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

**FY 26/27 Winter NOFA
Study Session**

**TUESDAY, March 3, 2026
1:00 PM – 3:00 PM**

**Location: San Mateo County – Department of Housing; 264 Harbor Blvd., Bldg
A, Belmont, CA 94002**

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 1:05PM, 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, Jenny Skoble, Nell Selander, Nicole Moutoux, Elizabeth Moreno, Juslyn Manalo, Laura Escobar, Monika Lee, Rachel Horst

HCDC Members Excused

- Annie Tsai, George Saman, Richard Hedges

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

- Stephen Bajza, Karen Coppock, Douglas Frederick, Eleazar Malabanan, Rocio Nalda, Danita Robertson, Marissa Santander, Alejandro Segura, Jan Stokley, Helen Tong-Ishikawa, Manasa Vigneshwar Hegde

San Mateo County Department of Housing, Housing and Community Development (HCD) Staff Present Virtual

- None

2. PUBLIC COMMENT (ON ITEMS NOT ON AGENDA)

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

3. WINTER NOFA FUNDING & UPDATES

1:10PM Karen Coppock reviewed the Winter NOFA 2026 schedule, gave an overview of the meeting materials, the Departments methodology utilized for staff evaluations of applications, an update regarding PLHA grant funds in this NOFA, and noted the fluctuations in federal Housing and Urban Development (HUD) allocations that may occur for this funding period.

1:20PM Douglas Frederick discussed the recent Brown Act Law update and the new changes to governing bodies of the County regarding hybrid meetings. Committee confirmed they would like to vote on the new Brown Act Law update at the next meeting scheduled for March 12, 2026.

1:27PM HCD staff gave a brief review of the Winter NOFA 2026 funding priorities as well as the application data for FY26-27.

4. REVIEW OF APPLICATIONS (STAFF PRESENTATIONS FOLLOWED BY DISCUSSION)

1:32PM HCD staff gave a brief review of the Capital Development Project applications: Capital Projects (New Affordable Housing Developments, Rehabilitation, and Public Facilities Applications); Minor Home Repair Program Applications; Rapid Re-housing and Shelter Applications; Public Services Applications; and Fair Housing and Economic Development Applications.

1:33PM HCD staff members reviewed the Community Revitalization and Development Corporation: The Ridge on Masonic development. Concerns were expressed regarding the lack of parking and lack of insight into the experience of the newly changed property management company. The committee discussed with HCD staff what assurances could be provided that the property management identified will be successful and how the city could provide future support regarding potential parking opportunities.

1:45PM HCD staff reviewed the Mercey Housing 96, LP Middle Field Childcare Center development. The committee and HCD staff discussed the future operator of the childcare center, highlighting the operators' experience with running similar centers. Additional comments were shared regarding identified subsidies from the State and prioritization of childcare spaces between property residents and the greater community. Staff confirmed residents would get first priority and then the greater community.

2:00PM HCD staff explained the challenges for Minor Home Repair (MHR) projects in Fiscal Year 25-26 including delays in launching the programs, adherence to rigorous HUD requirements and technology issues. HCD staff then delivered an overview of all MHR applications. Highlighting a first-time collaboration process under this Winter NOFA to source project for the City of East Palo Alto.

2:15PM HCD staff explained to the Committee the difficulty with Rapid Re-Housing and agencies successfully serving clients due to referral policies. Staff then delivered an overview of all Federal and CA ESG applications.

2:35PM HCD staff provided an overview of all Public Service applications. The Committee asked if HIP Housing submitted an application for this rounding of funding and HCD staff confirmed they did not.

5. NEXT MEETINGS

2:50PM HCD staff confirmed the Public Hearing occurring on Thursday, March 12, 2026, 1:00 PM – 3:00 PM and checked the committee's schedules to confirm quorum for that meeting. Location of the meeting: San Mateo County Center; 455 County Center, Room 101, Redwood City, California, 94063 and 2405 Kalaniana'ole St., PH – 9, Hilo, HI 96720. The tentative schedule for AHF 14 was also shared.

6. ADJOURNMENT

Chair Donna Colson motioned to adjourn the meeting at 3:00PM; the motion was passed.