COUNTY OF SAN MATEO

FY 2026-27 Action Plans for the San Mateo County HOME Consortium:

- **County of San Mateo Urban County**

Approved by County Board of Supervisors
Resolution No. [TBD], adopted April 21, 2026

San Mateo Urban County
County of San Mateo
City of Atherton
City of Belmont
City of Brisbane
City of Burlingame
City of Colma
City of East Palo Alto
City of Foster City
City of Half Moon Bay
Town of Hillsborough
City of Menlo Park
City of Millbrae
City of Pacifica
Town of Portola Valley
City of San Bruno
City of San Carlos
Town of Woodside

HOME Consortium Members:
San Mateo Urban County
City of Redwood City
City of San Mateo
City of South San Francisco

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San Mateo County

Winter NOFA FY 2026-2027 & Annual Action Plan Sources and Uses		
Sources	**FY 2026-2027**	**% of Total**
Community Development Block Grant (CDBG)	$2,315,528.00	38%
CDBG Rehab, Program Income, Program Income Reconciliation, Returned and Unallocated Funds	$347,643.63	6%
HOME Investment Partnership (HOME)	$1,485,482.15	24%
Program Income, Program Income Reconciliation, Returned and Unallocated Funds	$1,428,857.01	24%
Federal Emergency Solutions Grant (ESG)	$208,430.00	3%
California State ESG (CA ESG)	$165,356.00	3%
State Permanent Local Housing Allocation(PLHA)	$0.00	0%
City of East Palo Alto - Minor Home Repair Program	$125,000.00	2%
TOTAL SOURCES	***$6,076,296.79***	**100%**
Uses		
New Affordable Housing & Housing Preservation (HOME)	$2,000,000.00	33%
HOME CHDO set aside & unallocated funding	$717,035.11	12%
Housing Preservation: Rehab & Public Facilities (CDBG)	$620,815.39	10%
Minor Home Repair (CDBG & City of East Palo Alto)	$595,834.00	10%
Community Development Services		0%
Public Services: General & Fair Housing (CDBG)	$389,273.50	6%
Micro-Enterprise / Economic Development (CDBG)	$50,000.00	1%
Services for Person Experiencing Homelessness (ESG)	$290,357.79	5%
Unallocated - Services for Person Experiencing Homelessness (State ESG)	*$66,142.40*	1%
Section 108 Loan Repayment (Trestle Glen)	$493,716.26	8%
Program Administration & Delivery	$853,122.35	14%
TOTAL USES	***$6,076,296.80***	**100%**

Notes:

Important: CDBG, HOME, and Federal ESG figures are estimates based on FY25-26 allocations. HUD has not yet published the FY 2026 allocation amounts and the County's final allocation may be higher or lower than these estimates, in which case, the funding levels will be adjusted. There may also be conditions placed on the funding, which will be outlined in the award letter and must be met before a funding contract executed.

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State Permanent Local Housing Allocation (PLHA) funds from calendar year 2022 are not likely to be awarded by the State due to the lack of a fully compliant Housing Element. These funds were not included in the Winter FY26-27 funding recommendations.

Applications were not received from a Community Housing Development Organization (CHDO) for the HOME CHDO set-aside funds, which will be distributed via an over-the-counter process and/or included in the FY2027-2028 Notice of Funding Availability (NOFA).

HUD has not released the final 2026-2027 allocation amounts and the State ESG awards are not yet under contract. If final HUD/State allocations are higher or lower than the estimates used in this NOFA/table, HUD and/or State funding would be allocated as such:

1. fully fund Section 108 Loan repayment (CDBG) and fully allocate Program Administration & Delivery allowances (CDBG, HOME, ESG and City of East Palo Alto)
2. fully allocate the maximum (15%) of CDBG funds available for Public Services applications and equally adjust the per award amounts, if needed to remain under the maximum allowed
3. fully fund the Micro-Enterprise / Economic Development application (CDBG)
4. partially fund the Minor Home Repair program applications up to the amounts recommended by staff and the HCDC Committee (CDBG)
5. use any remaining CDBG funds and/or any returned or unspent CDBG funds to fund the Public Facilities application, Mercy Middlefield Childcare Center, even if the amount remaining exceeds the initial funding request (CDBG)
6. fund the New Housing Development application, with conditions (HOME)

State ESG: Cover the full CORA funding request for shelter operations with the balance of the funding to be directed toward funding the LifeMoves Haven Family Shelter application. An over-the-counter process will be employed to source a rapid re-housing program (RRH) to comply with the 40% minimum funding allocation requirement for RRH programs. If calendar year 2022 PLHA funds were to be awarded, eligible shelter operations projects will be backfilled with PLHA funding and/or an over-the-counter process will be used to allocate those funds.

Federal ESG: allocate the 40% minimum to the sole RRH applicant, LifeMoves, and fully fund the Samaritan House request for Safe Harbor shelter operations support. Direct the balance of the funding toward the LifeMoves First Step Shelter. If calendar year 2022 PLHA funds were to be awarded, eligible shelter operations projects will be backfilled with PLHA funding and/or an over-the-counter process will be used to allocate those funds.

