

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

**SAN MATEO COUNTY
AFFORDABLE HOUSING FUND (AHF) 13.0 NOFA
PUBLIC HEARING**

Wednesday, September 10, 2025
10:00 AM – 12:00 PM

350 Convention Way, Redwood City

And by Zoom Webinar

<https://smcgov.zoom.us/j/99569606376?pwd=3x7mZDknNMyG4DD83OIOfiArIlCZ7T.1>



Agenda

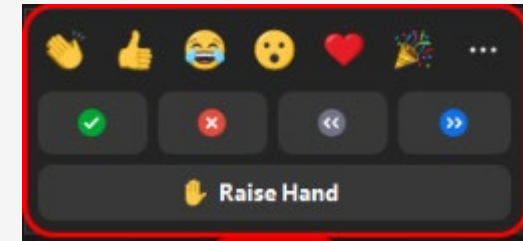
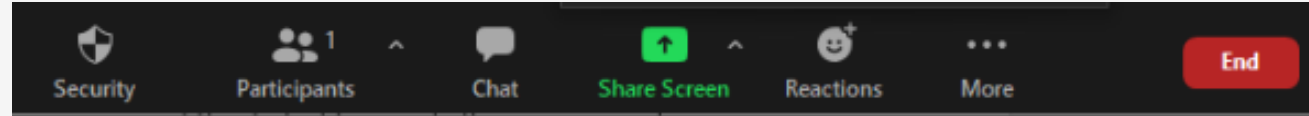
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|----------|----|---|
| 10:00 AM | 1. | Call to Order / Roll Call / Introduction |
| | 2. | TA for Zoom |
| | 3. | Public Comment (on items not on agenda) |
| 10:10 AM | 4. | Presentation of Staff Funding Recommendations |
| 10:15 AM | 5. | Open Public Hearing |
| 11:30 AM | 6. | HCDC Discussion, Deliberation, and Formulation of Funding Recommendations |
| 12:00 PM | 7. | Announcement of HCDC Recommendations |
| | 8. | Adjourn AHF 12.0 Public Meeting |





**Call to Order,
Roll Call,
DOH Staff Introductions**


TA for Zoom

Joining by web browser to listen, view, and speak





Chat  : Open webinar chat, allowing you to send chat messages to the host, panelists, and attendees.

Raise Hand  : Raise your hand in the webinar to indicate that you would like to make a public comment.

Question & Answer  : Open the Q&A window, to type in questions to the host and panelists. They can either reply to you via text in the Q&A window or answer your question live.

To ask a question:

- 1.Type your question into the Chat box. Click **Send**
- 2.If the host replies via Chat, you will see a reply in the Chat window.

Unmute  / **Mute**  : If the host gives you permission, you can unmute and talk during the webinar. All participants will be able to hear you.

Note: You can still access the audio settings by click on the ^ arrow next to the Unmute/Mute button.

TA for Zoom

Joining by phone to listen and speak

- If you wish to speak, dial *9 to raise your hand.
- Host will call your name, or read your phone number aloud, when it is time for you to speak
- Host will unmute your microphone
- When you are done speaking, host will mute your microphone

Public Comments (on items not on the Agenda)

