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Board of Supervisors:

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Noelia Corzo
Ray Mueller
Lisa Gauthier
David Canepa

Director:
Raymond Hodges

Deputy Director:
Rose Cade

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

FY26-27 Winter NOFA Public Hearing

THURSDAY, MARCH 12, 2026

1:00 PM – 3:00 PM

**Location: San Mateo County Center; 455 County Center, Room 101, Redwood
City and 2405 Kalanianaʻole Street, PH – 9, Hilo, HI 96720**

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 1:03 PM, the meeting was called to order by Chair Donna Colson. Roll call conducted and quorum established by Karen Coppock.

HCDC Members Present

- Chair Donna Colson, Vice Chair Nell Selander, Laura Escobar, Richard Hedges (virtual – as published in all related public notices), Rachel Horst, Monika Lee, Elizabeth Moreno, George Saman, Jenny Skoble, and Annie Tsai

HCDC Members Excused

- Nicole Moutoux

HCDC Members Absent

- Juslyn Manalo

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

- Raymond Hodges, Douglas Frederick, Karen Coppock, Eleazar Malabanan, Stephen Bajza, Alejandro Segura, Danita Robertson, Marissa Santander, Vidisha Parashar, and Yesenia Jimenez

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

- Rocio Nalda

Public Attendance - In-Person

Fourteen (14) members of the public attended the meeting in person: Terri Boesch with CALL Primrose; Jacob Stone and Elmer Martinez with LifeMoves; Alex Waggoner with HEART (representing the City of East Palo Alto); La Trice Taylor with Samaritan House; Cade Cannedy and Maya Paulo with Climate Resilient Communities; Melissa Lukin with Rebuilding Together Peninsula; Erin Orum with Bay Area Legal Aid; Nora Razon, Beatriz Ortiz and Lizette Solis with Renaissance Entrepreneurship Center; Elaine Palacios with Mercy Housing California; Stephanie Figeira with Peninsula Volunteers, Inc.

Public Attendance – Virtual

Twelve (12) members of the public attended the meeting virtually: Ryan Andrusz with Community Revitalization and Development Corporation (CRDC); Cindy Kilpatrick with Community Overcoming Relationship Abuse (CORA); David Carducci with Legal Aid Society of San Mateo County; Chelsea Tercero, Alexandra Rosas, Alex Fabbiani and Scott Nielsen with LifeMoves; Carole Conn with Project Sentinel, Inc.; Sandra Winter with Senior Coastsiders; three additional members of the public identified as Jack Burlison, Jennifer Wong, and Charde W. (did not provide a last name)

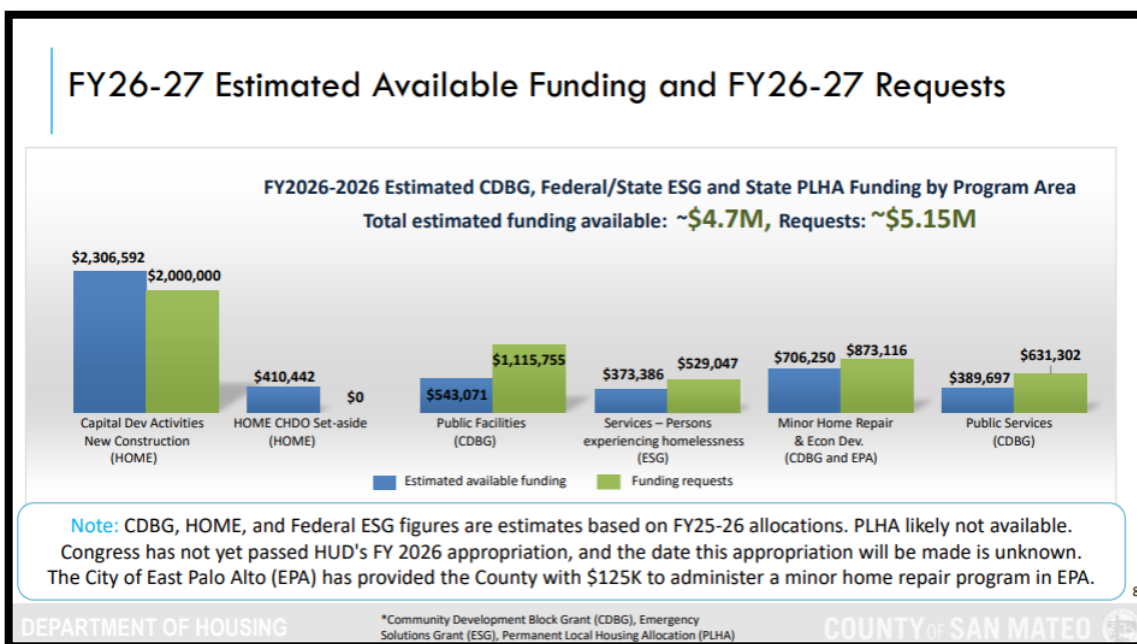
2. PUBLIC COMMENT (ON ITEMS NOT ON AGENDA)

Public comments solicited by Chair Donna Colson. No comments were received.

