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**COUNTY OF SAN MATEO DEPARTMENT OF HOUSING
HOUSING & COMMUNITY DEVELOPMENT COMMITTEE (HCDC)**

HCDC WINTER NOFA NEEDS ASSESSMENT & AHF PLANNING – MEETING MINUTES

WEDNESDAY, OCTOBER 29, 2025

1:00 PM – 3:00 PM

**Location: Monterra Credit Union 350 Convention Way, Redwood City, CA 94063
Zoom Option for Public Attendance**

Please find referenced materials on San Mateo County's Department of Housing, Housing and Community Development Committee webpage: <https://www.smcgov.org/housing/hcdc>

1. CALL TO ORDER, ROLL CALL AND INTRODUCTIONS

At 1:02PM the meeting was called to order by Housing and Community Development Committee (HCDC) Chair Donna Colson. Roll call conducted and quorum established by Karen Coppock, San Mateo County's Department of Housing's Housing and Community Development (HCD) Supervisor.

HCDC Members Present

- Donna Colson, Nell Selander, Laura Escobar, Rachel Horst, Monika Lee, Elizabeth Moreno, Nicole Moutoux, George Saman (virtual), Jenny Skoble, and Annie Tsai

HCDC Members Excused

- Richard Hedges, and Juslyn Manalo

HCDC Member Absent

- None

San Mateo County Department of Housing, Housing and Community Development (HCD) Staff Present in-person

- Stephen Bajza, Erick Castillo, Jessica Chambers, Karen Coppock, Ray Hodges, Yesenia Jimenez, Rocio Nalda, Danita Robertson, Gina Russell, Marissa Santander, Alejandro Segura, Jan Stokley, Vidisha Parashar, and Jessica Stanfill Mullin

Members of the Public in Attendance

- Kaitlyn Donnelly, Kristina Brower, Mac Hart, Marina Rios (NDC), Ryan Andrusz (CRP), Ryan Querubin (Novin), Samarth Kohli, Sandra Winter, La Trice Taylor (Samaritan House), and Nori Jabba (City of Foster City)


2. PUBLIC COMMENT (ON ITEMS NOT ON AGENDA)

Public comments solicited by Chair Donna Colson. No comments given.

3. WINTER FEDERAL FUNDS NOFA FUNDING UPDATES & PRIORITIES DISCUSSION

1:07PM: Status of Federal funding provided by Raymond Hodges of the HCD staff. Ray Hodges, Director of the County's Department of Housing presented a high-level update on the status of federal funding as per the below slides:

SAN MATEO COUNTY DEPARTMENT OF HOUSING



Focus Areas

- Providing rent subsidies and other assistance to renters
- Developing and preserving affordable housing
- County-wide services: legal supports, shelter operations, job training, minor home repairs

Áreas de enfoque

- Proporcionar subsidios de alquiler y otra asistencia a los inquilinos
- Desarrollar y preservar viviendas asequibles
- Servicios en todo el condado: apoyos legales, operaciones de refugio, capacitación laboral, reparaciones menores del hogar

AFFORDABLE HOUSING FUND

- Primary sustaining funding source for AHF has been Measure A/K, a countywide half cent sales tax.
- Over \$305M in funds awarded (2013 to present)
- Affordable Project Types: Rental, Homeownership, Rehab of Existing Units

	Completed 2012-2022	Completed Jan 2023 to September 2024	Pre- Development (Aggregate)	In Construction (Aggregate)	Total Units
<30% AMI Units	359	408	447	221	1,435
Homeless Units	270	273	395	68	1,006
All Affordable Units	1,616	1,259	1,376	688	4,939

- La principal fuente de financiamiento sustentable para AHF ha sido la Medida A/K, un impuesto sobre las ventas de medio centavo en todo el condado
- Más de \$305 millones en fondos otorgados (del 2013 hasta el presente)
- Tipos de proyectos asequibles: alquiler, propiedad de vivienda, rehabilitación de unidades existentes.