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San Mateo County, Winter NOFA FY2026-27
Annual Action Plan Sources and Uses

Applicant	Activity	Project Location / Service Area	FY26/27 Funding Request	CDBG	HOME		Staff Rec. Total	HCDC Recommended Funding
				CDBG	HOME	CHDO		
Capital Projects: Affordable Housing Development & Preservation (Rehabilitation) & Public Facilities								
Community Revitalization and Development Corporation	Ridge at Masonic	Belmont	$2,000,000.00		$2,000,000.00		$2,000,000.00	
Mercy Housing California 96, LP	Middlefield Junction Childcare Ctr	North Fair Oaks	$996,387.46	$620,815.39			$620,815.39	
LifeMoves	Facility Improvements - Family Crossroads	Daly City	$79,301.00				$0.00	
LifeMoves	Facility Improvements - First Step	San Mateo / Central County	$40,067.00				$0.00	
Unallocated	CHDO reserve & unallocated HOME	TBD	$717,035.11		$306,592.27	$410,442.84	$717,035.11	
Affordable Housing Dev., Rehab, Public Facilities Sub-Total			**$3,832,790.57**	**$620,815.39**	**$2,306,592.27**	**$410,442.84**	**$3,337,850.50**	**$0.00**

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San Mateo County, Winter NOFA FY2026-27
Annual Action Plan Sources and Uses

Applicant	Activity	Project Location / Service Area	FY26/27 Funding Request	CDBG	Staff Rec. Total	HCDC Recommended Funding
				CDBG		
Minor Home Repair (MHR) - CDBG						
Climate Resilient Communities	Resilient Homes Minor Home Repair Program	South County	$277,499.92	$150,000.00	$150,000.00	
Rebuilding Together Peninsula	National Rebuilding Day - Home Rehab - MHR	County Wide	$118,514.00	$118,514.00	$118,514.00	
Rebuilding Together Peninsula	Safe at Home - MHR	County Wide	$348,535.00	$150,000.00	$150,000.00	
Senior Coastsiders	Coastside Minor Home Repair	San Mateo County Coast	$71,070.00	$71,070.00	$71,070.00	
Public Facilities & Minor Home Repair Sub-Total			**$815,618.92**	**$489,584.00**	**$489,584.00**	**$0.00**
Minor Home Repair (MHR) - City of East Palo Alto						
Climate Resilient Communities	Resilient Homes Minor Home Repair (East Palo Alto)	East Palo Alto	$106,250.00		$106,250.00	
Rebuilding Together Peninsula	East Palo Alto Minor Home Repair	East Palo Alto	$106,250.00		$0.00	
City of East Palo Alto Minor Home Repair Sub-Total			**$212,500.00**	**$0.00**	**$106,250.00**	**$0.00**

San Mateo County, Winter NOFA FY2026-27
Annual Action Plan Sources and Uses

Applicant	Activity	Project Location / Service Area	FY26/27 Funding Request	CDBG CDBG	Staff Rec. Total	HCDC Recommended Funding
Public Service - General & Fair Housing						
Peninsula Volunteers, Inc.	Meals on Wheels	Northern / Central & Southern County	$57,500.00	$52,500.00	$52,500.00	
CALL Primrose	CALL Pantry	Northern / Central County	$50,000.00	$50,000.00	$50,000.00	
Friends for Youth	Mentoring Services	County Wide	$50,600.00	$0.00	$0.00	
Bay Area Legal Aid	Domestic Violence Legal Safety Net Project	County Wide	$60,000.00	$52,500.00	$52,500.00	
Legal Aid Society of San Mateo	HomeSavers	County Wide	$50,000.00	$50,000.00	$50,000.00	
Samaritan House	CORE Services Program	Central County	$75,000.00	$0.00	$0.00	
Samaritan House	Housing Location	County Wide	$80,000.00	$80,000.00	$80,000.00	
Project Sentinel	San Mateo County Tenant-Landlord Counseling	County Wide	$107,857.00	$53,928.50	$53,928.50	
Project Sentinel	Fair Housing	County Wide	$50,345.00	$50,345.00	$50,345.00	
Public Service General Sub-Total			**$581,302.00**	**$389,273.50**	**$389,273.50**	**$0.00**
Micro-enterprise & Economic Development						
Renaissance Entrepreneurship Center	Creating Economic Opportunities for Low-Income Workers	County Wide	$50,000.00	$50,000.00	$50,000.00	
Micro-enterprise & Economic Development I Sub-Total			**$50,000.00**	**$50,000.00**	**$50,000.00**	**$0.00**

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San Mateo County, Winter NOFA FY2026-27
Annual Action Plan Sources and Uses

Applicant	Activity	Project Location / Service Area	FY26/27 Funding Request	ESG		Staff Rec. Total	HCDC Recommended Funding
				State CA	Federal		
Service for Persons Experiencing Homelessness (PLHA, CA/Fed ESG)							
Federal ESG							
LifeMoves	First Step	San Mateo / Central County	$103,230.63		$49,425.74	$49,425.74	
LifeMoves	RRH	County Wide	$83,372.01		$83,372.01	$83,372.01	
LifeMoves	Interim Housing Sites	County Wide	$150,503.40		$0.00	$0.00	
Samaritan House	Safe Harbor Shelter	North County	$60,000.00		$60,000.00	$60,000.00	
Community Development Service Shelters - Fed ESG Sub-Total			**$397,106.04**	**$0.00**	**$192,797.75**	**$192,797.75**	**$0.00**
CA ESG							
LifeMoves	Haven - Shelter Services	Menlo Park / South County	$81,940.74	$47,560.04		$47,560.04	
TBD	Rapid Re-housing	County Wide	$0.00	$66,142.40		$66,142.40	
CORA	Safe House	County Wide	$50,000.00	$50,000.00		$50,000.00	
Community Development Service Shelters CA ESG - Sub-Total			**$131,940.74**	**$163,702.44**	**$0.00**	**$163,702.44**	**$0.00**

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