3. WINTER NOFA FUNDING & UPDATES

Opening remarks by Department of Housing Director Raymond Hodges

Estimated Available Funding: County staff advised Fiscal Year 2026-2027 funding is anticipated to be at the same level as Fiscal Year 2025-2026 but with a larger delta across activity types.



DOH's Funding Evaluation Process & Considerations

Process

- Reviews by Housing and Community Development staff coupled with SMC's Housing Authority, Human Services Agency, City of East Palo Alto, and/or a due diligence consultant
- Final funding recommendations for the Board of Supervisor made by the HCDC

Considerations and Approaches:

- Since CDBG and ESG funds are oversubscribed, review CDBG-only eligible public service activities together for CDBG funding and review ESG-eligible activities together for ESG funding with HSA
- CDBG: Allocate maximum allowed for public service projects, then allocate a reasonable amount (given CDBG timeliness concerns) of funding to minor home repair projects, and then fund public facilities with any remaining CDBG funds
- Reject proposals for activities not aligned with County priorities; factor Housing Element commitments into decisions
- Decrease amounts funded vs. not funding entire activities
- "Readiness" is critical: Prioritize activities that can rapidly expend funds

DEPARTMENT OF HOUSING | COUNTY OF SAN MATEO

Funding Priorities: FY26-2027

1. Multi-family housing development and rehab; Single Family Housing Repair and Modification Programs; Public Facilities
2. Community Development & ESG (Shelter Operations, Fair Housing Enforcement, and Micro-Enterprise Assistance)
3. Note: support for the operations of CORE services is no longer a priority

County priority project types

- Support Strategic Plan on Homelessness;
- Larger family units (2-and 3-bedroom)
- Integration of green building features, energy efficiency, seismic retrofits
- Serve persons with special needs or greatest needs in our community

2023-27 ConPlan: Populations with the "greatest needs"

- Persons or families experiencing or at-risk of homelessness
- persons living with a disability or mental illness
- Farmworkers, elderly, and veterans
- Childcare centers

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Winter NOFA Applications

Community Development (year 1 of 2-year cycle)

- Public Services - CDBG (10)
- Economic Development – CDBG (1)
- Services for persons experiencing homelessness – CDBG/ESG (6)
- Minor Home Repair Programs – CDBG (4)

Capital Activities (one-time funding)

- HOME Capital - New Construction (1)
- CDBG Capital - Public Facilities (3)
- City of EPA – Minor Home Repair Program (2)

27 applications received; 23 reviewed in depth:


- 2 public services applications either did not meet threshold/withdrew
- 2 public facilities applications did not meet threshold

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4. OPENED PUBLIC HEARING

As a part of the public hearing, NOFA applicants were invited to present their proposed activities; after each set of proposals, public comment was again solicited related to the specific activity, or set of activities, presented.

1. CAPITAL PROJECTS (New Affordable Housing Developments and Public Facilities)



The Ridge on Masonic

Project Readiness: Fully entitled. Additional county funding will allow us to submit a more competitive application for tax credits and tax-exempt bonds

High Opportunity Area: Access to public transportation, strong public school district, and nearby community amenities

Community Synergy: Located nearly adjacent to CRP's Ridge at Ralston

Presenter Ryan Andrusz relayed this 63-unit development in the City of Belmont will be the third project in San Mateo County.

Questions: None

Middlefield Junction – Childcare Center

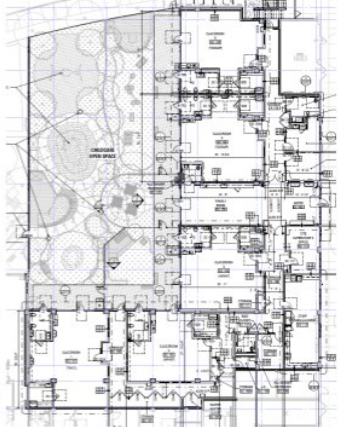

Project Overview

179 units of Family Housing


- 1- Bedrooms 48 (27%) 2- Bedrooms 81 (45%) 3 - Bedrooms 50 (28%)
- Units will be targeted for families making from 15% to 80% of AMI
- 20 units will be reserved for formerly homeless persons
- Consists of 2 buildings. One with 5 stories of housing over a podium parking structure, and one with 4 stories of housing over commercial and community space.

