducts intensive engagement and assists clients with connecting to other services to meet their needs. HOT workers create and implement a housing and services plan. HOT tailors outreach to those least likely to request assistance by maintaining multilingual staff, meeting with clients where they are living, and providing transportation as needed. For clients with mental health or physical disabilities, HOT coordinates with the Street Medicine team to access clinical specialists, and San Mateo County's Homeless Engagement Assessment & Linkage ("HEAL") team to provide field-based short-term therapy services, outreach, engagement, and care coordination to unsheltered clients. HOT provides case management for those who are assessed through the Coordinated Entry System (CES) with highest needs. The CoC has implemented a Homeless Outreach App to effectively identify homeless individuals and encampments, providing a mechanism for partners – including, County departments, local jurisdictions, and law enforcement to request for HOT staff to make contact and assist in engaging unsheltered households. The County has also implemented a data tool that maps homeless encampments and unsheltered individuals. HOT Outreach is scheduled for M-F 8am-10pm, with additional limited outreach and engagement services nights, weekends, and holidays.

Coordinated Entry System (CES): The CES is the primary strategy San Mateo County uses to connect people experiencing homelessness to the homelessness response system. The Cores are the primary access points into CES. Any household experiencing homelessness may receive standardized screening at any of the 8 Cores. The Homeless Outreach Teams request mobile CES services for unsheltered households who cannot visit a Core. As part of the assessment process, the household participates in a diversion conversation to determine if there is an immediate solution to their housing crisis. If a

household cannot be diverted, they receive a further assessment of their needs which is used to match them to available resources and housing. CES policies and tools are designed to identify and prioritize those households with the greatest needs, particularly those who are unsheltered, have long histories of homelessness, and have significant barriers to securing housing. As part of CES, the County requires all programs receiving local and state funding or CoC and ESG funds to accept referrals from CES and to remove barriers to entry.

Addressing the emergency shelter and transitional housing needs of homeless persons

San Mateo County leadership has set a target to eliminate unsheltered homelessness among households seeking services so that anyone experiencing homelessness has access to shelter or permanent housing. To achieve this goal, the County has added to its emergency shelter and permanent housing unit capacity. Since 2021, San Mateo County has added four new non-congregate shelters, increasing our shelter capacity by 409 units and allowing the County to better serve unsheltered adults, adult-only households, and families with children.

The County also funds an overflow shelter program for homeless families to ensure they have a safe place to stay while waiting for a shelter unit. The program offers housing-focused case management to support households to identify a permanent housing solution. Some families move directly from the hotel into housing, and others are referred to shelter to continue progress of their housing plan.

During the COVID-19 Pandemic, San Mateo County redesigned congregate emergency shelters to meet CDC requirements for social distancing. Efforts to maximize safety and minimize the spread of respiratory illnesses at congregate shelters have continued in the form of on-site testing, ongoing health and safety protocols, and temporary off-site isolation as needed.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

San Mateo County provides funding to safety net & homelessness prevention services to help at-risk residents maintain their housing, and for shelter diversion as part of CES. The County established the Core Service Agency (Cores) network for the purpose of meeting the basic needs of low-income community members for safety net services, including homelessness prevention. The Cores consist of eight sites 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 security deposits for rental housing. The Cores provide homelessness prevention financial assistance and case management using the County's Community Services Block Grant (CSBG) funds, as well as local sales tax funding. The County significantly increased its local funding for homelessness

prevention in FY24-25 for emergency financial assistance (EFA) to help households maintain housing. Additionally, the County's Technical Assistance (TA) provider is currently starting work on a quantitative and qualitative evaluation of the County's EFA programs to identify recommendations for building on the success of those programs. The Cores can also offer shelter diversion through the CES to households seeking emergency shelter but who can identify an alternative housing solution with some limited assistance.

Shelter Diversion provides targeted prevention assistance to households seeking shelter to help them remain in place or move directly to alternative housing, rather than having to enter shelter. Assistance can include problem solving, mediation with a landlord, family member or friend, and in some case small amounts of flexible financial assistance. The County, in partnership with the jail and public hospitals, operates a program for homelessness diversion to connect people to housing prior to exiting the County jail or the County hospital. The County continues to work with these partners to refine strategies to prevent discharge from institutions to homelessness. The County also facilitates a monthly workgroup with system partners (foster care, hospital, mental health system, jail) on system alignment & housing for individuals and families at risk of homelessness. The County shares information about housing resources and best practices to enhance discharge planning, support family reunification, & provide diversion training.

