

**County of San Mateo Department of Housing
Housing & Community Development Committee (HCDC)**

**SAN MATEO COUNTY
AFFORDABLE HOUSING FUND (AHF) 14.0 NOFA
PUBLIC HEARING**

Wednesday, July 29, 2026
1:00 PM – 3:00 PM

Department of Housing Jupiter Room, 264 Harbor Blvd, Building A, Belmont, CA 94002
And by Zoom Webinar <https://smcgov.zoom.us/j/99289284253>

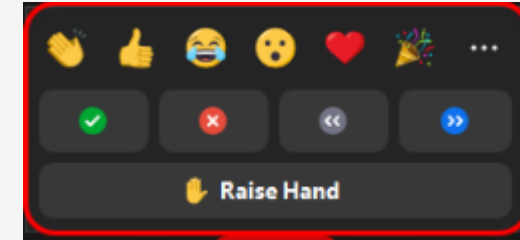
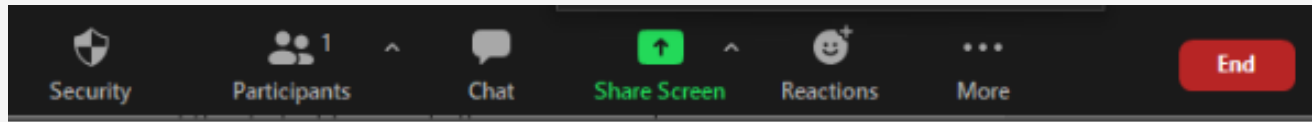
AGENDA

1:00 PM	1.	Call to Order / Roll Call / Introduction
	2.	TA for Zoom
	3.	Public Comment (on items not on agenda)
1:10 PM	4.	Presentation of Staff Funding Recommendations
1:15 PM	5.	Open Public Hearing
2:30 PM	6.	HCDC Discussion, Deliberation, and Formulation of Funding Recommendations
3:00 PM	7.	Announcement of HCDC Recommendations
	8.	Adjourn AHF 14.0 Public Hearing

Call to Order, Roll Call, DOH Staff Introductions

TA for Zoom

Joining by web browser to listen, view, and speak



Chat  : Open webinar chat, allowing you to send chat messages to the host, panelists, and attendees.

Raise Hand  : Raise your hand in the webinar to indicate that you would like to make a public comment.

Question & Answer  : Open the Q&A window to type in questions to the host and panelists. They can either reply to you via text in the Q&A window or answer your question live.

To ask a question:

1. Type your question into the Chat box. Click **Send**
2. If the host replies via Chat, you will see a reply in the Chat window.

Unmute  / **Mute**  : If the host gives you permission, you can unmute and talk during the webinar. All participants will be able to hear you.

Note: You can still access the audio settings by clicking on the ^ arrow next to the Unmute/Mute button.

TA for Zoom

Joining by phone to listen and speak

- If you wish to speak, dial *9 to raise your hand.
- The host will call your name or read your phone number aloud when it is time for you to speak
- Host will unmute your microphone
- When you are done speaking, the host will mute your microphone



Public Comments

(on items not on the Agenda)

AHF 14.0 Staff Funding Recommendations

AHF 14.0 Funding Recommendations					
Developer	Project/City	Units	Request	Recommended	From
Habitat for Humanity	Ladera, Portola Valley	2	\$300,000	\$300,000	Measure K
MidPen Housing	626 Walnut Street, San Carlos	95	\$3,000,000	\$3,000,000	Measure K
Related CA	1051 Mission Affordable, South San Francisco	158	\$9,381,441	\$3,545,414	Measure K
Sand Hill	Rise City, Redwood City	94	\$9,389,000	\$9,389,000	Measure K
Novin Development	3051 Edison, North Fair Oaks	70	\$7,810,000	\$1,537,897	Measure K; Impact Fees
Mercy Housing	555 Kelly, Half Moon Bay	40	\$7,375,000	\$6,575,000	Measure K
TOTALS:		459	\$37,255,441	\$24,347,311	



Open Public Hearing



AHF 14.0 Applicant Presentations of Projects Recommended for Awards

DEVELOPER	PROJECT/CITY
Habitat for Humanity	Ladera, Portola Valley
MidPen Housing	626 Walnut Street, San Carlos
Related California	1051 Mission, South San Francisco
Sand Hill Property Company	Rise City, Redwood City
Novin Development	3051 Edison Way, North Fair Oaks
Mercy Housing	555 Kelly, Half Moon Bay

Habitat for Humanity Ladera, Portola Valley

Habitat Ladera

3300 Alpine Road, Portola Valley

Mortgage

0% down
0% interest

Criteria

AMI range 51% – 70%
Credit Score 650+

Costs

Housing payments capped
at 30% of income

Requirements

500 hours of sweat equity
Willingness to partner



Project:

- Single story residences.
- Land Partnership.
- 2 BMR ownership units.
- Marketing at 60-80% AMI - target 65% average - subject to lottery.
-