AFFORDABLE HOUSING FINANCE & RISKS

Typical Project Financing

Source	Amount (% TDC)
County	10%
City	10%
State	10%
Federal HOME/CDBG	5%
Amortized Debt	20%
Federal Tax Credits	45%

Financiamiento Típico de Proyectos

Fuente	Cantidad (% TDC)
Condado	10%
Ciudad	10%
Estado	10%
Federal HOME/CDBG	5%
Deuda Amortizada	20%
Créditos Fiscales Federales	45%



AFFORDABLE HOUSING FINANCE & RISKS

12-year Totals

- County: \$305 million
- **Federal HOME/CDBG: \$53 million**
- **Federal Tax Credits: \$1 Billion**

Totals de 12 años

- Condado: \$305 millones
- **Federal HOME/CDBG: \$53 millones**
- **Créditos Fiscales Federales: \$1 Mil Millones**



RISKS TO FEDERAL RENTAL ASSISTANCE PROGRAMS

Housing Authority Rental Assistance Programs

Section 8 Housing Choice Vouchers

- 2,742 Section 8 Tenant-Based Vouchers
- 1,490 Project-Based Vouchers

Programas de Asistencia para el Alquiler de la Autoridad de Vivienda

Vales de Elección de Vivienda (Sección 8)

- 2,742 Vales para inquilinos de Sección 8
- 1,490 Vales para proyectos



Gateway Rising (Menlo Park)
81 Project-based Vouchers



RISKS TO FEDERAL RENTAL ASSISTANCE PROGRAMS

- **Over 5,500 households receive voucher subsidy and approximately \$10M in housing assistance payments are distributed monthly**
 - At least 75% of vouchers targeted to Extremely Low-Income Households
- **Project-Based Vouchers prioritized for extremely low-income and unhoused population**

- *Mas de 5,500 hogares reciben subsidios de vales y aproximadamente \$10 millones en pagos de asistencia para la Vivienda se distribuyen mensualmente*
 - *Al menos 75% de los vales están dirigidos a hogares de ingresos extremadamente bajos*
- *Vales basados en proyectos son priorizados para la población de ingresos extremadamente bajos y sin hogar*



RISKS TO FEDERAL RENTAL ASSISTANCE PROGRAMS

- **Moving To Work Agency (MTW)**

- Provider-Based Assistance Program
- Capital support for the County's AHF
- Landlord Incentive Programs



Veterans' Village (Colma)
58 Project-based Vouchers
HOME funding

- **Mudanza a la Agencia de Trabajo (MTW)**

- Programa de Asistencia basada en Proveedores
- Apoyo de Capital para el AHF del Condado
- Programas de incentivos para propietarios



State and Federal Funds Outlook

Negatives

- Flat, zero or reduced funding for state HCD programs.
 - MHP \$120 Million
 - State Tax Credits \$500 Million
 - Joe Serna \$41 Million
 - MIP \$40 Million
 - No funding for IIG, VHHP, LHTF, HHC
- Regional housing bond process on hold.
- Federal CDBG and HOME funds at risk.
- No new Project Based Vouchers expected.
- Tax credit pricing uncertain or headed downward.
- Medi-Cal funding for housing related services may be reduced.

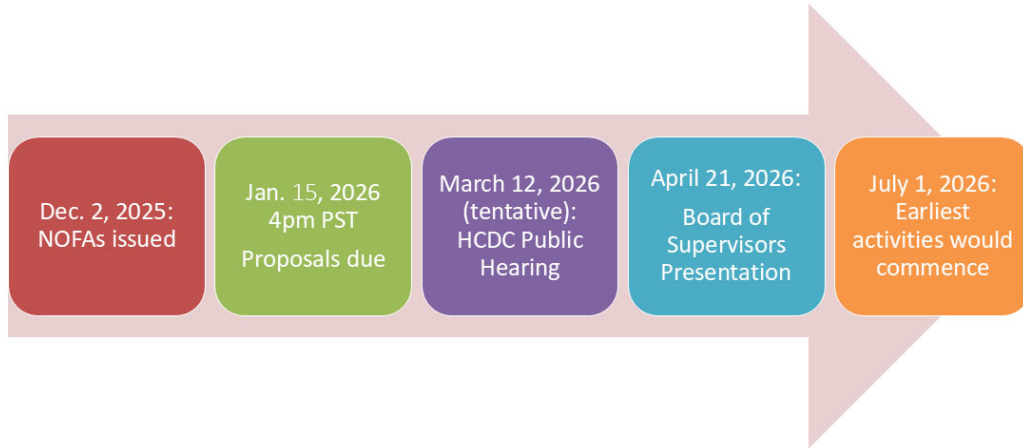
Positives

- 12.5% increase in 9% tax credit allocation.
- Change in 4% bond threshold capacity will almost double the number of 4% tax credit awards.
- AHSC maintained at \$800 Million level.
- Expect local BHSA housing funds for housing services or operating subsidy for units targeted to SMI and SUD.
- State Housing Bond could replenish state programs (but no immediate impact.)