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 CoC has a robust Coordinated Entry System in place for all populations, which is a central place to connect households to shelter and housing programs, such as rapid rehousing (RRH) and permanent supportive housing (PSH). Coordinated Entry utilizes a vulnerability assessment to prioritize the available capacity of intensive housing programs, such as PSH for households with longest length of homelessness & highest needs, so they avoid returning to homelessness.

The County contracts with several homeless outreach teams to conduct intensive outreach and engagement with unsheltered and chronically homeless people and to help them transition into permanent housing, providing support to ensure a successful transition.

In summer 2023 the CoC started convening regular Multi-Disciplinary Team (MDT) meetings to case conference households with long lengths of stay in shelters, including families and chronically homeless individuals, with the goal of reducing length of stay and increasing exits to permanent housing (PH) situations. The MDT includes homeless service, Human Services (HSA), and Health partners, including Behavioral Health and Aging & Adult Services.

The County has also invested local resources and increased the inventory of RRH, PSH, and housing locator services. The CoC is pairing locally funded supportive services with Stability Vouchers to house Coordinated Entry-referred households. The County also administers state funding from California's Housing Support Program for RRH for families receiving Temporary Assistance for Needy Families (TANF). The County has acquired state Project Homekey funding for two PSH projects for households experiencing homelessness.

HSA works with PH projects to maintain and improve high housing retention outcomes. The CoC provides training on tenants' rights & mainstream benefits to PH projects. HSA also assists projects with connecting with other systems, such as medical care, mental health services, and employment services, to help them maintain housing stability. HSA implemented an employment program for people experiencing homelessness and RRH and PSH participants. HSA hosts bimonthly RRH work groups where the CoC's five RRH providers convene to share resources & successful practices and invites outside speakers to share information on supportive services resources of interest to RRH providers. HSA is planning to develop a shallow subsidy program to support households assisted with disability benefits assistance through the State Housing and Disability Advocacy Program.

The San Mateo County CoC has set a goal to have a homeless crisis system in place for all Veterans experiencing homelessness. The CoC maintains a by-name list of known Veterans experiencing homelessness and convenes monthly meetings of stakeholders and providers to ensure veterans are connected to appropriate housing resources.

San Mateo County has invested state Homeless Housing Assistance and Prevention (HHAP) funding in a rapid rehousing program transition-age youth. Currently, a HUD CoC grant funds the San Mateo County Mental Health Association (MHA) to operate its SAYAT Program (Support and Advocacy for Youth in Transition), providing PSH for homeless youth with disabling conditions. The San Mateo County Housing Authority also has a supply of Family Unification Program and Foster Youth to Independence vouchers for youth leaving the foster care system, to ensure they do not become homeless.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The Housing Authority of the County of San Mateo (HACSM) has no public housing to report.

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

HACSM has no public housing.

Actions taken to provide assistance to troubled PHAs

HACSM has not been designated a troubled PHA. On occasion, HACSM staff have been asked by other PHAs in the area to assist with telephone conversations and idea sharing regarding program design or program delivery. For example, HACSM has been an active participant at the annual Moving-To-Work conference, sharing many innovative ideas and practices with conference attendees.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

San Mateo County is continuously seeking to address aspects of affordable housing barriers within the community, and this is why the county is working on the implementation of Prohousing programs. In 2019, the State of California established the Prohousing Designation Program (“PDP”), a program that creates incentives for jurisdictions that have enacted local Prohousing policies. The State of California defines Prohousing policies as policies which, “facilitate the planning, approval, or construction of housing.” Some examples include the provision of local financial incentives, reduction of development permit times and permitting fees, the preservation of affordable housing units at risk of becoming market rate units, and other similar policies. Local governments that receive a Prohousing designation through the PDP receive a scoring advantage when applying for several competitive state housing funding programs. Jurisdictions must demonstrate that they have enacted or proposed policies that significantly contribute to the acceleration of housing production in each of the four categories: Favorable Zoning and Land Use, Acceleration of Housing Production Timeframes, Reduction of Construction and Development Costs and lastly, Providing Financial Subsidies. In PY 2024, San Mateo County continues to develop and implement Prohousing-related programs and policies aligned with the PDP. Examples of these enacted programs and policies include:

- Zoning to allow for high-density multifamily residential and residential mixed uses in multiple non-residential zones.
- Establishment of ministerial, by-right approval processes for a variety of housing types, with objective design and development standards.
- Priority permit processing and reduced plan check time processing for Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU).
- Creation of the ADU Amnesty Program.
- Elimination of limits on ADU development.
- Expedited permit review processes and waiver of fees for farm labor housing.
- Establishment of a local housing trust fund.
- Continued commitment of a regular annual affordable housing subsidy pool through the Affordable Housing Fund.
- Waiver of planning and building fees for affordable housing development

San Mateo County has also proposed new Prohousing policies that will be enacted within the next few years. These proposed policies include:

- Absence or elimination of public hearings for projects consistent with zoning and the general plan, including all multifamily residential development.
- Adoption of non-development impact fee reduction strategies, including fee deferrals and reduced fees for housing for people with special needs.
- Adoption of universal design ordinances pursuant to Health and Safety Code section 17959.

- Evaluation and revision of the current ADU Loan Program, to determine how to better target it, incentivize its use by and utility for lower-income applicants, determine appropriate loan sizes, and identify additional and continued funding sources for these loans.

Once the San Mateo County receives certification from the State on its Housing Element plan, the County will apply under the State’s PDP. In addition to engaging in Prohousing policies within the County, the County continued to engage in conversations with local organizations who provide shelter services and basic needs services about trends they see within the community.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

During PY24, San Mateo County made available an estimated \$45,000,000 in funding resources through the utilization of local Measure K general funding and state sources. These funds were distributed across affordable housing projects, permanent supportive housing projects and a variety of community services. Through the funding of HomeKey properties, the County has been able to support specific sites with vital resident services. These services provide residents with much needed activities, case management support and most importantly, provide residents with a safe space to socially engage. Many of the residents of the HomeKey sites are formally homeless and receive these types of services for the very first time. Within PY24, the County was considered as one of the jurisdictions with the highest utilization rate of HomeKey funding by the state. With this funding the County has also continued to meet the underserved needs of the community with the partnership of local organizations and non-profit agencies. One of the organizations includes Legal Aid Society of San Mateo County, where through their Homesavers Preserving Affordable Housing program they can prevent displacement and prevent homelessness of elderly or severely disabled households. Through providing legal representation, advocacy, or knowledge they need to ensure they remain housed and continue to live in their communities. This is a free service available to households eliminating the obstacle of costly legal services. Another organization meeting the underserved needs of the community in a unique way is Friends for Youth with their 1-To-1 Youth Mentoring Project. The program helps underserved youth who need support most, with the goal of empowering them to be mentally and behaviorally healthy, emotionally secure, and equipped with social, emotional, and resiliency-building skills. In addition to 1-To-1 support, the program also provides mental health support on school sites as they serve as a crucial access point for youth facing economic hardships and social isolation. These mentoring programs play a vital role in holistic case management, building bridges between communities and addressing unmet mental and behavioral health needs among San Mateo County’s youth. Lastly, Samaritan House is an organization helping meet the needs of underserved communities in San Mateo County through their Core Services program. The program provides families living in poverty with a safety-net for residents who struggle to meet basic human needs such as food, clothing, shelter and healthcare. Furthermore, the program helps community members access critical financial assistance to prevent homelessness and financial empowerment and asset building support to help low-income households achieve greater financial stability and independence.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

In PY24, the County continued to provide resources and education to community members around lead

poisoning and hazards through the Lead Prevention Program. The Program's mission is to prevent lead exposure for young children and their families. Through case management support around reducing lead exposure as well as other preventive services that families may need, such as referrals to community resources. Furthermore, the Program provides home visits and services provided by Public Health Nurses and Senior Community Workers. Home visits help to identify triggers and provide education around preventing exposure. The services under the program further include, developing a plan with families to address concerns, support around scheduling blood level lead tests, and collaboration with medical providers and Environmental Health Department. Additionally, within PY24, San Mateo County continued to lead its collaborative effort to administer the Lead Paint Hazard Program through its strategic partnership with Rebuilding Together Peninsula, which is an organization dedicated to providing minor home repair services to low and extremely-low income households in the County to support the implementation of this program. This Program provides a lead paint safety service to qualifying households at no cost. The Program provides services which include free inspections and repairs by certified contractors to address unsafe levels of lead paint in the home. Most of the households have never conducted a lead inspection and are also often multi-generational households which affect a greater number of individuals in the household. The purpose of this program is to begin having households participate in this type of inspection and create clean homes within the community to ensure health and safety to residents.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