Childcare

- Location: Ground Floor of Building A
- Early education center along with an adjacent enclosed outdoor play area
- Operated by Peninsula Family Service
- Serving 36 infants and toddlers

Construction Cost Summary	In Construction					PROJECT TOTAL
	PHASE 1		PHASE 2	PHASE 3	PHASE 4	
	CDBG 2025 Award	Rep. Kevin Mullin Earmark				
Total Hard Construction Cost	991,057.50	850,000.00	897,294.50	996,387.46	1,535,403.55	5,793,042.24
Total Soft Construction Cost					293,271.00	1,523,839.43
Total Phase Cost	991,057.50	850,000.00	897,294.50	996,387.46	1,828,674.55	7,276,881.67
Secured Funds	991,057.50	850,000.00	900,000.00	-	-	4,454,535.19
Total Phase Total	991,057.50	850,000.00	897,294.50	996,387.46	1,828,674.55	7,276,881.67
Phase One, Pt 1		Phase One Total	Phase Two Total	Phase Three Total	Phase Four Total	
	991,057.50	\$ 1,841,057.50	\$ 897,294.50	\$ 996,387.46	\$ 1,828,674.55	



Commissioner Escobar asked presenter Elaine Palacios about the opening date. The childcare center is projected to be completed in July 2026 because funding has not yet been secured for the third and fourth construction phases.

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

Applicant	Activity	Project Location / Service Area	FY26/27 Funding Request	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

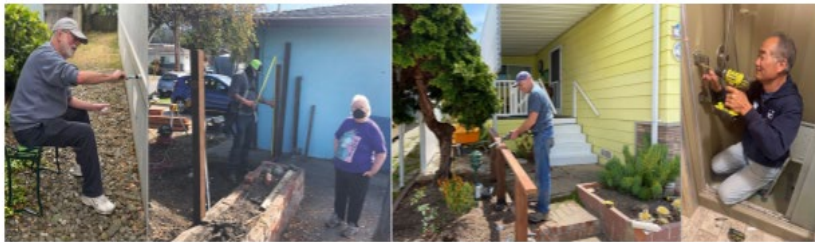
HCDC clarified the two LifeMoves projects were ineligible because the projects had already been completed (i.e., the money had already been expended). County Staff affirmed and stated LifeMoves was referred to Rebuilding Together Peninsula for assistance with their public facilities improvement funding.

2. MINOR HOME REPAIR PROGRAMS (CDBG and City of East Palo Alto)

Minor Home Repair Program

Sandra J Winter, PhD, MHA – Executive Director
Mary Jane Hamilton – Minor Home Repair Coordinator

- **Program goal** – make homes of low-income seniors and adults with disabilities safer and more accessible
- **Target population** - homeowners who cannot physically or financially take care of the repairs themselves
- **Service area** – San Mateo County Coast from Montara to Pescadero
- **Home repairs conducted** - around 40 homes/year
- **Length of service** - 34 years.
- **Primary funding** - a Community Development Block Grant from HUD
- **Team** - a licensed contractor, a minor home repair coordinator, professional experts, volunteers and a care manager for referrals and assessment
- **Services include** - outreach and community engagement, intake and assessment, enhance safety and accessibility, improve health and comfort, promote independence, enhance property maintenance, increase energy efficiency, provide peace of mind, support community engagement



Presenter Sandra Winter advised access to their organization's services are limited due to coastal area isolation.

Questions: None

Climate Resilient Communities Resilient Homes Program

Areas Served: San Mateo County, Redwood City, Unincorporated Redwood City

Populations Served: Low income, very low income extremely low income individuals; Elderly individuals; Monolingual Spanish-speakers.

Repairs Provided: Minor Home Repairs—weatherization, plumbing, electrification, painting, fencing, replacing windows, doors, fixtures.


15 homes served in 2025 through CRC's Minor Home Repair Program. **6** of these projects were funded by **SMC CDBG**.



Presenter Maya Paulo stated their organization hopes to increase the number of homes served during FY2026-2027.

Commissioner Escobar noted County staff's funding recommendation was less than the requested amount and asked if that would impact the program. Commissioner Escobar also asked if the services were scheduled throughout the year or completed at the end of the year.

Presenter Paulo stated that the program's operations would be adequately funded at \$5,000 per home, so the funding recommendation is on target. CRC is anticipating a more balanced approach to their project scheduling during the year.



