CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

In Program Year 2025 (PY25) San Mateo County continued to act as a vital partner to the community through strategic investment of federal funding. This continued investment directly supported community members with basic needs services, upward community economic growth, housing services to help residents remain housed and rehabilitation of the current affordable housing stock to support the preservation of affordable housing units. To date, the strategic investment of federal funding has supported an estimated 500,000 community members and constructed or preserved more than 5,800 affordable housing units in the County.

Through quarterly check-ins and consistent communication with community agencies, PY25 saw a sharp increase in basic needs services among community members. Agencies have shared that they are seeing the utilization rate for their services at an all-time high, even higher than the period of the pandemic, and have a strong belief that the demand for their services will only continue to increase. This has been driven by some agency closures due to funding being cut, increased inflation and the high costs of basic needs such as food, paired with being rent burdened due to living in one of the most expensive places in the state. The County will continue to implement and carry out its strategic plan with these conversations front of mind. The County understands that the needs of the community have increased, and the County wants to be as responsive as possible to meet those needs.

Note: The County engages in a specific financial process and aggressive schedule to support the closeout of the previous fiscal year and prepare for the next fiscal year. For this reason, there is a discrepancy in how the County and HUD attribute draws after the fiscal year. HUD allows for draws to be done for up to 90 days after June 30th and still be attributed to the previous fiscal year. The County, however, only allows for draws done within approximately two weeks after June 30th to be attributed to the previous fiscal year. This is why some of the IDIS reports and CAPER data will be different depending on when reports are pulled.

Furthermore, due to the process of closing this specific Program Year, at the time of this report, the County has a select number of IDIS CDBG-funded public service, economic development and/or minor home repair activities with contract terms of July 1, 2025, through June 30, 2026, which are still currently reflected as open. As one of the attachments of this report (“Exhibit A”), the County is providing a list of each activity that is still open but that will be closed within the PY2026 (PY26) timeframe. These IDIS activities have completed all work and rendered services for each activity, but due to the fiscal process, they still have pending draws to be made in IDIS, and drawdowns will be reflected within PY26) Although the drawdowns will be reflected in the next program year, all work for the IDIS activities was conducted and completed in PY25 and there will not be any new accomplishment information to report in PY26.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)
Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Assist Access to Shelter and Stable Housing	Homeless Non-Homeless Special Needs	CDBG: $ / ESG: $	Homelessness Prevention	Persons Assisted	650	663	102%	100	184	184%
Improve and Construct Public Facilities	Non-Housing Community Development	CDBG: $	Other	Other	10	6	60%	6	0	0.00%
Planning and Administration	Planning and Administration	CDBG: $ / HOME: $ / ESG: $	Other	Other	1	1	100%	1	1	100%
Preserve & Protect Existing Affordable Housing	Affordable Housing Non-Homeless Special Needs	CDBG: $ / HOME: $1444203.06	Rental units rehabilitated	Household Housing Unit	50	28	56%	148	15	10%
Preserve & Protect Existing Affordable Housing	Affordable Housing Non-Homeless Special Needs	CDBG: $ / HOME: $1444203.06	Homeowner Housing Rehabilitated	Household Housing Unit	350	88	25%	84	58	69%

Provide Services to LMI & Special Needs Households	Homeless Non-Homeless Special Needs	CDBG: $	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	27500	22481	82%	2,157	1,802	85%
Support Micro-Enterprise & Job Creation/Retention	Non-Housing Community Development	CDBG: $	Businesses assisted	Businesses Assisted	350	77	22%	35	51	146%
Support New Housing for LMI & Special Needs	Affordable Housing Non-Homeless Special Needs	CDBG: $ / HOME: $	Rental units constructed	Household Housing Unit	50	0	0.00%	10	135	135%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

In Program Year 2025, the County continued to make significant progress towards its Annual Action Plan goals for the highest priority programs which includes goals such as, Provide Services to LMI & Special Needs Households, Preserve & Protect Existing Affordable Housing, and Support Micro-Enterprise & Job Creations/Retention. San Mateo County recognizes that these set of goals provide the greater community with basic needs services, promote upward economic mobility, and aim to meet the needs of low-income households through the preservation of affordable housing units. The County was able to make this progress by providing vital technical assistance to funding recipients, quarterly check-ins with funding recipients and through its strategic investment of vital federal funding services to support the housing needs of San Mateo County community members. As previously mentioned, there are a select number of IDIS Activities that are still reflected as open in the system and for this reason, their accomplishment data did not completely pull into the Accomplishments – Program Year & Strategic Plan table. For this reason, many goals listed in the table were initially reflected as zero, were undercounted or had no associated Program Year information. However, the County added the accomplishment information for the specific activities because services were rendered during the PY25. For the Improve and Construct Public Facilities goal, several public facility activities remain active but were not completed during PY25.

