



Main Office - Department of Housing
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:
Dave Pine
Noelia Corzo
Ray Mueller
Warren Slocum
David Canepa

Director:
Raymond Hodges

Deputy Director:
Rose Cade

HOUSING & COMMUNITY DEVELOPMENT COMMITTEE (HCDC)

PUBLIC HEARING MINUTES

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

**Wednesday, July 29, 2026
1:00 PM**

A. CALL TO ORDER

1:12 p.m.

Chair Colson called to order the Housing and Community Development Committee (HCDC) for an AHF 14.0 Public Hearing.

B. ROLL CALL

Chair Colson took a roll call to establish a quorum of HCDC members in attendance:

Present: 8 - Chair Donna Colson, Elizabeth Moreno, Jenny Skoble, Richard Hedges, Juslyn Manalo, Rachel Horst, Nicole Moutoux, Monika Lee.

Present on Zoom: 1- George Saman

Absent: 4 – Vice Chair Nell Selander, Annie Tsai, Laura Escobar, and Alin Lancaster.

Also Present Department of Housing Staff: Rose Cade, Chief Deputy Director, Douglas Frederick, HCD Program Manager; Jan Stokley, HCD Supervisor; Karen Coppock, HCD Supervisor; Helen Tong-Ishikawa, Senior HCD Policy Analyst; Rocio Nalda, HCD Specialist; Manasa Hegde, HCD Specialist; Yesenia Jimenez, HCD Specialist; Derrick Chow, HCD Specialist; Eleazar Malabanan, HCD Specialist; Alejandro Segura, HCD Specialist; Danita Robertson, HCD Specialist; Stephen Bajza, HCD Specialist; Jorge Quezada, HCD Specialist; Vidisha Parashar, HCD Office Specialist.

C. PUBLIC COMMENT

Public comment was opened for any items not on the agenda and closed, after no comments were received.

D. APPLICANT PRESENTATIONS ON AND HCDC DISCUSSION.

Staff reviewed County of San Mateo Department of Housing (DoH) AHF 14 funding recommendations. Staff recommended awards for six of nine developments that met

threshold. Staff indicated that brief presentations were going to be given for each of the recommended projects by the project applicants.

Chair Colson opened the public hearing.

- A representative from Habitat for Humanity presented the **Habitat Ladera** First Time Homeownership development in-person. Committee members asked project details including the number of bedrooms, square footage, project costs per square foot, turnover management, and overall project size.
- A representative from MidPen Housing presented the **626 Walnut Street** development in-person.
- A representative from Related CA presented the **1051 Mission Affordable** development in-person. Committee member Horst asked about the project's competitiveness for an Affordable Housing and Sustainable Communities (AHSC) award and the timeline of when awards are announced. Committee member Hedges asked what the market-rate developer is contributing to the project and the representative indicated that the contribution is the donation of land for the affordable component.
- A representative from Abode Housing Development presented the **Rise City Apartments** development in-person.
- A representative from Novin Development presented the **3051 Edison** development.
- Two representatives from Mercy Housing presented the **555 Kelly** development in-person. Committee members asked about the impact on the project timeline of the project being placed before voters in the November ballot. Mercy replied the project will move forward on the planned timeline to apply for tax credits in the first round of 2027 until such time as further decisions need to be made in consultation with City and County partners.

Public comment was opened for items on the agenda.

Chair Colson reminded HCDC members of the written public comments received in advance of the meeting and included in the meeting materials. Several members of the public expressed support for the 555 Kelly project testifying in person and also via Zoom, citing the need and importance of providing housing to senior farmworkers. A representative of Housing Choices expressed support for the 3051 Edison and 1051 Mission Affordable projects, citing the importance of providing housing to individuals with developmental disabilities. A representative of MidPen Housing expressed disappointment that the Midway Village Phase 3 project was not recommended for funding but appreciated the opportunity to submit an application for funding.

There being no further public comments, Chair Colson closed the public hearing and invited deliberation by HCDC members on the staff funding recommendations.

Commissioner Horst asked staff to discuss contingencies in the event projects do not receive the funding they are relying on. Staff indicated that conditions are placed on projects and if those conditions are not met, the projects are re-visited, discussion of the timeline is conducted, but that the commitments are not automatically terminated\.

Commissioner Manalo expressed her support for the Midway Village Phase 3 project and asked staff if there are future opportunities in which the applicant can apply for project funding. Staff indicated that the AHF NOFA typically runs on an annual cycle, that the federal funds NOFA is implemented in December/January,m and that on occasion, over-the-counter solicitations are implemented as authorized under the AHF NOFA.

E. ROLL CALL VOTE ON FUNDING RECOMMENDATIONS

Chair Colson held a roll call vote on the staff funding recommendations, which were unanimously adopted for recommendation to the Board of Supervisors. Passed 8-0-5.

F. ADJOURNMENT

Chair Colson adjourned the meeting at 2:10 p.m.