**Rebuilding Together Peninsula -
Safe at Home and National Rebuilding Day (NRD)
Minor Home Repair Programs**

Peninsula

- *"Because of RTP, I can live safe and sound in a home I have loved since 1954."*
- *"We take pride in our house, and we want to keep it nice. I want my mother to continue to feel that this is her safe space."*
- *"I enjoy being able to help someone reclaim their land and feel safe and peaceful in their own home."*
- *"There's no volunteer experience where you can make as much difference in a single day as you can with RTP"*

PY2025-26	Goal	Completed	In progress or Planned	Projected by 6/30/26
Safe at Home	22	4	24	28
NRD - Homes	8	0	4-6	4-6

Presenter Melissa Lukin advised Rebuilding Together Peninsula (RTP) has hired additional staff and plans improved calendaring of their activities. Information was shared about a currently pending application.

Questions: None

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

County staff advised HUD grant agreements are typically executed a full quarter into the program year; consequently, it places pressure on subgrantees to complete projects within a shorter timeframe. The funding recommendations are predominantly lower to ensure expenditure timeliness.

Questions:

Vice Chair Selander asked if the County had concerns about retroactive application of executive orders regarding federal funding. Director Hodges stated the County’s official response is unknown at this time.

Chair Colson asked if there are carryover funds and/or contract extensions for individual programs. County staff stated contract extensions are not possible, so unexpended funds are recaptured or worse, subject to loss.

Climate Resilient Communities Resilient Homes Program

CRC has deep roots in East Palo Alto— we have been working in the community since 2016 and have strong resident and organizational relationships.

Areas Served: San Mateo County, Redwood City, Unincorporated Redwood City

Populations Served: Low income, very low income extremely low income individuals; Elderly individuals; Monolingual Spanish-speakers.

Repairs Provided: Minor Home Repairs— weatherization, plumbing, electrification, painting, fencing, replacing windows, doors, fixtures.

15 homes were served in 2025 through CRC’s Minor Home Repair Program. 8 of these projects were homes in East Palo Alto.




Questions: Alex Waggoner, representing HEART San Mateo and the City of East Palo Alto, and a member of the public, asked if the organization would be able to work with a higher award amount (i.e., more funding equates to more homes served). CRC was also asked about their procedures for securing permits.

Presenter Cade Cannedy stated the program is oversubscribed and affirmed the proportional correlation between funding and the number of homes CRC can serve. He also stated the home repair activities usually do not require permits; however, the scope of work is routinely sent to the city so officials can identify potential permitting issues.



Rebuilding Together Peninsula - Minor Home Repair Program for East Palo Alto

Peninsula

RTP's minor home repair program, **Safe at Home**, will provide critical health and safety repairs for elderly, low-income homeowners in East Palo Alto. This grant will fund repairs on 5-12 homes, depending on the scope of work needed, but will not exceed \$16,000 for any one home.

As of today, we have 8 homes in EPA waiting for repairs.

Current prospective EPA homeowner: David is 81 and has limited mobility. He has lived in his East Palo Alto home, built in 1949, for 15 years. Among the modifications he is hoping for are accessibility modifications to his bathroom and addressing moisture issues and cracks in the tile. He also needs grab bars, a ramp to the porch and front door, smoke detectors, and a fire extinguisher in the kitchen. These projects will make it possible for David to age in place and for his daughter to have more peace of mind.

Client Quotes

- *"Because of RTP, I can live safe and sound in a home I have loved since 1954."*
- *"We take pride in our house, and we want to keep it nice. I want my mother to continue to feel that this is her safe space."*

Questions:

Commissioner Escobar asked County staff why one program was being recommended over the other and whether RTP could use their Safe at Home funding in East Palo Alto or was it restricted to unincorporated areas. County staff stated they are not mutually exclusive. The funding was dedicated by the City of East Palo Alto solely for their jurisdiction. While both organizations submitted solid proposals, the decision favored CRC's existing grassroots relationships and green energy initiatives.

Chair Corson asked if RTP works with Peninsula Green Energy. Presenter Lukin stated the referrals go back and forth.

Vice Chair Selander asked if the County was charging an administrative fee since its staff will be managing the East Palo Alto minor home repair projects. County staff advised that for this first-time partnership, 15% would be charged to defray some costs. Alex Waggoner was asked if their MHR program was federally funded. He advised it was local funding, allocated by the city a few years ago.

Commissioner Escobar asked if the project requirements would be less stringent because the program is not federally funded. County staff relayed there would be no procedural changes with the exception of environmental reviews, which are difficult for East Palo Alto because it is a designated flood zone rendering homes impossible to serve with federal funds.

Commissioner Tsai asked if a continuing partnership between the East Palo Alto and the County was intended. County staff stated it is currently a one-year partnership with an option of a second year or until the city has sufficient staffing to manage the program on its own.