The largest of these projects, a new childcare center co-located with a newly constructed affordable housing complex, is anticipated to be completed in PY26-27. Additionally, the County elected to pursue three larger public facility activities rather than the six smaller public facility project initially planned and noted in the 'expected' category. This strategic shift allowed the County concentrate resources on larger-scale investments that are expected to provide more significant and substantial benefits to the community. As these projects are completed, the associated accomplishments will be reflected in future CAPER reporting.

During PY25, San Mateo County successfully saw the development and preservation of 193 affordable housing units within the community, which was 85% of its overall goal. The construction and preservation of these affordable housing units is vital to creating housing stability for community members and to retain the affordable housing stock in the County. The County understands that this accomplishment is above the targeted goal but continues to prioritize affordable housing investment and moving forward will continue to identify affordable housing investment opportunities as a key priority. In future Annual Action Plans and CAPER reporting periods, the County will continue to identify the goal of Preserve & Protect Existing Affordable Housing as a key goal to meeting the needs of the community.

Within PY25, San Mateo County received critical information from funding recipients that community members were struggling financially with affording basic items such as food. Many of the organizations shared that the current economic state does not align with rising costs for residents. This information aligns with the County's key goal to Provide Services to LMI & Special Needs Households, as a form to alleviate some of the economic burden on individuals and households by supporting organizations that provide food security services and safety net services. The County successfully served 1,802 individuals throughout the county to ensure their remained housed while living in one of the most expensive areas of the state.

Finally, during the PY25, San Mateo County saw the continued increase of individuals seeking to create their own small business or support with sustaining their business operations. The County continued to identify the goal to Support Micro-Enterprise & Job Creations/Retention as a high priority to establish an opportunity for upward economic mobility and generational impact for residents. In PY25, the County successfully assisted a total of 51 businesses, exceeding its goal of assisting 35 businesses. These small businesses were supported through technical assistance and received critical tools to grow and thrive their operations. Within this program year, which is not accurately reflected in the table above, are the successful legal services provided within the County. These essential services help community members remain stably housed and are provided to residents at low to no cost. During PY25, local organizations such as Bay Area Legal Aid, Project Sentinel, and Legal Aid Society of San Mateo County saw a steady increase in clients seeking legal services due to high rental costs and the need for tenant-landlord mediation as well. These organizations met the needs of clients by providing timely services involving.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)

	CDBG	HOME
White	1,311	9
Black or African American	213	3
Asian	303	0
American Indian or American Native	11	0
Native Hawaiian or Other Pacific Islander	65	3
Total	**1,890**	**15**
Hispanic	620	10
Not Hispanic	1,270	5

Describe the clients assisted (including the racial and/or ethnicity of clients assisted with ESG)

	HESG
American Indian, Alaska Native, or Indigenous	1
Asian or Asian American	3
Black, African American, or African	6
Hispanic/Latina/e/o	47
Middle Eastern or North African	0
Native Hawaiian or Pacific Islander	26
White	49
Multiracial	34
Client doesn't know	0
Client prefers not to answer	0
Data not collected	0
Total	**166**

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

The information of Racial and Ethnic composition of families that were assisted in PY25 is not appropriately reflected in the chart above due to fact that there is not a line to record clients with mixed Racial and Ethnic composition, such as those who identify as White and Hispanic/Latino, and clients who identify as Other in the table above.

Due to this discrepancy, there is a total of 281 clients who identified as Other during PY25. The information reported in the table above helps the County better understand the needs of the community by population. Additionally, the Race and Ethnic composition helps San Mateo County understand which groups are being served at a higher rate than others in relation to their proportion of the County's population. Lastly, this information is vital component of evaluation because each year it is reviewed to identify the shifts in the community regarding the demand for services.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	8,382,380.75	5,413,138.33
HOME	public - federal	1,704,238.64	854,938.04
ESG	public - federal	292,903	15,632.25

Table 3 - Resources Made Available

Narrative

As in prior years, in PY25, San Mateo County continued to utilize a multi-funding source approach to ensure that the community needs around affordable housing and community development are addressed. The County made additional resources and continued strategic investments to local organizations of more than $35,700,000 and continued strategic investments to local organizations in program year 2025. The amount is a combination of federal funding, local Measure K general funding and state sources. This funding was available and successfully awarded for housing development and community services through the County's Affordable Housing Fund (AHF), the Winter Federal Funds Notice of Funding Availability (NOFA) and over-the-counter processes. Looking forward to the 2026 program year and beyond, the County will continue to engage in this multi-funding source approach as it has provided many organizations with a vital resource to meet the needs of the community. The County will continue to be a key partner to local organizations and ensure proper facilitation of investment resources to support their important work.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
County Wide	100	100	San Mateo County uses federal funds for countywide projects and does not have an additional geographic target.