AHF 13.0 Funding Recommendations

Developer	Project/City	Units	Request	Recommendation	From	Draft Conditions
CRP Affordable/Abode	Ridge@Ralston, Belmont	65	\$13,000,000	\$11,000,000	MK, HHAP	4% Tax Credit/Bond Award in 2026
MidPen Housing	Cypress Point, Moss Beach	71	\$3,547,913	\$3,547,913	MK/ Impact Fees	Preserve tax credit reservation by closing by Dec. 2025
Habitat for Humanity	Pierce Road, Menlo Park	8	\$1,000,000	\$1,000,000	MK, PLHA	CalHome & SAHF awards by 2026; value engineer to lower cost/unit
Beacon Dev/Rotary	Rotary Gardens, SSF	80	\$18,875,000	\$16,864,000	MK	NEPA by 12/31/25; Apply to increase City or sponsor funds; 4% Tax Credit/Bond Award
Sand Hill/Eden	851 Weeks, East Palo Alto	79	\$10,317,613	\$4,534,556.75	MK	Apply for City funds or increase inclusionary loan amount; 4% tax credit/bond award in 2026
MidPen Housing	Midway Village 3, Daly City	148	\$4,000,000	\$1,200,000	MHSA	50% Design Development by AHF 14
CRP Affordable/CDRC	Ridge on Masonic, Belmont	63	\$3,000,000	\$1,000,000	MK	Apply for City funds; 4% tax credit/bond award by 2027
MidPen Housing	Metzgar Street, Half Moon Bay	52	\$7,527,247	\$1,000,000	MK	SB 35 by 2026; replace Serna; 4% tax credit/bond award by 2027
Novin Development	3051 Edison, North Fair Oaks	70	\$8,100,000	\$1,000,000	MK	Apply for MHP in 2026; replace IIG; 4% tax credit/bond award in 2027
TOTALS:		636	\$69,367,773	\$41,146,469.75		

Open Public Hearing



AHF 13.0 Project Applications

Developer	Project/City
CRP Affordable/Abode Housing	Ridge @ Ralston, Belmont
MidPen Housing	Cypress Point, Moss Beach
Habitat for Humanity, Greater San Francisco	Pierce Road, Menlo Park
Beacon Development/Rotary SSF	Rotary Gardens, South San Francisco
Sand Hill Property Company/Eden Housing	851 Weeks, East Palo Alto
MidPen Housing	Midway Village Phase 3, Daly City
CRP Affordable/CDRC	Ridge on Masonic, Belmont
MidPen Housing	Metzgar Street, Half Moon Bay
Novin Development	3051 Edison, North Fair Oaks



CRP Affordable/Abode Housing The Ridge at Ralston, Belmont

The Ridge at Ralston



- **Project Readiness:** County funding will be the final piece for a successful CDLAC application in a challenging funding environment
- **High Opportunity Area:** Access to public transportation, a strong public school district, and nearby community amenities
- **Inclusivity:** Average Area Median Income of 47.69%, with AMI's in between 30% and 70%. Seventeen units will be reserved for 17 PSH units and remaining units will be reserved for Large Families

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End

Follow up Questions from HCDC



MidPen Housing Cypress Point Apartments, Moss Beach

Cypress Point

Project Goals

- Provide 71 new construction affordable homes with services and property management on-site for farmworkers and Coastside residents and workers.
- Develop the only available site for affordable housing in the MidCoast following an 8-year community outreach and entitlements process that included reducing density and securing approvals from the Planning Commission, BOS, and State Coastal Commission.

Readiness

- Awarded \$17.86M from State HCD Joe Serna Jr. Farmworker and Multifamily Housing Program funds in 2023.
- Applied for State LHTF in 2024; to date, awards are still delayed.
- Purchased land in December 2024.
- Secured tax credits in June 2025.
- Investor and lenders are preparing for a financing closing/ construction start in December.



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Follow up Questions from HCDC



Habitat for Humanity of Greater San Francisco (HGSF)