Alex Waggoner from HEART representing the City of East Palo Alto, and a member of the public, asked about project permitting and coordination with the city. Presenter Melissa Lukin replied their projects do not require permits but with over 20 years of experience, RTP is familiar with the permit process

**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) - 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

3. RAPID REHOUSING & SHELTER OPERATIONS

Rapid Re-housing County Federal ESG

Presenting: Alexandra Rosas, Associate Director of Community Housing at LifeMoves

Amount Requested: \$83,372.01

Program goals:

- Serve three households
- Housing retention for households

Requested funds will support:

- Weekly case management
- Housing search, renters portfolio, landlord engagement
- Security deposit and move-ins
- 12-month tiered rental assistance with lease

Questions:

Commissioner Skoble inquired why only three households were projected to be served with the funding. Vice Chair Selander advised the funding is for rental subsidies for three households over a full year.

Commissioner Escobar asked whether the program was successful with families preparing for housing readiness through increased income and eliminating the need for rent subsidies.

County staff advised rapid rehousing programs offer twelve months of rental assistance, so if a family is not ready on the first day of the contract period, spenddown is difficult. To mitigate this, County has extended LifeMoves' two current rapid rehousing contracts to 23 months and 18 months respectively, yet concerns persist about the rate of expenditure.

Presenter Alexandra Rosas added that clients from the Coordinated Entry System (CES) have either declined program participation or fallen out of enrollment, causing program performance delays. They

have higher success rates with transitions to permanent housing in other funding jurisdictions that allow them to provide rapid rehousing assistance to internal referrals.

Commissioner Saman asked if LifeMoves had any data on the success rate of program participants who move into permanent housing after the subsidies expire. He stated the information is important because the County needs to know if it is funding a program with limited efficacy. Presenter Rosas did not have the information readily available but said the data can be acquired through HMIS (Homeless Management Information System).

Commissioner Skoble asked if the County requests success rate data. County staff advised the exit to permanent housing information would fall beyond the contract term and scope for which performance metrics are required, so the data is not routinely collected.

Commissioner Skoble asked if people can go from shelters to the rapid rehousing program. Presenter Rosas stated no. County staff added that per the County's Human Services Agency, the referral must be from CES.

Commissioner Tsai asked for clarification regarding the 40% rapid rehousing allocation. County staff advised that percentage is mandated by the ESG program, with no exceptions.

Safe House/ Emergency Shelter Interrupts Escalating Domestic Violence

- Risk of serious injury increases after separation.
- Without confidential shelter, families face returning to abuse or entering homelessness.
- Safe Houses provide immediate, protected stabilization.
- Stabilization protects children and gives families space to breathe, plan, and rebuild safely.

Safe House funding protects lives at the most dangerous moment.

CORA
COMMUNITY OVERCOMING
RELATIONSHIP ABUSE

Question:

Commissioner Hedges relayed he is familiar with CORA and was pleased to see they applied for funding. He has toured their facility and in a prior government oversight role, provided funding for them. He asked CORA to speak about the work with the County.

Presenter Cindy Kirkpatrick said they have various programs that are supported by different agencies within San Mateo County, which allows them to be available for victims who need their services. She noted CORA has seen an approximately 20% increase in the need for domestic violence services over the past year.

LifeMoves ISH (Interim Supportive Housing)
Shelter Ops:
Family Crossroads & First Step for Families




Amount Requested; \$180,948.60

- Family Crossroads: \$33,445.20
- First Step: \$150,503.40
- \$117.24 average cost per participant

Program goals:

- Support approximately 1,569 people experiencing homelessness
- 85% exits to permanent housing

Supports:

- Labor / Case management
- Facility operations
- Housing stabilization services
- Basic need services (incl. food)

Presenter Jacob Stone confirmed the Interim Housing Sites funding would support labor costs for case managers at Family Crossroads and the Navigation Center. First Step [for Families] is erroneously included on the slide.

Shelter Operations - First Step for Families
(COUNTY of San Mateo)




Amount Requested: \$119,630.64

- \$278.21 average cost per participant

Program goals:

- Support approximately 430 individuals experiencing homelessness
- 85% of exits to permanent housing

Supports:

- Labor / Case management
- Holistic family services and resources
- 24/7 Residential support

Presenting: Jacob Stone, Director of Interim Supportive Housing in SMC at LifeMoves

Shelter Operations - Haven Family House

LifeMoves



Amount Requested: \$81,940.74

- \$744.92 average cost per participant

Program goals:

- Support approximately 110 clients in securing permanent housing

Supports:

- Case management
- Employment, benefits, and housing support
- Children's services coordination
- Life-skills workshops

Presenting: Jacob Stone, Director of Interim Supportive Housing in SMC at LifeMoves

Questions:

Commissioner Escobar asked if most of the funding would be used for staff costs or operations. Chelsea Tercero from LifeMoves stated two-thirds would be for staff; one-third for operations (e.g., utilities, per Presenter Jacon Stone).