San Mateo County continued to prioritize the community need of more basic needs services. In PY24, the County supported and worked with Peninsula Volunteers Inc, for their Meals on Wheels program, and CALL Primrose, for their 'In Transition' Food Program. These two programs provide community members with valuable basic needs of food and help households eliminate additional costs. Meals on Wheels delivered an estimated 929 meals to elderly and homebound individuals in PY24, and CALL Primrose's 'In Transition' Food Program was able to successfully utilize their CDBG funding to leverage other funding and provided more than 110,000 bags of groceries to an estimated 98,000 (duplicated) San Mateo County residents. The work of programs such as these provide individuals and families a first step to support their journey out of poverty and a step towards self-sufficiency by reducing an additional cost of living in a region as expensive as San Mateo County. Through conversation with these agencies, the County understands that there is an increased need for this service in the community and due to high costs of food, the County further understands it to be more important than ever to have these resources available to the community.

Additionally, in PY24, the County worked with the Renaissance Entrepreneurship Center, a local organization dedicated to helping individuals and families that are interested in starting their own small business. Within PY24, an estimated 177 individuals were served and received a range of services that included workforce development, business readiness training, and personalized support to help them achieve greater economic stability and mobility. The County understands that the services offered to the community through this organization provide individuals and families with an opportunity to start and pursue an entrepreneurial career, generating additional income and jobs in the community. Families and

individuals that may not have the resources to do this have a starting point and partner.

Lastly, as previously referenced, the Stone Pine Cove project is not only providing an affordable home for future residents, but it is also helping them become first-time homebuyers under the project. The County understands that one of the key aspects towards self-sufficiency and reducing the number of poverty-level families is through homeownership.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

During PY24, San Mateo County, Department of Housing (DOH) continued with the implementation of Asana and MailChimp. These are two online tools utilized by the County that act as internal resources for different aspects of the County's functions. These two tools continued to provide the DOH with improved efficiency within its internal processes. Through MailChimp, the DOH was successfully able to notify local developers and non-profit organizations of items such as, Public Hearings, the department's Affordable Housing Fund and the Winter Federal & State Notice of Funding Availability, the relaunching of the Farm Labor Housing Loan Program, and opportunity for community feedback on specific reports (e.g.,CAPER), plans (e.g., Annual Action Plan and amendments), and other community participation opportunities. Having MailChimp as an additional resource for these functions is important as it is another avenue of community engagement and notification. This tool also helps the County create specifically curated mailing lists, if needed, and supports with targeted approach to our outreach when required. Through the utilization of Asana, department staff have been able to create and track complex plans for specific county projects, such as annual monitoring, public service contract tracking, project management of the department's Notice of Funding Availabilities, and other internal long-range activities and projects.

Additionally, in PY24, the DOH began the roll out and implementation of the internal policies and procedures handbook. As part of the roll out process, the DOH provided staff with training on the policies and procedures. In addition to the training, staff were also provided with toolkits for specific policies and outlined specific procedural steps as well. This roll out made for an effective approach as staff were easily able to digest the information and the content of each training session was focused on small components of the handbook. Most importantly, the roll out provided staff with an opportunity to gain an understanding of what these policies and procedures are, and how they play a role in the work they engage in daily.

Lastly, staff continued to invest in multiple training during PY24. Many team members participated in NCDAs' IDIS Primer, CDBG Primer, IDIS Basics (with a certificate), and Subrecipient Management Basics (with a certificate) as well. In addition to training focused on Federal funding, staff also engaged in training around affordable housing development, including training on the stages of affordable housing design. Furthermore, staff completed HUD's Web-Based Instructional System for Environmental Review (WISER) during PY24. For each month, staff completed at least two training topics for WISER, and they were followed up with a monthly group discussion to further reinforce the training content. The County requires that all staff participate in at least 10 hours of training per year. Moving forward to PY25, staff

will be continuously encouraged to seek and participate in training they may find beneficial to increase their capacity to serve the community and comply with federal funding requirements.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

During PY24, San Mateo County continued to encourage the fostering of partnerships between public and private housing agencies and social services agencies. This is done through the County's Annual Affordable Housing Fund Notice of Funding Availability (AHF NOFA). Through this process, prospective applicants are encouraged to partner with local services providers for resident services. This important aspect was highlighted during this program years NOFA season through project applications that identified and created partnerships to provide services at their prospective housing sites. By housing developers and local service providers engaging in these partnerships, the County was able to continue its vision of integrated social services into new developments. In the long term, the County understands that these services also support individuals and families with remaining housed and receive support on their path toward self-sufficiency.

