



# County of San Mateo FY 2026-27 Notice of Funding Availability (NOFA) Funding Priorities

**Low Income Benefit.** Successful applications will meet one of the funding priorities listed below. All programs and projects must benefit Extremely Low to Low-Income persons. Please note, PLHA requires all beneficiaries to earn equal to or less than thirty percent (30%) of San Mateo County’s Area Median Income (AMI).

**Minimum Request and Contract Terms.** The minimum funding request is \$50,000. Current County contracting policy is as follows:

- **Community Development Services (CDBG -Public Services, Micro-Enterprise and Minor Home Repair activities; State/federal ESG, and PLHA):** Two-year funding commitment, with the second-year contingent on funding being secured by the County and the submission and approval of a successful renewal application. FY 2026–27 represents the first year of the current two-year cycle.
- **Capital Development and Public Facilities Activities (CDBG-HOME):** One-time, one-year awards. Activities must demonstrate readiness to proceed, compliance with environmental review requirements, and site control at the time of award.

## FUNDING PRIORITIES

### A. Capital Development and Public Facility Activities (CDBG & HOME)

- Preserve and protect affordable housing: rehabilitation of existing rent-restricted, multi-family developments
- Development of new affordable housing - ready for construction within a year - acquisition, conversion of non-housing structures to create new housing, permanent supportive housing\*\*\*, or transitional housing
- Development (acquisition/new construction) or rehabilitation of public facilities\*\*\*\* serving lower income individuals and households (e.g., senior centers, childcare facilities, emergency shelters).
- Priority will be given to projects that meet the following criteria:
  - support the County’s Continuum of Care’s Strategic Plan on Homelessness; and/or
  - contain units for larger families (2-and 3-bedroom); and/or
  - serve persons with special needs\* or those with the greatest needs in the community\*\*; and/or
  - development activities that integrate green building features, energy efficiency (e.g., solar and batteries to reduce gas usage), and/or seismic retrofits.

### B. Minor Home Repair and Modification Programs (CDBG)

- Housing repair and modification programs operated by nonprofit agencies that provide cost-effective improvements focusing on health & safety, housing quality standards, and/or access modifications with a priority on:
  - homes located in Low Resource/ High Segregation & Poverty Areas, as defined by State HCD’s Opportunity Area Maps, that are at greatest risk of displacement.
  - homes occupied by persons living with a disability and/or older adult households
  - assisting homeowners with accessing energy assessments, programs and rebates

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### **C. Community Development & Economic Development Programs (CDBG - including Shelter Operations, Fair Housing Enforcement, and Micro-Enterprise Assistance)**

- Supportive services aimed at keeping people in their homes, including nutritional services, tenant-landlord mediation, and fair housing services.
- Activities which result in the creation or retention of permanent employment opportunities for lower income persons or support the creation of micro-enterprises – including childcare centers – serving lower income persons.
- Operational support for agencies that provide services for children, older adults and other segments of the population with the greatest needs\*\*\*\*.
- Note: Support for the operations of CORE services are no longer a priority for this funding

### **D. California State and Federal ESG and State PLHA Funding**

- ESG:
  - Align with the goals in San Mateo County’s Continuum of Care Strategic Plan on Homelessness (which is being updated) at [The Center on Homelessness | County of San Mateo, CA](#)
  - Support for rapid re-housing activities, including rental assistance and supportive services, to assist individuals or families who are homeless to move as quickly as possible into permanent housing.
- PLHA & ESG:
  - Operational support for emergency shelters and transitional facilities serving individuals and families.

### **E. City of East Palo Alto Funding – Minor Home Repair Program**

- Minor home repairs for homes located in the City of East Palo Alto and owned and occupied by an older adult

### **F. Definitions**

\* **Persons with Special Needs.** Under CDBG, this category includes: abused children; veterans at risk of or experiencing homelessness; survivors of domestic violence; seniors (62+); adult persons with serious disabilities; homeless persons; illiterate persons; and migrant farm workers. For County purposes, this category shall also include, but not be limited to, mentally ill persons; emancipated youth; persons recovering from substance abuse; and persons recently released from jail or prison.

\*\* **Greatest Needs in the Community:** through the Consolidated Planning Community engagement process, residents and stakeholders identified persons or families experiencing or at-risk of homelessness, persons living with a disability or mental illness, farmworkers, and the elderly as having the greatest needs in our County. Childcare was also cited as a great need in the community. A preference for housing for veterans was subsequently added as a significant need. Food insecurity is a growing challenge in the County, which may be prioritized for funding depending on the portfolio of proposals received.

\*\*\* **Supportive Housing Services.** Under this NOFA, these are services that assist special needs persons to stabilize, maintain their housing, and live as independently as possible, and without which the special needs person might have difficulty maintaining their housing.

\*\*\*\* **Definition of Public Facilities:** “...all facilities and improvements that are publicly owned, or that are owned by a nonprofit and open to the general public.” (source: Basically CDBG, Chapter 6: Public Facilities, Special Assessments and Privately-owned Utilities, <https://files.hudexchange.info/resources/documents/Basically-CDBG-Chapter-6-Public-Facilities.pdf>)