Questioning why LifeMoves created an Interim Housing Sites applications instead of applying for site-specific funding, Commissioner Escobar asked where the program funding gaps were currently. Chelsea Tercero said mainly staffing and indirect costs, client transportation, and client assistance. She said LifeMoves tries to renew or apply for whatever has been received in prior years to maintain funding they have been receiving and there was no Permanent Housing Location Allocation (PLHA) offered this time.

The County interjected no PLHA funds are available for Program Year 2026-2027, so grant funding is more limited this cycle.

Samaritan House



Safe Harbor Shelter



Shelter Operations



Amount Requested: \$60,000

In her presentation, Samaritan House's La Trice Taylor advised the Safe Harbor shelter served 713 clients during Fiscal Year 2025, which was a 66% increase over Fiscal Year 2024. 50% of those Safe Harbor clients were new to the system and 30% were at or over 60 years old.

Question: Commissioner Escobar asked what the funding would be used for. Presenter Taylor stated staff costs, case management and permanent housing support.

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

County staff reviewed the funding recommendations for Rapid Rehousing and Shelter Operations.

Questions:

Commissioner Escobar asked why LifeMoves did not apply for State ESG funding. Chelsea Tercero said there was no specific reason they did not apply. It was not clear to them the funding was available, as the City Data Systems application portal is not intuitive. It was possibly an oversight.

Commissioner Horst clarified that State ESG and Federal ESG have the same 40% rapid rehousing allocation requirement. County staff affirmed.

Commissioner Escobar clarified that State ESG cannot be awarded without an associated application. County staff stated an application was required.

Commissioner Skoble inquired about the County's Housing Element status. County staff advised the Housing Element has been accepted by the State but property rezoning is required for San Mateo County to be fully compliant.

4. PUBLIC SERVICES

Legal Aid Society of San Mateo County

HomeSavers Preserving Affordable Housing

Public Services

Amount Requested: \$50,000

DEPARTMENT OF HOUSING COUNTY OF SAN MATEO

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Presenter David Carducci said between 2019 and 2025, there has been a 60% increase in evictions with a majority being due to nonpayment of rent. This creates a supply-side issue for the homelessness problem and funding will be efficiently utilized. Their organization also identified a trend with landlords charging more for utilities for low-income tenants and nonpayment settlement fees.

Questions:

Commissioner Saman asked about the average delay during the eviction process, a period during which the landlord is not receiving any money. He also asked about the tenant's rental success rate after nonpayment issues are resolved. Although he did not have exact the metrics, Presenter Carducci stated most renters who have entered probationary tenancy agreements remain successfully housed.

Chair Colson asked about the percentage of clients served vs. those that were rejected and the client selection process (i.e., how calls are prioritized). Presenter Carducci said there is not enough funding to serve the increasing need for legal representation. Legal Aid Society of San Mateo County serves as many people as they can with the resources they have. Their organization has case acceptance guidelines with the highest priority given to preventing homelessness for vulnerable persons.

Commissioner Saman echoed the request for performance metrics so that HCDC could assess the success rate of both the program and the awarded funding. In addition to call volume, client selection, and case management, Commissioner Saman requested causal information (e.g., job loss, over extension of income, and/or illegal or improper actions by the landlord) and case resolution data.

Commissioner Escobar noted that seniors being priced out of housing is not illegal and the senior population would likely be better served by core service agencies.

For due diligence, HCDC requested the County obtain information regarding call prioritization, program success rates and the underlying issues causing tenant/landlord issues, and geographic distribution of accepted cases. Chair Colson suggested Commissioner Saman create questions for County staff to forward to the appropriate organizations.



