



Main Office - Department of Housing (DOH)
264 Harbor Blvd., Building A, Belmont, CA 94002-4017

Housing & Community Development (HCD)
Tel: (650) 802-5050

Housing Authority of the County of San Mateo (HACSM)
Tel: (650) 802-3300

Board of Supervisors:

Jackie Speier
Noelia Corzo
Ray Mueller
Lisa Gauthier
David Canepa

Director:
Raymond Hodges

HACSM Executive Director:
Debbie McIntyre

NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS FOR SHORES LANDING ELEVATOR ADDITION

Date of Notice: July 20, 2026

County of San Mateo, Department of Housing
260 Harbor Boulevard
Belmont, CA 94002
(650)802-5050

This notice is published in the San Mateo County Times and on the public notices section of the San Mateo County Department of Housing website at <https://www.smcgov.org/housing/doh-public-notice>

On or about July 29, 2026 the County of San Mateo Department of Housing to submit a request to the U.S. Department of Housing and Urban Development (HUD) Program Office for the release of Program Year 2025 Community Planning and Development (CPD) and HOME Investment Partnerships (HOME) funds under Cranston–Gonzalez National Affordable Housing Act, to undertake a project known as Shores Landing Elevator Addition for the purpose of the following:

Project/Program Title: Shores Landing Elevator Addition

Purpose: Shores Landing is a 95-room senior supportive housing community located at the former Marriott TownePlace Suites hotel in Redwood City. The community houses the County's most vulnerable residents, extremely low-income seniors aged 62 and older, some of whom have experienced homelessness, are at risk of homelessness, have lost their homes due to Covid-19, or are medically frail seniors enrolled in the County's Community Care Settings program.

Location: 1000 Twin Dolphin Drive, Redwood City, San Mateo County, CA 94065

Project/Program Description: The elevator installation will be in a location adjoining the structure where the area was prepared with grading and soil removal during construction of the hotel. The elevator being added to the property will allow for ease of access for ambulatory needs, such as the ability to fit a medical gurney, which is imperative for the population residing at the property. In the case of additional funds being leftover due to efficiencies in the project, they will be used for the following: In-Unit Resilient Flooring Replacements, HVAC Heaters, Cabinets and Countertops, Blinds and Window Coverings, Tub and Shower Enclosures, Mini Fridges, Sinks cabinets and countertops, Central hotwater heaters, and/or Cameras for safety of residents.

Estimated Project Cost:

\$1,478,137.00 HOME Funding Commitments

Level of Environmental Review Citation: Categorically Excluded per 24 CFR 58.35(a), and subject to laws and authorities at §58.5:

24 CFR 58.35(a)(3)(ii). (a)(3) Rehabilitation of buildings and improvements when the following conditions are met: (ii) In the case of multifamily residential buildings:

- (A) Unit density is not changed more than 20 percent;
- (B) The project does not involve changes in land use from residential to non-residential; and
- (C) The estimated cost of rehabilitation is less than 75 percent of the total estimated cost of replacement after rehabilitation.

Mitigation Measures/Conditions/Permits (if any):

Nesting Birds (Condition of Approval): To ensure that no bird species will be impacted by the project, local nesting bird requirements shall be required to be followed as a Condition of Approval for the project.

Cultural Sensitivity Training (Condition of Approval): The County and City will require that all workers working on project activities involving ground disturbance undergo cultural sensitivity training prior to working on the project site.

The activity/activities proposed are categorically excluded under HUD regulations at 24 CFR Part 58 from National Environmental Policy Act (NEPA) requirements.

An Environmental Review Record (ERR) that documents the environmental determinations for this project is on file and may be examined at the County of San Mateo, Department of Housing, 260 Harbor Boulevard, Belmont, CA 94002 Mondays through Thursday 10 A.M to 4 P.M or at the [Department of Housing | County of San Mateo, CA](#) website or by contacting Eleazar Malabanan, HCD Specialist, at (628)222-3105 or emalabanan@smcgov.org.

If you are unable to access the internet or prefer a paper copy of the ERR, a copy can be mailed to you. Please request a paper copy from Eleazar Malabanan at the Department of Housing, 264 Harbor Boulevard, Building A, Belmont CA 94002, or telephone (628) 222-3105 or via email at emalabanan@smcgov.org Monday through Thursday 9:00 AM to 5:00 PM.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to the County of San Mateo, Department of Housing, 260 Harbor Boulevard, Belmont, CA 94002 or through email to Eleazar Malabanan, emalabanan@smchousing.org, who is responsible for receiving and responding to comments. All comments received by July 28, 2026 will be considered by

the County of San Mateo, Department of Housing prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

ENVIRONMENTAL CERTIFICATION

The County of San Mateo Department of Housing certifies to HUD that Raymond Hodges, Certifying Officer, in his capacity as Director consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows Shores Landing LLC to use HUD program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of fund and the County of San Mateo Department of Housing's certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of the County of San Mateo Department of Housing; (b) the County of San Mateo Department of Housing has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR part 58; (c) the grant recipient or other participants in the development process have committed funds, incurred costs or undertaken activities not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to HUD San Francisco Regional Office (SFRO), Community Planning and Development (CPD) Division, at One Sansome Street, Suite 1200, San Francisco, CA 94104 or through email RROFSFRO@hud.gov. Potential objectors should contact HUD to verify the actual last day of the objection period.

Raymond Hodges
Director, County of San Mateo Department of Housing
Certifying Officer