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End

Follow up Questions from HCDC

MidPen Housing

626 Walnut, San Carlos

626 Walnut Street

- Site is located in downtown San Carlos and has highest resource designation.
- The County of San Mateo is landowner. Disposition and Development Agreement execution targeted for Q3 2026.
- Project has complied with Surplus Lands Act.
- 95 large family, new construction affordable homes with services and property management on-site, targeting incomes ranging from 30%-60% AMI
- Includes 5 units with preferences for people experiencing homelessness referred by the County (5%), and 24 units for County of San Mateo and City of San Carlos public employees (25%).
- Project is on track to receive local entitlement approvals by year-end 2026 in order to be ready to apply for State financing in 2027
- Current financing assumptions:
 - AHSC, 2027 HDFC application for \$30M
 - LIHTC 4% and tax-exempt bonds, 2027 application



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End

Follow up Questions from HCDC

Related California 1051 Mission, South San Francisco

1051 Mission Affordable, South San Francisco

AHF 14 Ask: \$9,386,692

Approx. TDC: \$125M



Development Team	Overview	Readiness/Project Features	Leverage
Developer Related California	158 Units 49.4% Average Affordability	Entitlements complete Related California assumed control of the project in May 2026	County of San Mateo \$9,495,420 (AHF 11)
Architect BAR	40 units @ 30% AMI 4 units @ 40% AMI 37 units @ 50% AMI 76 units @ 60% AMI	AHSC application submitted; passed threshold review w/ competitive score	City of South San Francisco \$4,725,000
Property Management Related Affordable Management		On track for TCAC application 2027	HCD Infill Infrastructure Grant \$5,000,000
Services YMCA Housing Choices	Special Needs 8 Homeless units 32 IDD units	Part of a masterplan that includes pedestrian and bike path enhancements and other infrastructure improvements	AHSC (pending) \$35,000,000

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End

Follow up Questions from HCDC

Sand Hill Property Company

Rise City Apartments, Redwood City

Rise City Apartments, Redwood City

AHF 14 Ask: \$9,389,000

TDC: \$72,643,478



	Development Team	Overview	Readiness	Leverage	
	Developers Sand Hill Property LLC Candice Gonzalez Abode Housing Development Jon White Property Management Abode Property Management Services Abode Services Housing Choices	Low Resource Area/QCT 93 units @ 50% average affordability 24 units @ 20% AMI 16 units @ 50% AMI 34 units @ 60% AMI 19 units @ 70% AMI 24 Special Needs 5 Homeless IDD units 19 IDD units	Own Site Since 2022 Entitled SB 35 No State Funding Apply 4% 3rd Round 2026 No State Credits	City of Redwood City \$12,326,460 Sand Hill Property LLC Land Note valued at \$5,900,000 Perm Tax Exempt Debt \$12,000,000 San Mateo DOH 13% of total	

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End

Follow up Questions from HCDC

Novin Development

3051 Edison, North Fair Oaks

EDISON WAY

3051 Edison Way, Redwood City, CA 94063 • Unincorporated San Mateo County

70

TOTAL UNITS

50 1 BR • 19 2 BR • 1 Manager's (2 BR)

28%

UNITS FOR IDD RESIDENTS

Intellectual & Developmental Disabilities

20-70%

AREA MEDIAN INCOME SERVED

Range of affordability levels

\$1.6 M

IN COMMITTED FINANCING

As of July 2026



Architectural rendering of Edison Way

PROJECT MILESTONES

- ✓ Entitled in 2022 under SB 35. Modified in Mar. 2026
- ✓ CSH pre-development loan approved (Feb. 2025)
- ✓ \$604,218 impact fee waiver secured from San Mateo County
- ✓ \$1,203,100 in-kind supportive services commitment from Housing Choices \$60,155/yr over 20 years
- ✓ \$1,000,000 secured in AHF 13 funding (Jan. 2026)

DEVELOPMENT PARTNERS

Property Management: The John Stewart Company (JSCO)

Supportive Services: LifeSTEPS & Housing Choices

**THANK YOU TO OUR
PROJECT SUPPORTERS**



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End

Follow up Questions from HCDC

Mercy Housing

555 Kelly, Half Moon Bay

555 Kelly

Senior farmworker housing in downtown Half Moon Bay

- **Units:**

40 (w/ one manager's unit)

3 studios, 34 one bedrooms, 3 two bedrooms

- **Target population:**

Senior farmworkers (55+) with income levels from 30% to 50% AMI who live/work in San Mateo County

- **Committed Sources:**

State Earmark: Senator Josh Becker, \$2M

US Dept. HUD, \$1.9M for resource center

CA Dept. of Community Development, IIG, \$2.8M

San Mateo County ARPA Grant, \$1.44M

CA Dept. of Community Development, Joe Serna, \$13.35M

TOTAL COMMITTED AS OF JUNE 2026: \$21.6M

- **Pending Sources:**

TCAC for 9% application to be submitted January 2027

San Mateo County Operating Subsidy

- **AHF 14.0 Request:** \$7.35 million

Recommended Award: \$6,575,000

- **Program:**

5 Stories, 18 Parking Spaces, Property Management and Service Office, Landscaped outdoor courtyard, Community Resource Center on the ground floor operated by ALAS

- **Estimated Construction Timeline:**

November 2027 to June 2029



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End

Follow up Questions from HCDC

Additional Public Comments on Items that Were on the Agenda

Close Public Hearing

HCDC Discussion, Deliberation & Formulation of Funding Recommendations

14.0 Funding Recommendations

AHF 14.0 Funding Recommendations

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Announcement of HCDC Recommendations

Adjourn AHF 14.0 Public Meeting