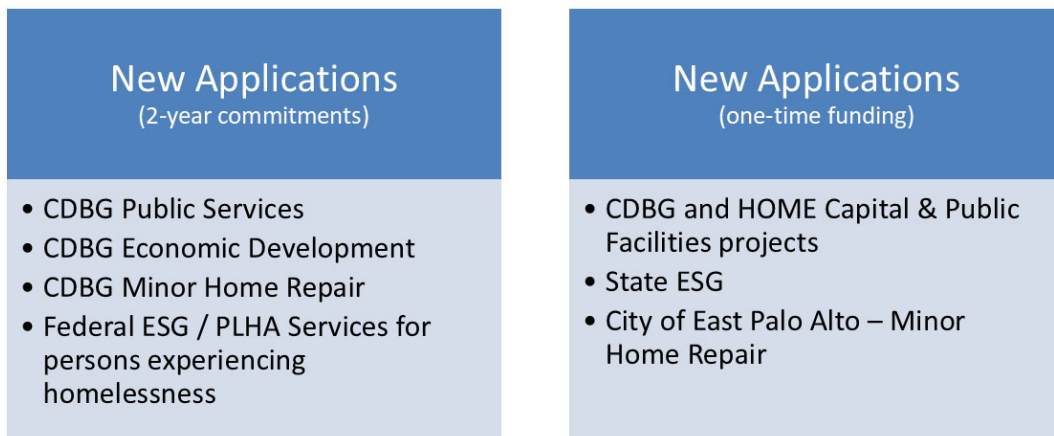
Commissioner Laura Escobar asked if all flat funding was based on previous fiscal earnings, which Director Ray Hodges affirmed.

1:23PM: Discussion of details of upcoming Winter Federal Funds NOFA. HCD Staff Karen Coppock discussed the details of the upcoming Winter Federal funds NOFA. This review included the schedule, a note that the County of San Mateo is assisting the City of East Palo Alto with administering funding for minor home repair work, and Redwood City is joining the HOME Consortium. HCD Staff Member Danita Robertson presented an impact story regarding entrepreneurial investment and job creation.

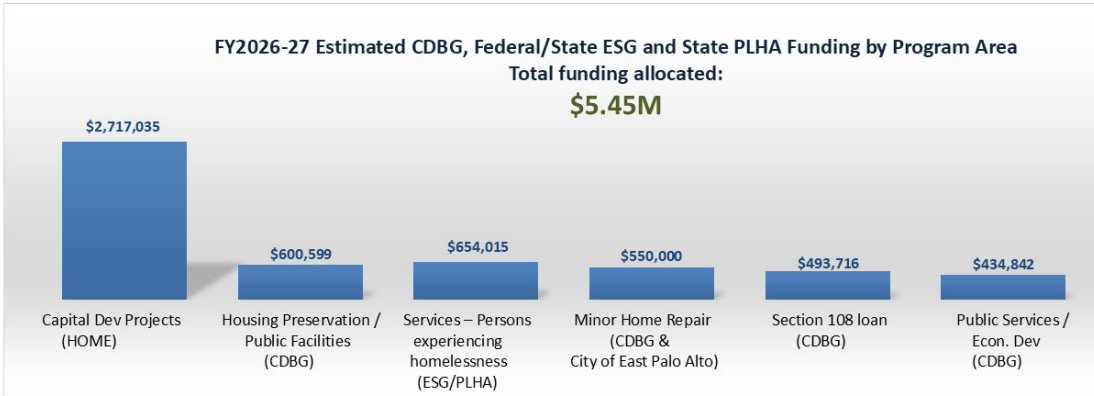
NOFA Schedule



One-time and 2-year Funding Opportunities



FY2026-27 Estimated Available Funding



Note: CDBG, HOME, and ESG figures are estimates based on FY25-26 allocations.

