



County of San Mateo FY 2026-27 Notice of Funding Availability (NOFA) Questions/Answers

Q: Do NEPA environmental reviews (ER) need to be completed at time of submittal? Can it be in process at time of submittal

A: NEPA ERs do not need to be completed at the time of submitting the application. However, if the project you are applying for has not been approved through a NEPA ER, your organization should place a clause stating you will work with the County to obtain necessary NEPA approvals through the necessary level of ER determined for your project in the attachment section for NEPA clearance. Please also include expected cost of a consultant, if needed, to complete the NEPA ER in your project budget when submitting your application

Q: Does the project need to be fully funded at time of submittal, or can additional applications be in process?

A: The project does not need to be fully funded at the time of submittal and additional applications can be in process, but your timeline should demonstrate through your project schedule that the project will be able to meet County expenditure deadlines. If your project is evaluated and awarded, a contingency may be placed depending on whether full amounts of funding are secured for the project to move forward.

Q: Will there be a recording of the TA session?

A: Yes, you can find the TA session recorded here: [FY 2026-27 WINTER FEDERAL/STATE FUNDS NOFA | County of San Mateo, CA](#)

Q: Could you please review how our application should indicate we are open to receiving those funds? Should we provide outcomes for East Palo Alto specifically and the rest of the non-entitlement jurisdictions?

A: Please apply via the Joint Application and under Grant Funded Programs, please select East Palo Alto Minor Home Repair Program – San Mateo County ONLY. Organizations need to apply for each Minor Home Repair Program they are proposing, so one would need to be filled out for the City of East Palo Alto program with outcomes specific to East Palo Alto and another application for any other jurisdiction including the County’s non-entitlement jurisdiction program.

Please note that the City of East Palo Alto Minor Home Repair funding is contingent on City approval, which is still pending.

Q: How can an organization finish the application if there are documents that are not applicable for said organization/project?

A: If an attachment is not applicable, please write a line or two in a Word doc explaining why and upload that so that you can submit the application.

Q: Is the public services funding amounting to a minimum of \$50,000 per year? Or is the \$50,000 divided between the 2-year funding cycle?

A: The County has a \$50,000 minimum proposal amount for FY26-27 activities per year. The County has more than \$130,000 in total public service funding available for FY26-27.



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Q: What is/will be the impact of the new HUD Policy Addenda on CDBG contracts?

A: Things are changing frequently and there isn't clarity on what HUD requirements will be for FY26-27 CDBG funds. Furthermore, any requirements may be implemented differently in each jurisdiction. Hopefully there will be more clarity in requirements by the time contract negotiations for new activities commence.

Q: How are "migrant farm workers" defined? (page 7 of the Community Development Activities NOFA).

A: In the *Migrant & Seasonal Agricultural Worker Protection Act*, a migrant farm worker "means an individual who is employed in agricultural employment of a seasonal or other temporary nature, and who is required to be absent overnight from his permanent place of residence...does not include - any immediate family member of an agricultural employer or a farm labor contractor."

Q: Can an affordable housing construction development apply for gap funding if it is in construction?

A: No.

Q: Is there published guidance on the maximum per-unit subsidy applicable to HOME funding for San Mateo County?

A: In the 2025 Final Rule at §92.250(a), HUD stated that it will annually publish the maximum per-unit subsidy limits for each area and will also publish the methodology for determining these limits through a Federal Register notice with an opportunity for public comment. **HUD has not yet published the methodology in the Federal Register.** Therefore, the HOME maximum per-unit subsidy limits for 2025 have not yet been released. HUD is currently working to finalize and publish this Notice. **HOME activities must continue to use the 2024 limits until the 2025 limits are published.** We do not yet have an estimated timeframe for the new limits. Please see the "2024 HOME Max Subsidy Limits Information Bulletin Effective 2-13-2024" attachment in the Attachments section of the Winter NOFA page linked in the 3rd question of this document.

Q: Is there guidance on how to answer questions related to Winter NOFA Community Development Guideline FY 26-27 Community Development Exhibit 5 (Governing Body Description)

A: For question number 3, we will allow for a summary of the background/careers of your board members in general rather than specific bios for each. For all these questions, please answer them as you deem appropriate and are able. The goal of these questions is to understand how the Board, which at the end of the day is your governing body, contributes to your mission and enhances the quality of life of our residents and we will leave it to you to determine how best to address this.

Q: Are for-profit businesses eligible applicants for this year's Winter NOFA, so long as said for-profit business they are performing activities that are CDBG eligible and for Microenterprise Assistance?

A: No. Although allowable by CDBG, the County's Winter NOFA Community Development Guideline FY 26-27, Page 5 states eligible applicants for this round of funding as an eligible City, County or other public agency, or a qualified 501(c)(3) or (c)(4) non-profit organization. Non-profit organizations must submit evidence of current nonprofit status and an up-to-date roster of their Board of Directors.



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***Important Note:** *On December 16th, 2025. The Technical Assistance Workshop for Applicants was held. Questions asked during the live workshop can be reference in this recording:*