Habitat Pierce Road, Menlo Park



Habitat Pierce Road

335 Pierce Road, Menlo Park

Mortgage

0% down
0% interest

Criteria

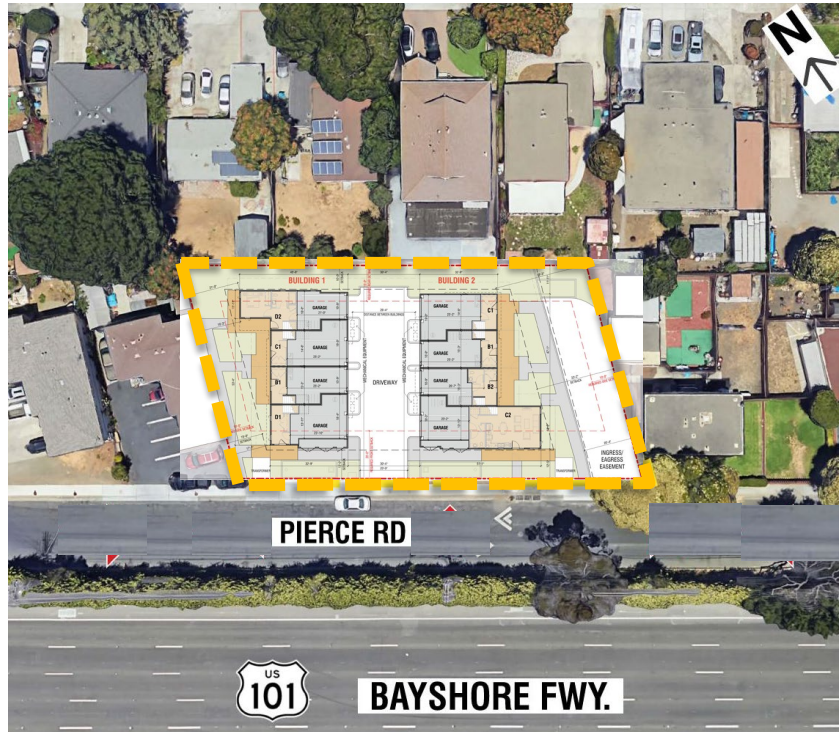
AMI range 50-80%
Credit score 650+

Costs

Housing payments capped
at 30% of income

Requirements

500 hours of sweat equity
Willingness to partner



Project:

3 story townhomes.

8 BMR ownership units.

50-80% AMI.

\$750k City of Menlo Park pre-development funds.



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Follow up Questions from HCDC



**Beacon Development/Rotary South San Francisco
Rotary Gardens Apartments, South San Francisco**



Rotary Gardens

500 Linden Avenue, South San Francisco

- **Units**: 80 units; 10 studios, 69 one-bedrooms, 1 two-bedroom manager's unit
- **Target Population**: Seniors (62+), 20 units will be designated as special needs (formerly homeless and frail elderly)
- **Total Development Cost**: \$79,877,218
- **AHF 13.0 Request**: \$18,875,876
- **Targeted Sources**: Tax Exempt Bonds, 4% Tax Credit Equity, City of SSF, County of San Mateo (AHF 12.5 & 13.0), Seller Note, GP Equity
- **Fully Entitled**
- **Est. Construction Timeline**: September 2026-December 2027



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End

Follow up Questions from HCDC



**Sand Hill Property Company/Eden Housing
851 Weeks, East Palo Alto**



Eden Housing & Sand Hill Property Company

851 Weeks Street Apartments



Our Experience in East Palo Alto



Senior Housing

Woodlands Park

Cost per Unit:
\$872K

30-50% AMI (41.7% avg)
121 units/acre

20 units (30% AMI)
58 units (50% AMI)

4 units (PSH)
16 units (frail elderly)

\$939 - \$1,954 monthly rent

Units will be restricted for **low-income seniors**.

65% of East Palo Alto **households** live in neighborhoods susceptible to or **experiencing displacement**.

\$68.9M TDC (\$23.5M committed)

Type	Count
Studio	46
1-bedroom	32
2-bedroom	1 (manager unit)
Total	79 units



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Follow up Questions from HCDC



**MidPen Housing
Midway Village Phase 3, Daly City**

Midway Village Phase 3

- Third of four phases to revitalize Midway Village in Daly City's Bayshore neighborhood
- Phase 1 [middle right] completed 147 units in December 2023
- Phase 2 [lower right] 113 units under construction, completion in April 2027
- Housing Authority of the County of San Mateo is landowner. Phase-specific Affordable Housing and Property Disposition Agreement targeted for Q1 2026.
- Phase 3
 - Approximately 148 units of affordable homes for families
 - Entitled in June 2020 with no further discretionary reviews required
 - Introduces rental townhomes to the community
 - Parking structure to serve Phase 3 and future Phase 4 residents
 - Large outdoor area with gathering space for entire Midway Village community
 - New street connections to improve site access and circulation
- Current financing assumptions:
 - 25% supportive – including 6 MSHA?
 - LIHTC 4% and tax-exempt bonds, 2027 application
- Questions? April Mo, amo@midpen-housing.org, and Jeremy Strang, jeremy.strang@midpen-housing.org