Another aspect of the County's work in PY24 was the continued utilization of the Doorway Housing Portal by housing and social service agencies. Through this portal, local affordable housing providers can highlight affordable rental housing opportunities within San Mateo County. Developers in the County have continued to receive education around the Doorway Housing Portal and understand how this positively affects households seeking housing in the County. The Doorway Housing Portal further supports community members and social services agencies assisting them by providing them with the ability to complete multiple applications, to multiple properties at one time. Further enhancing this coordination is important as it dramatically changes the process of those seeking housing in an efficient way that eliminates any limitations or barriers.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

During PY24, San Mateo County celebrated two years from the launch of the Doorway Housing portal. This online platform continues to provide local households and individuals seeking housing in the County by eliminating the burden of having to physically travel to multiple rental properties to apply for housing. The platform also continued to address the negative effects of fair housing choice by allowing households and individuals to apply to multiple units with one application. Within PY24, the County also saw the platform highly utilized for properties that came online like Middle Field Junction affordable housing complex. The County will continue its progress to ensure all affordable housing providers in the region utilize the Doorway.

San Mateo County understands that one of the most important resources for fair housing choice is local community organizations. This information is vital for many vulnerable communities to receive, and local organizations play a role in the distribution of this information. In PY24, the County supported established community organizations that included Legal Aid Society of San Mateo County, Community

Legal Services in East Palo Alto, and Project Sentinel. Each of these organizations offer a wide set of resources for households and reach many areas throughout the County. Throughout the program year, these organizations provided households with free legal counsel and advice to tenants to ensure their legal rights, including their right to fair housing and equal opportunity, are not being violated. Project Sentinel was able to provide landlords and tenants with resources to manage a positive rental-housing relationship. In PY24, Project Sentinel successfully served 54 households which included counseling, education, and resource navigation. Additionally, in PY24, Project Sentential conducted a Fair Housing workshop for service providers, city agencies, and non-profits.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Monitoring Framework and Approach

San Mateo County's Department of Housing (DOH) uses a structured monitoring framework to assess subrecipient compliance and ensure that federally funded activities are carried out in accordance with applicable regulations and the County's Consolidated Plan.

Subrecipients are reviewed throughout the year using a combination of desk reviews, on-site monitoring visits, and documentation review. These efforts allow the County to evaluate financial accountability, program performance, and beneficiary eligibility, and to ensure alignment with the Annual Action Plan. Monitoring also enables early identification of risks and opportunities for technical assistance.

Monitoring activities are coordinated with partner entitlement jurisdictions within the County to ensure consistency and minimize administrative burden for shared subrecipients.

Risk Assessment and Monitoring Levels

Each year, DOH conducts a formal risk analysis to determine the scope and frequency of monitoring for each subrecipient. Risk is evaluated based on criteria including:

- Organizational changes (e.g., new executive or fiscal staff)
- Grant size and funding complexity
- Timeliness and completeness of reporting
- Audit findings or financial concerns
- Program performance and demographic outcomes
- Length of time since the last monitoring review

Based on this assessment, subrecipients are assigned one of three monitoring levels:

- **Limited Review:** A remote desk review of quarterly reports, reimbursement documentation, and audit records.
- **Basic On-Site Review:** A scheduled site visit including interviews with staff, a facility tour, and review of client files to verify eligibility and service documentation.

- In-Depth Review: A focused examination triggered by known compliance risks or deficiencies. This may include tracing expenditures, reviewing labor standards compliance, or validating income eligibility records.

Monitoring frequency is guided by risk level, and subrecipients receive written notice at least three weeks prior to any on-site review.

Monitoring Procedures and Corrective Action

Monitoring is conducted in two phases: desk review and, where applicable, on-site review. Staff begin by evaluating contracts, quarterly reports, invoices, and audits. On-site monitoring includes interviews with program staff and review of a representative sample of client files (typically 10%).

For housing and construction activities, monitoring includes verification of Davis-Bacon, Uniform Relocation Act, and environmental compliance where applicable.

