



Main Office - Department of Housing
264 Harbor Blvd., Building A, Belmont, CA 94002-4017

Housing & Community Development (HCD)
Tel: (650) 802-5050

Housing Authority of the County of San Mateo (HACSM)
Tel: (650) 802-3300

Board of Supervisors:
Dave Pine
Noelia Corzo
Ray Mueller
Warren Slocum
David Canepa

Director:
Raymond Hodges

Deputy Director:
Rose Cade

HOUSING & COMMUNITY DEVELOPMENT COMMITTEE (HCDC)

PUBLIC HEARING MINUTES

Location: 350 Convention Way, Redwood City, CA 94063 & Virtual **Wednesday, September 10, 2025**
10:00 AM

A. CALL TO ORDER

10:03 a.m.

Chair Colson called to order the Housing and Community Development Committee (HCDC) for an AHF 13.0 Public Hearing at which no action items were on the agenda.

B. ROLL CALL

Chair Colson took a roll call to establish a quorum of HCDC members in attendance:

Present: 8 - Chair Donna Colson, Vice Chair Nell Selander, Annie Tsai, Elizabeth Moreno, Jenny Skoble, Richard Hedges, Laura Escobar, Juslyn Manalo.

Present on Zoom: 1- George Saman

Absent: 4 - Rachel Horst, Monika Lee, Lavinia Prema, and Nicole Moutoux

Also Present Department of Housing Staff: Raymond Hodges, Director, Jan Stokley, Supervisor; Douglas Frederick, Program Manager; Karen Coppock, Supervisor; Rocio Nalda, HCD Specialist; Manasa Hegde, HCD Specialist; Ronak Moradi, HCD Specialist; Stephen Bajza, HCD Specialist; Eleazar Malabanan, HCD Specialist; Christina Kim, HCD Specialist; Danita Robertson, HCD Specialist; Alejandro Segura, HCD Specialist; Jessica Chambers, Office Specialist; Marissa Santander, Office Specialist.

C. PUBLIC COMMENT

Public comment was opened for any items not on the agenda and closed.

D. DOH STAFF PRESENTATION AND HCDC DISCUSSION.

Staff reviewed County of San Mateo Department of Housing (DoH) AHF 13 funding recommendations and noted a corrected typo. Staff recommended awards for all nine developments that met threshold. Staff then addressed questions from the previous week's study session regarding city of Belmont funding for Ridge at Ralston and Masonic

on Ralston, regarding community engagement for 3051 Edison, and regarding amount of funding recommended for 851 Weeks.

Chair Colson opened the public hearing.

- A representative for the Ridge at Ralston development presented in-person. One member of the public thanked the committee for considering the project and looked forward to partnering with them and the County.
- A representative for Mid-Pen's Cypress Point Moss Beach development presented in-person. Committee members commented that this project was a good example of how difficult it is to move affordable housing projects forward on the coast.
- A representative from Habitat for Humanity presented the Pierce Road First Time Homeownership development in-person. Committee members expressed their appreciation for variable unit size and noted it would help community members grow intergenerational wealth.
- A representative from Beacon Development presented the Rotary Gardens development in-person. Committee members commented that they were excited for the project, it's unusual to see affordable housing developments pursue market rate sites, and older adults represent the fastest growing population of homeless individuals.
- A representative from Eden Housing presented the 851 Weeks development in-person. Committee members noted their appreciation for the developer partnering with market rate developers to subsidize funding. A member of the public expressed his excitement for the project and belief that it would have a stabilizing impact on the community.
- A representative from Mid-Pen Housing presented the Midway Village Phase 3 development in-person. Committee members clarified that the entire Midway Village site originally included 150 units but with redevelopment will reach 555 units. It was discussed that Children and Family Services are working closely with the development to support Former Foster Youth living at Midway Village Phase 1 in light of Star Vista closing.
- A representative from CRP Affordable presented Ridge on Masonic in-person. No comments were given.
- A representative from Mid-Pen Housing's Metzgar Street development presented in-person. Committee members asked how Mid-Pen planned on dealing with local resistance to the project, and the representative said Mid-Pen is using SB35 to streamline entitlement approvals and public hearings are not required for the development.
- A representative from Novin Development presented the 3051 Edison development. The committee asked for clarification on what IDD housing encompassed, and the representative explained it stood for Intellectual Development Disabilities, which is a population that earns roughly \$1,200 per month, typically has part time work, and typically lives with caregivers. The committee also clarified with the representative that the development aimed for

qualifying for 9% tax credits for individuals with special needs. A member of the public commented that developments such as this help give this population stability and a chance for independence.

Chair Colson closed the public hearing and invited deliberation by HCDC members on the staff funding recommendations. Staff reiterated that staff did their best to ensure no developments were over or under-awarded. The committee clarified that if a development could not use the funding after being awarded, there are mechanisms in place to recapture funds and distribute them via an over-the-counter NOFA or later NOFA.

E. ROLL CALL VOTE ON FUNDING RECOMMENDATIONS

Chair Colson held a roll call vote on the staff funding recommendations, which were unanimously adopted for recommendation to the Board of Supervisors. Passed 8-0-0.

F. ADJOURNMENT

Chair Colson moved to adjourn the meeting at 11:28 a.m. Passed 8-0-0.