Definitions

Persons with Special Needs	Greatest Needs in the Community
<p>Under CDBG, this category includes:</p> <ul style="list-style-type: none"> 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. <p>For County purposes, this category shall also include, but not be limited to,</p> <ul style="list-style-type: none"> mentally ill persons; emancipated youth; persons recovering from substance abuse; and persons recently released from jail or prison. 	<p>Through the Consolidated Planning Community engagement process, residents and stakeholders identified persons or families with the greatest needs:</p> <ul style="list-style-type: none"> persons experiencing or at-risk of homelessness persons living with a disability or mental illness, farmworkers, and the elderly <p>Childcare was also cited as a great need in the community.</p> <p>A preference for <i>housing for veterans</i> was subsequently added as a significant need in the County and the Human Services Agency of San Mateo County has highlighted <i>food insecurity</i> as a growing challenge in the County</p>

Definitions

Supportive Housing Services	Public Facility
<p>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.</p>	<p>“...all facilities and improvements that are publicly owned, or that are owned by a nonprofit and open to the general public.”</p> <p>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</p>

Commissioner Laura Escobar asked if childcare is a competing need, and if it will be weighted higher. HCD Staff member Karen Coppock answered that if the County had a proposal for childcare and another for homelessness services, then the County would check for which proposal is most viable.

Commissioner Laura Escobar commented that there is a need to prioritize food and provided context that all meal-related programs are citing loss of money as a major obstacle. All food systems are back at pandemic-level service numbers, and some pantries are going into debt to keep up.

HCD Staff member Karen Coppock asked if there were concerns with raising the NOFA grant minimum from \$25,000 to \$50,000 and none were given. She also noted that based on previous HCDC meetings, CORE agencies would no longer be a priority since the County's HCD Department cannot fund them all. Commissioner Annie Tsai asked if the County would be formally deprioritizing CORE agencies and HCD staff Karen Coppock affirmed that.

Minimum Grant Award

Impact on CDBG Public Service Grants

- Minimum award: Increase from \$25,000 to \$50,000
- Reasons:
 - HUD – and County - requirements are increasing; County is more closely monitoring/requiring adherence
 - Awardees: find compliance out of balance with grant size (average of \$40K)
- Ramifications
 - One or two fewer CDBG public service grants can be made
 - FY25-26: Nine (9) public service grants; average of \$40K
 - FY26-27: Approx. seven to eight (7-8) public service grants
 - Note: CDBG public service cap (15% of entitlement) limits expanding budget

Chair Donna Colson noted that Peninsula Clean Energy is investing in homeowners with clean energy initiatives and asked the Committee to ensure they would be leveraging those resources. HCD Staff member Karen Coppock replied that the County can host a special session on services offered in the community.

Commissioner Laura Escobar noted that it may be beneficial to add a line that certain areas – such as food security - may be a lower priority, and that adjustments may be made based on all of the applications.

Vice-Chair Nell Selander asked if the County is purposely not amending the plan with the State to avoid the 40% home ownership requirement? HCD Staff member Karen Coppock responded that the County did not need to amend the plan because it still reflected the priority needs of the community.

HCD Staff member Karen Coppock stated there the County would soften the language regarding food security in the NOFA priorities.

Priorities: Capital Development, Preservation & Public Facilities (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.

Priorities: Minor Home Repair and Modification (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. The County's Housing Element cites 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
- **City of East Palo Alto Funding – Minor Home Repair Program**
 - Homes located in the City of East Palo Alto and occupied by an older adult
 - Note: these funds and priorities will not be adjusted or voted on by the HCDC or general public

Priorities: Community/Economic Development Programs (CDBG)

(includes Shelter Operations, Fair Housing Enforcement, and Micro-Enterprise Assistance)

- Supportive services aimed at keeping people in their homes, including financial literacy programs, 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 is no longer a priority for this funding

Priorities: Homelessness Services (CA/Fed ESG & PLHA)

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.

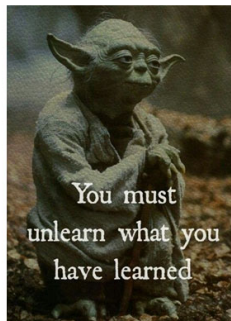
4. PUBLIC HEARING – FY 2026/27 WINTER FEDERAL FUNDS FUNDING PRIORITIES

1:50PM HCD Staff member Karen Coppock opened the public hearing. Public comments were called for, but none of the ten public attendees provided public comment. The public hearing was closed.