At the conclusion of the review, County staff issue a monitoring letter summarizing observations and identifying any:

- Findings – noncompliance with federal, state, or local requirements
- Concerns – weaknesses that do not constitute a violation but may pose risk

Each finding includes the condition, criteria, cause, effect, and required corrective action with a deadline for resolution. Technical assistance is provided where appropriate. The County may delay reimbursement or take other action if corrective measures are not implemented in a timely manner.

Monitoring results are shared with entitlement partners to promote accountability and avoid duplicative efforts.

Technical Assistance and Continuous Improvement

DOH uses monitoring not only as a compliance tool, but also to improve program delivery and subrecipient capacity. When issues arise, staff work directly with subrecipients to clarify federal requirements, correct documentation gaps, and strengthen systems.

Technical assistance may include individualized guidance, documentation review, or policy consultation. By proactively identifying areas of improvement and offering support, the County ensures that subrecipients are well-positioned to comply with federal expectations and deliver effective services. In addition to technical assistance, the County also conducted a set of trainings for funding recipients around Labor Requirements Reporting during PY24.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

San Mateo County identifies its Citizen Participation Plan as the Community Participation Plan. The Community Participation Plan supports the County's efforts in ensuring that community members receive reasonable notice and outlines the engagement process for the public's participation. The County utilizes several resources to help with community members about specific opportunities. The first is by utilizing the San Mateo County Times which is a well-known local newspaper in the region, to publicly notify the community about opportunities for comment. The second is by utilizing the County website as another method to notify and inform the community about items such as published housing plans, decisions, and a variety of reports. When engaging in these efforts, the County ensures to follow HUD's guidance regarding the duration of time the information is available. Thirdly, the County has begun to implement the use of MailChimp, an electronic outreach tool, as another resource for conducting community outreach and notification of opportunities. This resource helps the County share information, via email, with local community-based organizations, developers, elected leaders, city/county/state staff members, faith-based organizations, and service providers. This resource provides these stakeholders and local organizations with instant notice when there is an opportunity for participation or comment on performance reports. These local organizations are then able to share this information with clients and help the County with reaching as many community members as possible. Lastly, DOH often prints out copies of key documents and places them in the department lobby, which is visited by hundreds, if not thousands, of lower-income individuals seeking information on affordable housing opportunities and other resources in the County every fiscal year.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction’s program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

San Mateo County continues to stay committed to its program objectives during the PY24. No substantial changes occurred during the program year. Through conversation with subgrantees, the County understands that many within the community are facing challenging times with the increase of housing costs and the effects of high inflation. For this reason, the County understands that it is important to continuously assess the needs of the community and make appropriate adjustments to future County objectives as needed. Engaging in this continuous evaluation is important to ensure that community needs are being appropriately met and prioritized.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No.

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-50 - HOME 24 CFR 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

The monitoring process utilized by the County consists of four components: 1) desk review of key documentation (e.g., County's Restrictive Covenant, financial audit and supporting property management documents); 2) an interview with the Property Manager and/or Property Supervisor of the property to review the Property's practices related to annual inspections, maintenance, annual recertifications, marketing and wait-list management, and other relevant topics; 3) Review of a sample of the unit files for the County-restricted HOME units. The County utilizes a standard monitoring form for the tenant file review for all of the properties in its portfolio and issues/notes related to the on-site tenant file review are noted on the monitoring report. Once the on-site visit is completed, the County issues a monitoring report that identifies any concerns/findings, and the report is sent to the properties. All properties have 30 days to upload a response to the monitoring report; 4) on-site inspections of a sample of the County-restricted HOME units. As with the unit file monitoring, The County utilizes a standard method of inspecting units for all the properties in its portfolio and issues/notes related to units in the on-site inspection report. Once the on-site inspections are completed, the County issues a monitoring report that identifies any concerns/findings, and the report is sent to the property. All properties have 30 days to upload a response to the monitoring report.

During the 2024 Program Year, a total of 14 properties were monitored. There were two Findings related to missing Annual Recertifications, Rent Increases without annual income certification documentation mostly related to staff turnover and properties. Several Concerns were noted, including incomplete annual recertifications, missing HOME addendums, long-term staffing vacancies in property management, income calculation errors during annual recertifications, and missing documentation such as physical needs assessments and annual audited financials. Additionally, annual reporting/PSRs for County HOME restricted units were also found to be lacking. There were requests concerning the financial status of properties, funding of reserve accounts, annual deposit amounts, and calculation of residual receipt payments. It is recommended to increase monitoring efforts to address these issues.