WE ARE A COMPREHENSIVE HOUSING SERVICES ORGANIZATION THAT ADVANCES HOUSING EDUCATION FOR TENANTS, LANDLORDS AND HOMEOWNERS, FIGHTS HOUSING DISCRIMINATION, AND MEDIATES CONFLICT TO PREVENT EVICTION, FORECLOSURE, AND HOMELESSNESS
SINCE 1976

We have experience with multiple funding sources (e.g. Federal/State ESG, or State PLHA), complying with reporting, monitoring, regulatory requirements

TENANT LANDLORD COUNSELING, EDUCATION, CONFLICT RESOLUTION FY 2026-27 PROPOSAL FOR \$107,587

- Project Sentinel will provide tenant-landlord counseling, education, and housing stabilization dispute resolution services to residents of San Mateo County, with a focus on eviction prevention for low- and moderate-income households.
- Serve 185 unduplicated persons (including 175 low-income persons) through intake and assessment, counseling on tenant and landlord rights and responsibilities, assistance navigating housing-related issues, and referrals to legal and community resources as appropriate.
- Open 32 housing cases AND conduct 4 housing education workshops focused on tenant rights, eviction prevention strategies, and resources.
- Distribute 1,200 multilingual printed materials in English, Spanish, and Chinese to increase education and awareness.

FAIR HOUSING FY 2026-27 PROPOSAL FOR \$36,300

- Project Sentinel will provide fair housing services to 76 people throughout San Mateo County, including intake, complaint investigation, enforcement, testing, outreach, education, and information and referral.
- Tasks include responding to housing discrimination complaints, conducting investigations and audits, providing fair housing consultations and extended counseling, and conducting targeted outreach to protected groups.
- Outreach strategies, multilingual materials, partnerships with community-based organizations, and targeted education efforts will be conducted to help ensure access to fair housing services for historically underserved populations.

Prepared for Presentation to the Housing and Community Development Committee, March 12, 2026

County staff clarified that the requested funding amount for the Fair Housing program is \$50,345.00, not the \$36,300 shown on the slide.

Questions:

Vice Chair Selander clarified whether the proposed number of “76 served” referred to individuals or households. Presenter Carole Conn said it would be 76 people. Vice Chair Selander asked if that represented \$50,000 to answer 76 telephonic inquiries and receive their information. Presenter Conn stated those 76 unduplicated persons could develop into multiple follow-up contacts, from intake to enforcement. Vice Chair Selander asserted to the County that metric was unreasonably low and advised aligning the service with the correct goal.

Commissioner Horst posed the same statistical questions that were presented to the Legal Aid Society of San Mateo County, citing that the committee’s questions are not an indictment of their services. HCDC is aware the funding is insufficient to support all potential cases; this needs to be supported with data. Provide the number of calls versus the number of cases taken. Explain how cases are prioritized, accounting for changes from year to year. In response, Presenter Conn stated Project Sentinel routinely accepts clients who are the most vulnerable, particularly those who are at risk of eviction into homelessness. Project Sentinel offers education and empowerment for lower priority callers, and they provide alternate solutions landlords and tenants may not have considered.

Chair Colson asked how Project Sentinel lets the public know about their services. Presenter Conn said at events (in person), monthly library drop-ins, brochures distribution in commonplace areas, their website, social media, and through cross referrals from community partners. However, their outreach is limited to jurisdictions that fund their programs.

Bay Area Legal Aid



DV Legal Safety Net



Public Services



Amount Requested: \$60,000

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Questions:

Commissioner Horst reiterated the questions posed to the Legal Aid Society of San Mateo County and Project Sentinel, citing the need to show insufficient funding even with a target population.

Directly addressing case selection, Presenter Erin Orum stated assistance with domestic violence restraining orders is provided for all clients. However, Bay Area Legal Aid (BALA) is not able to offer representation throughout all legal processes. Their staff has seen an increase in cases, the severity of cases and people of color being afraid to engage with the legal system, leading to more complex cases.

Commissioner Skoble asked how BALA is handling the undocumented population. Presenter Orum stated there are no status restrictions for human trafficking, sexual assault, or access to domestic violence restraining orders and therefore, they can assist with immigration issues as long as the client is a victim in one of those three categories.

Commissioner Tsai asked County staff about the recommended funding level being below BALA's request. County staff advised there was not enough funding for all applicants, so staff opted for some funding for the program instead of none at all.



Grocery Pantry Program: Housed individuals and families
"To-go Bag" Program: Unhoused individuals and families

Support for our "To-go-Bag" Program

Clients have different set of immediate needs:

- **Ready to eat** groceries
 - No cooking/refrigeration necessary
 - Pop-top cans or tear open pouches (nothing requiring kitchen tools)
- Items that are **light and not difficult to carry**
- **Utilize staff** versus volunteers to serve this client population
 - Staff are there every day - get to know situation and preferences
 - Gain trust and refer to other resources
- **Services available on a daily basis**

MISSION: To compassionately address the issues of hunger and food insecurity within our community by providing free, healthy groceries to those in need.