1:51PM: Priorities Voting – A vote to approve the funding priorities was motioned by Commissioner Elizabeth Moreno and seconded by Commissioner Laura Escobar. A roll call vote was taken and all Commissioners in attendance approved it.

5. AFFORDABLE HOUSING FUND (AHF) 14 PLANNING DISCUSSION

GOALS OF LISTENING SESSION



Review AHF Policy Goals.

Share the most recent information about AHF 14.

Summarize feedback from developer focus group.

Solicit other recommendations for AHF 14.



1:52 PM AHF 14 Goals and Logistics. HCD Supervisor Jan Stokley opened the AHF 14 Planning discussion by reviewing the AHF’s affordable housing policy goals and describing the current financing environment for affordable housing. She described the tentative schedule, logistics, and the estimated amount of funding available for AHF 14. She reported on comments received from a developer focus group convened on October 20th and solicited additional comments and recommendations from the HCDC.

AHF POLICY GOALS

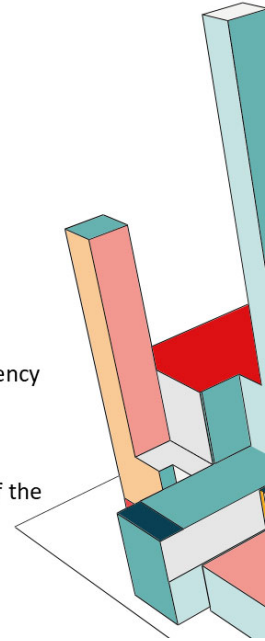
FROM 2023-2031 HOUSING ELEMENT

- Protect Existing Available Housing Stock
- Support New Housing For Extremely Low To Moderate Income Households
- Promote Sustainable Communities
- Promote Equal Housing Opportunities
- Promote Equity Through Housing Policy And Investments
- Require Or Encourage Energy Efficiency, Resource Conservation, And Climate Resiliency Design In New And Existing Housing

FROM STRATEGIC PLAN TO END HOMELESSNESS

- Permanently house people experiencing homelessness by increasing the capacity of the homeless crisis response system to provide housing solutions.

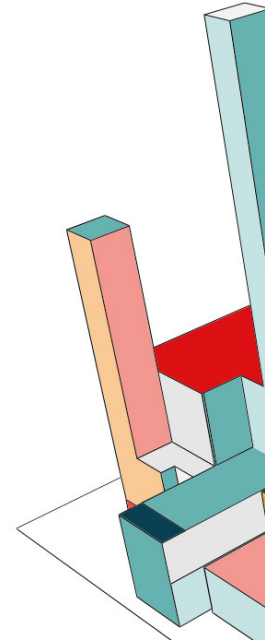
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AHF 14 LOGISTICS (TENTATIVE)

- Proposal to shift to OpenGov platform for application and attachments (instead of CDS).
- Proposal to limit to minor corrections the ability to submit missing, incomplete, or unsigned items after the application deadline.
- Proposed release date February 2, 2026
 - Due date March 5, 2026
 - HCDC Study Session May 6, 2026 1 PM to 3 PM
 - HCDC Public Hearing May 13, 2026 1 PM to 3 PM
 - BOS Action June 10, 2026

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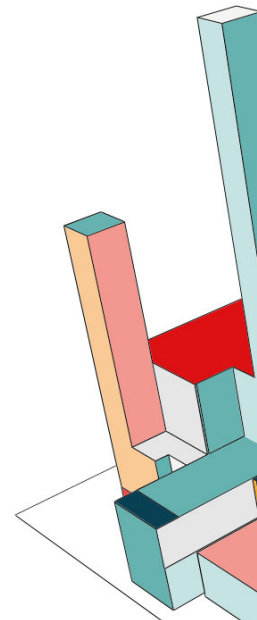