Although the number of properties monitored increased from the previous program year, the County acknowledges that internal staffing challenges were still a factor in the limited number of units that have been monitored. The County has recently hired a full-time Director of Asset Management and is also in the process of recruiting a full-time asset management specialist role who will oversee the HOME monitoring efforts and will work in partnership with a consultant to increase the number of monitoring's to ensure compliance with Federal regulations.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)

Consistent with current federal regulations, San Mateo County requires owners of HOME assisted units to affirmatively market to prospective applicants who are not likely to apply for housing without special outreach. Through the distribution of outreach materials, media advertisements and publications, the County requires owners and subrecipients to display the “Equal Housing Opportunity” statement along with the Equal Housing Opportunity logo, and to follow other required affirmative marketing procedures. Within these materials, accessibility information concerning location of services, activities, and facilities to support the applicant are also included. Additionally, all advertising content of notices will indicate where and when prospective applicants can obtain information for the waitlist and will also provide as much detailed information as possible regarding the specific documents that are needed to submit an application. The County highly encourages owners of HOME assisted units to track the effectiveness of the detailed strategies for affirmative marketing efforts. This assessment of information is a vital component to understand the best affirmative marketing actions. The results of these affirmative marketing procedures indicate that they are among the more effective procedures to provide information to attract eligible persons to the available housing in compliance with federal regulations.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

During the PY24, the County of San Mateo received \$549,415.16 in program income from HOME projects. The County has continued to implement its policy of allocating any displaced or recaptured funding from previous years’ allocations to next year’s Notice of Funding Availability (NOFA), an over-the-counter process or on an invitation-only basis, to continue its strategic funding investment in the community. The expansion of methods of allocating these funds further helps ensure that funds are being utilized in a timely fashion and for the purpose of meeting community needs. Additionally, throughout the previous sections of this report, the County included relevant owner and tenant characteristics of HOME-assisted projects.

Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)

During PY24, San Mateo County continued to utilize local Measure K funding to help further foster and maintain affordable housing within the region. Measure K funding is generated by a voter approved sales tax and an estimated total of \$45,000,000 of Measure K funding, Federal, and State funding was made available during 2024. Additionally, the Board of Supervisors approved \$2,000,000 in Measure K funding to support the relaunch of the Farm Labor Housing Loan Program. This program will help very

low-income farmworkers throughout the County by supporting the preservation of affordable farm laborer housing units and supporting the construction of new affordable housing units as well. As mentioned previously, the County also embarked on a unique and innovative project, known as Stone Pine Cove. The community is also targeted at very low-income farmworkers and consists of brand new affordable manufactured homes. In addition to different types of affordable housing, the County has continued to operate HomeKey development projects. As of PY24, the County currently supports five HomeKey projects with a sixth one in the pipeline. With these projects, the County is now ranked as one of the highest utilizers of the HomeKey program provided by the state. These HomeKey projects provide homeless and formally homeless households with shelter and access to intensive supportive services. The combination of leveraging funds and engaging in innovative projects are just some of the forms of how the County is ensuring to continue fostering and maintaining affordable housing in the region.

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	1	0	0	0	0
Total Labor Hours	2,828				
Total Section 3 Worker Hours	1,395				
Total Targeted Section 3 Worker Hours	0				

Table 14 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers	1				
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).	1				
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.	1				
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					

Other.	1				
--------	---	--	--	--	--

Table 15 – Qualitative Efforts - Number of Activities by Program

Narrative

In PY24, the affordable housing property of Main Street Park II engaged in activities to support Section 3 Workers and low to very-low-income community members. From providing direct, on-the job training to engaging in outreach efforts to generate job applicants who are Public Housing Targeted Workers. The property also provided indirect training such as arranging for, contracting for, or paying tuition for, off-site training. In PY24, the property reported a total of 1394.81 Section 3 Worker hours. This amount accounts for about 49% of the total hours worked that were reported by the property. San Mateo County understands that the Section 3 requirement is a vital and important component to meeting the overall needs of the community by providing individuals and businesses with these opportunities, regardless of background. The County continues to support developers to ensure they are engaging in and evaluating their Section 3 efforts and plans through regular check-ins and progress reports.