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End

Follow up Questions from HCDC



CRP Affordable/CDRC Ridge on Masonic, Belmont

The Ridge on Masonic



Project Readiness: Initial county funding will prepare the path for tax credits and tax-exempt bonds

High Opportunity Area: Access to public transportation, strong public school district, and nearby community amenities

Community Synergy: Located nearly adjacent to CRP's Ridge at Ralston

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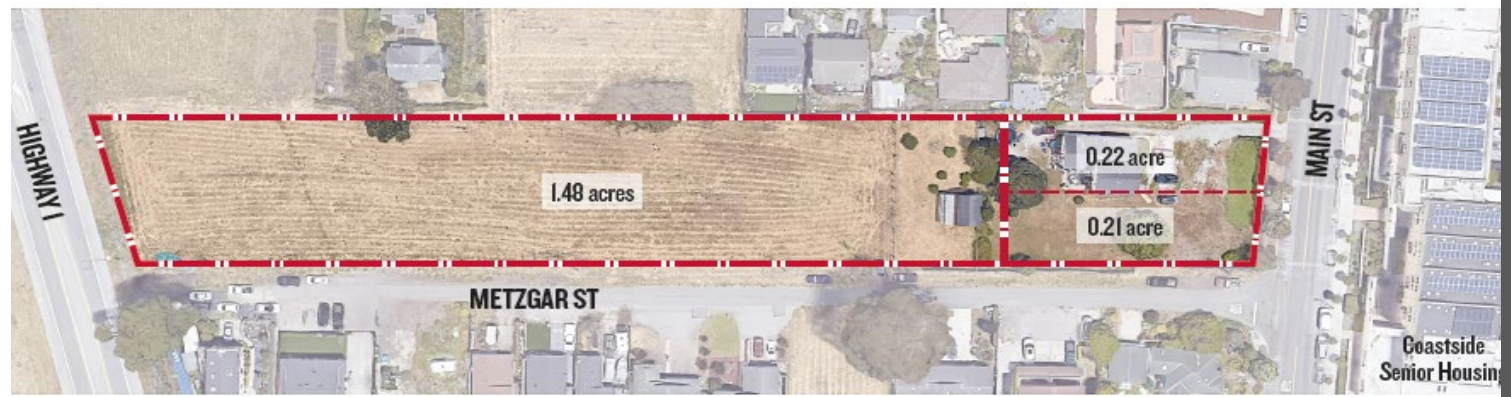
Follow up Questions from HCDC



MidPen Housing Metzgar Street, Half Moon Bay

Metzgar Street, Half Moon Bay

- Opportunity to develop multi-family housing for Coastal workers and residents, including a 25% set-aside for farmworkers
- Large flat vacant site in a high-resource area walkable to downtown Half Moon Bay
- SB 35 Entitlement Strategy
- Subdivide site to separate single family home and development lot and bring value to the project
- 9% Tax Credits (Rural Setaside)



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Follow up Questions from HCDC



**Novin Development
3051 Edison, North Fair Oaks**



EDISON WAY

3051 Edison Way, Redwood City, CA 94063 (unincorporated San Mateo County)



Key Points:

Development Partners

- Property Management: JSCO
- Services: Housing Choices

Size & Unit Mix

- 70 units with 1BR and 2BR
- ~50% units dedicated to IDD
- Serving between 30-70% AMI
- Supporting workforce housing

Project Updates

- Edison Way was entitled in 2022 under SB 35
- CSH pre-dev loan was approved in Feb 2025
- Secured \$604,218 impact fees waiver from San Mateo County
- Secured in-kind commitment for supportive services from Housing Choices at \$105,269 annually over 20 years, totaling \$2,105,380

Supporters
for the
Edison Way
Project



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End

Follow up Questions from HCDC



Additional Public Comments on Items that Were on the Agenda

Close Public Hearing

HCDC Discussion, Deliberation & Formulation of Funding Recommendations

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Announcement of HCDC Recommendations

Adjourn AHF 12.0 Public Meeting