FY2025 Results

- **1526 bags distributed** to our unhoused clients
 - 152 unduplicated individuals
 - 730 duplicated client visits to CALL



Questions:

Commissioner Escobar clarified the program beneficiaries are unhoused and hotel voucher clients are referrals from shelters operated by Samaritan House and LifeMoves, which Presented Terri Boesch affirmed. Additionally, Presenter Boesch stated some program recipients are families who live in a vehicle; some are on foot.

Commissioner Hedges verified the organization's service area and whether their clients arrive via public transportation. Presented Boesch advised CALL Primrose is located in Burlingame, where 20% of their clients reside, with a service area that extends from Brisbane to San Carlos. CALL Primrose is located within close distance to public transportation options.

Nutrition Services

FY 2024-2025

- 94% of clients report that their health has improved as a result of receiving Meals on Wheels and that they are eating more nutritious foods
- 52 Service weeks a year with each recipient receiving 5-7 meals weekly
- 1016 Home delivered meal clients served
- 152,077 Home delivered meals

"I never worry about having enough to eat because I have Meals on Wheels! I'm very thankful and appreciative for everything!"
- Meals on Wheels Recipient



Questions:

Commissioners Escobar and Lee asked about the program’s service area. Presenter Stephanie Figeira stated Peninsula Volunteers, Inc.’s Meals On Wheels program serves seniors on fixed or limited income in central San Mateo County, East Palo Alto and Menlo Park. Senior Coastsiders covers coastline cities and PVI’s San Francisco office covers the north portion of San Mateo County.

Samaritan House

CORE – Core Services	Housing Location Services
Public Services	Public Services
Amount Requested: \$75,000	Amount Requested: \$80,000

DEPARTMENT OF HOUSING
COUNTY OF SAN MATEO

HCDC Recommendation:

Vice Chair Selander advised County staff that there is a group that already has a housing location services contract with the San Mateo County Human Services Agency, which reveals lack of coordination within the county. She recommends implementation of an improved, more holistic funding strategy.

**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		
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

HCDC Discussion:

These are all important public services programs; however, domestic violence issues are more urgent with a very vulnerable population and funding allocations should be symbolic.

HCDC recommended shifting funds from Project Sentinel to Bay Area Legal Aid’s Domestic Violence Legal Safety Net Project, allotting \$56,773.50 to Bay Area Legal Aid and \$50,000.00 each to Project Sentinel

programs (Tenant-Landlord Counseling and Fair Housing).

It was recommended the County consider alternate funding sources (i.e., other than CDBG) for legal services.

5. ECONOMIC DEVELOPMENT

renaissance
entrepreneurship center

**STAY
CONNECTED!**

Follow us to see any updates,
programs, events, and much more!

Questions: None

**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		
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 Sub-Total			\$50,000.00	\$50,000.00	\$50,000.00	\$0.00

Questions: None

5. CLOSED THE PUBLIC HEARING

The public hearing was closed at 3:11 PM.

6. HCDC VOTES

1. Recommend Winter NOFA FY26-27 Annual Action Plan and Activities to be funded

The San Mateo County Department of Housing's Annual Action Plan will remain as presented with the exception of the Public Services funding allocations for Project Sentinel and Bay Area Legal Aid as follows:

- \$56,773.50 to Bay Area Legal Aid's Domestic Violence Legal Safety Net Project
- \$50,000.00 to Project Sentinel's Fair Housing program
- \$50,000.00 to Project Sentinel's Tenant-Landlord Counseling program

Motion to approve by Commissioner Escobar; seconded by Commissioner Tsai.
The motion was unanimously approved.

2. Adopt hybrid meeting options for HCDC

Brown Act Changes - Virtual meetings allowed

- Changes to the Brown Act allow some public bodies to hold hybrid meetings.
- HCDC is among the County committees permitted.
- County staff must be in a publicly accessible meeting space, if meeting remotely.
- Meeting can be in person with some calling in or all can call in.

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Chair Colson deems this is necessary change, noting there will still be in-person meetings, which will be more nuanced and respectful to presenters, but the revised policy is less onerous than the former Brown Act requirements.

Commissioner Hedges confirmed that HCDC would not be shifting to all virtual meetings. Chair Colson and County staff affirmed.

Commissioner Tsai verified that posting of a virtual attendee's actual location would no longer be required. County affirmed.

Motion to approve by Commissioner Saman; seconded by Commissioner Hedges.
The motion was unanimously approved.

7. MEMBER REPORTS & NEXT MEETINGS

- 1. No member reports received.**
- 2. The AHF 14 NOFA schedule is currently:**
 - **HCDC Study Session – July 22, 1-3pm**
 - **HCDC Public Hearing – July 29, 1-3pm**
 - **However, the actual dates, times and locations will be determined**

8. ADJOURN

The public hearing was adjourned at 3:17 PM.