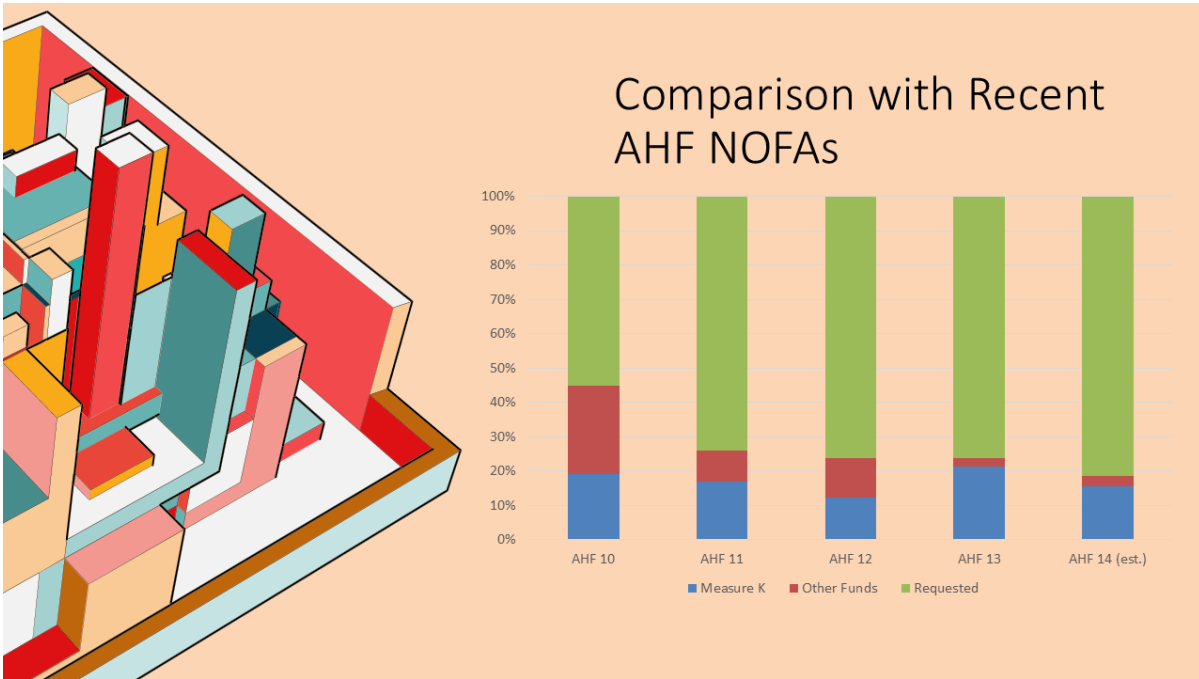
AHF 14 Funding Sources (CURRENTLY EXPECTED)

• FY 25-26 Measure K:	\$19,000,000
• Recovered Measure K:	\$3,000,000
• County Impact Fees:	\$100,000
• MHSA:	\$5,000,000
• TOTAL	\$27,100,000

The proposed AHF 14 funding is estimated to meet only 23.5% of the need for County funds by Projects currently in the AHF funded pipeline that need additional County funds to apply for tax credits.

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State and Federal Funds OUTLOOK

Negatives

- Flat, zero or reduced funding for state HCD programs.
 - MHP \$120 Million
 - State Tax Credits \$500 Million
 - Joe Serna \$41 Million
 - MIP \$40 Million
 - No funding for IIG, VHHP, LHTE, HHC
- Regional housing bonds on hold.
- Federal CDBG and HOME funds at risk.
- No new Project Based Vouchers expected.
- Tax credit pricing uncertain or headed downward.
- Medi-Cal funding for housing related services may be reduced.

Positives

- 12.5% increase in 9% tax credit allocation.
- Change in 4% bond threshold capacity will almost double the number of 4% tax credit awards.
- AHSC maintained at \$800 Million level.
- Expect local BHSA housing funds for housing services or operating subsidy for units targeted to SMI and SUD.
- State Housing Bond if approved may replenish state programs (but no immediate impact.)

Our Goal: To Allocate Limited AHF Funding To Projects That Meet Readiness Criteria: (1) Funding Stack is Complete: (2) Construction will Start in a Timely Manner

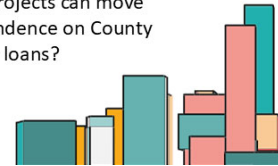


PREDEVELOPMENT: Should we eliminate or reduce predevelopment funding in order to award more funds to projects that are near the finish line?

