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HOUSING & COMMUNITY DEVELOPMENT COMMITTEE (HCDC)

STUDY SESSION MINUTES

**Location: 264 Harbor Blvd,
Belmont, CA 94002 & Virtual**

**Wednesday, July 22, 2026
1:00 PM**

A. CALL TO ORDER / ROLL CALL

1:08 p.m.

Chair Donna Colson was absent due to Jury Duty. Vice Chair Nell Selander called to order the Housing and Community Development Committee (HCDC) for an AHF 14.0 Study Session at which no action items were on the agenda.

B. Roll Call

Vice Chair Nell Selander took a roll call vote:

Present: 8- Vice Chair Nell Selander, Laura Escobar, Rachel Horst, Juslyn Manalo, Elizabeth Moreno, Jenny Skoble, and Richard Hedges.

Present on Zoom: 2- Monika Lee and Nicole Moutoux.

Absent: 4- Chair Donna Colson, George Saman, Annie Tsai, and Alin Lancaster.

Department of Housing Staff: Raymond Hodges, Director; Jan Stokley, Supervisor; Douglas Frederick, Program Manager; Karen Coppock, Supervisor; Rocio Nalda, HCD Specialist; Manasa Hegde, HCD Specialist; Derrick Chow, HCD Specialist; Stephen Bajza, HCD Specialist; Eleazar Malabanan, HCD Specialist; Jorge Quezada Flores, HCD Specialist; Danita Robertson, HCD Specialist; Alejandro Segura, HCD Specialist; Helen Tong-Ishikawa, Senior HCD Policy Analyst; Gina Russell, Management Analyst; Jessica Stanfill Mullin, Housing & Communications Manager; Janice Lam, Supervisor; Vidisha Parashar, Office Specialist; Marissa Santander, Office Specialist; Athena Isabella Ramoran, HCD Intern.

C. PUBLIC COMMENT

Public comment was opened for any items not on the agenda and closed. Doug Fowler, Habitat Greater San Francisco's Director of Real Estate Development provided a public comment regarding higher development costs for the Laurel Landing project in Menlo

Park. CRP Affordable and Community Development's representative provided a public comment on the Zoom chat that they look forward to continued collaboration with the County of San Mateo.

D. DOH STAFF PRESENTATION AND HCDC DISCUSSION

No actions were taken at this Study Session.

County staff introduced themselves at the start of the Study session. Jan Stokley then presented the State and Federal funding environment including the 21st Century Road to Housing Act, FY 2026-2027 State budget, new California Housing and Homelessness Agency, bond and tax credit streamlining, proposed housing bond, and the AHSC program restructuring. Rocio Nalda presented an overview of AHF 14.0, including the schedule, funding sources and available funds, number of applications received, the geographic spread of projects under consideration for funding, the changes in AHF 14 NOFA affecting draft funding recommendations, and the recommended projects for funding consideration.

Staff then presented the ten projects for which applications were received. Staff explained that 9 out of 10 applications met Threshold and were scored competitively and ranked for presentation in the HCDC Study Session. Staff reviewed a summary of funding recommendations, total competitive scores, and presentations for each of the remaining 6 applications that were recommended for funding, 3 applications that were not recommended for funding, and one more application that did not meet threshold. Emphasis was placed on whether a final award of County funds in AHF 14 would position the project to be competitive for the next appropriate tax credit round in late 2026 or early 2027, and whether the amount requested from the County was at the appropriate level, given other financing sources. Of the projectsd that were recommended for funding included only one project applied for a predevelopment award.

Committee members raised questions on topics such as high per unit development costs and variation in per unit development costs across different developers, conditions of funding, tenant selection and marketing plan for senior farmworker housing units, reasons for lower total scores for projects that met threshold but were not recommended for an award, and the possibility of doing an over the counter award process later this year if projects recommended for an award do not satisfy their funding conditions within the given timeline. Staff committed to relay questions to the applicants, who will provide responses in their presentations at the July 29 HCDC meeting, where action is scheduled to be taken.

E. ADJOURNMENT

Vice Chair Nell Selander moved to adjourn the Study Session meeting at 3:02 p.m.