THRESHOLD: Should we strengthen the financial feasibility threshold with quantitative measures that help developers assess whether to apply?

COMPETITIVE SCORING: Should we reduce the competitive weight we assign to special needs units and to deeper affordability so that projects can move ahead with less dependence on County and state soft subsidy loans?

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Review of Existing AHF Threshold Criteria

Team Capacity	Location	Affordability	Homelessness Preference	Site Control
Readiness	Leveraging	Financial Feasibility	Sustainability	Accessibility
Community Benefits and Tenant Protections	Design and Amenities	Supportive Services Plan	Community Engagement Plan	Disclosure of Local Live Work Preferences

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Review of Existing Competitive Points

Category	Points Available
Location	5 or 10
Affordability	0 to 20
Priority Needs	0, 15, 30
Readiness	0 to 20
Leveraging	0 to 10
Financial Feasibility	0 to 10
New (County Employee Housing Preference)	0 to 10
Total	100

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DEVELOPER FEEDBACK ON Predevelopment LENDING

Considering the following factors:

- Aggregate local capital need of projects already in the DOH funding pipeline exceeds likely available AHF 14 funds by 4:1;
- Declining or uncertain sources of state and federal funds increase the risk that early-stage projects will be unable to assemble a complete financing package;
- Streamlined entitlement and more exemptions to CEQA reduce public approval risks so projects should have less need for predevelopment funding.....

Should DOH continue to make predevelopment loans with or without more limits?

Developer feedback:

- **Overwhelming support for AHF to continue predevelopment lending.**

BUT:

- Don't make predevelopment loans to projects that lack a viable financing plan.
- Don't limit predevelopment loans to projects that are not yet entitled-- even "streamlined" approval can take many months.

AND:

- Modify some threshold requirements for better fit with predevelopment loans.
- Continue to evaluate risks and benefits of each predevelopment loan carefully on a case-by-case basis.

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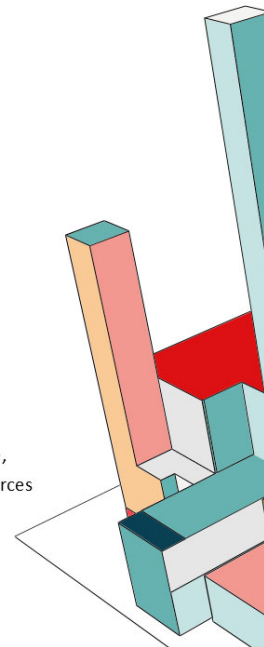
FINANCIAL FEASIBILITY THRESHOLD REVIEW

The AHF NOFA has historically required that an application submit a financing plan that

- Relies on reasonable assumptions about
 - Development costs; and
 - Sources of funds to complete the capital stack
- Demonstrates the project's ability to operate on a break-even basis for the first 20 years using reasonable assumptions about income, expenses, and cash flow available for debt service.
- Complies with AHF Underwriting Guidelines

Applicants are given an opportunity to respond to Threshold Comments, and, depending on the response, applicants are subject to not passing threshold because of, for example, reliance on certain financing sources that are not available, noncompliance with underwriting guidelines spelling out minimum financial assumptions, or other elements of the financing plan that make it infeasible.


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Developer Feedback on Financial Feasibility Threshold

- Overwhelming agreement to maintain financial feasibility as a threshold criteria to avoid putting projects without a viable financing plan into competitive scoring, where substantial weight is given to factors unrelated to financial feasibility, such as average affordability, percentage of homeless and special needs units.
- Developers would like the NOFA to provide more quantitative examples of factors affecting financial feasibility, when possible.
 - Example: Current AHF NOFA explicitly states that DOH will require specific justification to support effective demand of units above 60% AMI. Developers point to this as a helpful example of quantitative guidance.
 - Example: Some jurisdictions evaluate financial feasibility as a threshold requirement by requiring a minimum score/tiebreaker based on recent tax credit awards—for example, for a 4% project with a score of 119, project must have a tiebreaker of at least 125%.

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Competitive Scoring

Developer Focus Group response to “What change or improvements in AHF 14 would you recommend for consideration and why?”

Multiple respondents recommended **re-thinking the number of competitive points allocated to (a) achieving deeper affordable and (b) achieving a higher percentage of special needs units.**

Their reasoning:

- Without state subsidy loans and state tax credits, projects need to aim for higher average affordability and lower operating costs to break even and to carry more debt service.
- Many jurisdictions are seeking to add more “workforce” housing for very low income, lower income and low-income households.

2:04 PM Predevelopment Funding. HCDC members discussed whether to limit the amount of AHF funding available for predevelopment loans. There was discussion of other sources of predevelopment funding and the need on the part of small developers for County predevelopment funding. There was discussion of the need to impose conditions on predevelopment awards to prevent County funds from being tied up for years and perhaps adjust some threshold requirements to fit better with predevelopment funding. HCDC member Selander suggested that DOH solicit input on AHF NOFA requirements from City managers or Community Development Directors or a league of cities.

2:11 PM Financial Feasibility Threshold. HCDC members discussed developer feedback on the need for more quantitative examples of factors affecting the financial feasibility threshold, so that developers may more realistically assess whether their project should apply for funding. HCDC supported this feedback.

2:17 PM Competitive Scoring Weight Assigned to Deeper Affordability and Priority Needs Units. HCDC then discussed developer feedback that less combined weight should be given to deeper affordability and priority needs units in competitive scoring. HCDC members expressed concern about this recommendation as these units are difficult to develop and County support for ELI units contributes to cities’ ability to meet RHNA targets. HCDC discussed different approaches to giving weight to affordability and priority needs units in ranking projects for awards to address developer feedback that, in the current environment of reduced federal and state funding, AHF should allow higher average affordability to be competitive.

2:55 PM Other Items. The discussion was then opened for other AHF 14 recommendations. HCDC member Selander stated that deferment (versus waiver) of impact fees should not count as leveraging. She also recommended a per unit leveraging minimum instead of the current flat requirement of \$1M. HCDC member Selander also objected to the County’s limitations on the ability of cities to impose a city live/work tenant preferences on 100% of units when County funding is a significant share of the local funding. HCD Supervisor Stokley stated that the AHF NOFA has historically provided that the ratio of units subject to a city live work preference is proportionate to the ratio of the City funds to the sum of City and County funds. AHF 13 was responsive to South San Francisco’s objections by allowing up to 51% of units to be subject to a city live-work preference under some circumstances even when the city’s percentage of city-county funding was less than 51%. It was discussed that this should be re-considered in light of a new state law limiting city restrictions on density of infill housing.

What changes or Improvements would you recommend for AHF 14?

- Do you agree with the developer feedback on
 - Continuing Predevelopment Lending?
 - Quantitative Measures of Financial Feasibility Threshold Requirement?
 - Assigning less weight in competitive scoring to deeper affordability and special needs units?



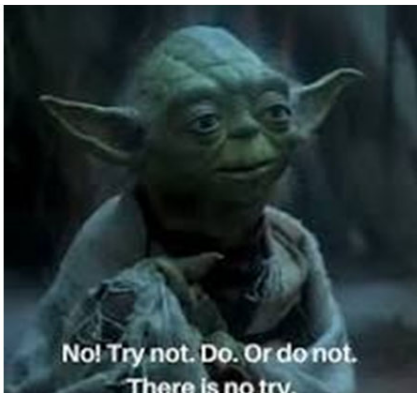
What other aspects of the NOFA would you propose to change or improve?

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2:59PM Conclusion. The AHF 14 Listening Session concluded with an invitation for HCDC members to continue to share feedback on AHF 14 through November 30 and again when a written survey is distributed.

Next Steps for AHF 14 Planning



Continue to meet with and solicit input from stakeholders through November 30.

By early January, solicit feedback on major changes proposed for the AHF 14 NOFA through a written survey.

Release AHF 14 in early February.

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6. NEXT HCDC MEETINGS

3:03PM HCDC Schedule: HCD Staff member Karen Coppock reviewed upcoming HCDC meetings.

Next HCDC Meetings

Next HCDC Public Hearing Meetings:

- HCDC Public Hearing – Winter NOFA: *Thursday, March 12, 2026 (Tentative)*
- HCDC Public Hearing – AHF: *Wednesday, May 13, 2025 (Tentative)*

7. ADJOURNMENT

3:05pm Adjournment: Chair Donna Colson motioned to adjourn the meeting at 3:05 PM; the motion was passed.