Table 4 – Identify the geographic distribution and location of investments

Narrative

San Mateo County uses federal funds for countywide projects and does not have an additional geographic target.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

During PY25, San Mateo County continued to successfully utilize Federal funding to leverage additional resources. This includes a strategic combination of State and Local resources, and additional HOME matched funds during PY25. For PY25, the HOME match requirement was satisfied through a strategic partnership with a local developer. Through this partnership, the County provided two below market interest rate loans, contributing $2,849,319.47 in interest payment savings to the project over the lifetime of the loans and supporting the matching requirement. Through this leveraging approach, the County also continued to provide local, Measure K, and state funding via its Affordable Housing Fund. The County also strategically leveraged federal funds to secure additional local resources for housing through the County to support farmworker housing on privately owned land. By utilizing privately owned land, the construction of four new income-restricted farm labor housing units were nearly completed. This housing project supports the affordable housing needs of our farm worker community in a unique way by leveraging privately owned land. Two million dollars were allocated to this innovative project undertaken by the County to address the need for deeply affordable housing for farm workers.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	$49,610,077.07
2. Match contributed during current Federal fiscal year	$2,849,319.47
3 .Total match available for current Federal fiscal year (Line 1 plus Line 2)	$52,459,396.54
4. Match liability for current Federal fiscal year	$854,938.04
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	$5,104,458.50

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	**Date of Contribution**	**Cash (non-Federal sources)**	**Foregone Taxes, Fees, Charges**	**Appraised Land/Real Property**	**Required Infrastructure**	**Site Preparation, Construction Materials, Donated labor**	**Bond Financing**	**Total Match**
1546	February 9, 2026		2,849.319.47					2,849,319.47

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period $	**Amount received during reporting period $**	**Total amount expended during reporting period $**	**Amount expended for TBRA $**	**Balance on hand at end of reporting period $**
$89,819.46	**$453,435.19**	**$124,408.84**	**0**	**$418,845.81**

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	**Minority Business Enterprises**				**White Non-Hispanic**
		Alaskan Native or American Indian	**Asian or Pacific Islander**	**Black Non-Hispanic**	**Hispanic**	
Contracts						
Number	58	0	1	0	2	55
Dollar Amount	$73,266,035	0	$445,707	0	$252,679	$72,567,649
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

	Total	**Women Business Enterprises**	**Male**
Contracts			
Number	**58**	**3**	**55**
Dollar Amount	**$73,266,035**	**$11,403,711**	**$61,862,324**
Sub-Contracts			
Number	**0**	**0**	**0**
Dollar Amount	**0**	**0**	**0**

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	**Minority Property Owners**				**White Non-Hispanic**
		Alaskan Native or American Indian	**Asian or Pacific Islander**	**Black Non-Hispanic**	**Hispanic**	
Number	**0**	**0**	**0**	**0**	**0**	**0**
Dollar Amount	**0**	**0**	**0**	**0**	**0**	**0**

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition		
Parcels Acquired		
Businesses Displaced		
Nonprofit Organizations Displaced		
Households Temporarily Relocated, not Displaced		

Households Displaced	**Total**	**Minority Property Enterprises**				**White Non-Hispanic**
		Alaskan Native or American Indian	**Asian or Pacific Islander**	**Black Non-Hispanic**	**Hispanic**	
Number	**0**					
Cost	**0**					

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	8
Number of Non-Homeless households to be provided affordable housing units	44	127
Number of Special-Needs households to be provided affordable housing units	40	0
Total	**84**	**135**

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	10	135
Number of households supported through Rehab of Existing Units	74	58
Number of households supported through Acquisition of Existing Units	0	0
Total	**84**	**193**

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

During PY25, a total of 193 affordable housing units were supported, which was 85%% of the County's goal. The Laureola Oaks project completed its rehabilitation work, preserving 15 affordable housing units. In addition, the County successfully supported the rehabilitation of 58 single-family housing units through its vital Minor Home Repair programs. In PY25, Colibri Commons also completed construction and came online which created 135 affordable units including 15 HOME assisted units for low-and very-low-income households and 8 units set aside for persons experiencing homelessness. Development and rehabilitation activities often extend multiple years, which means that in any particular year, the County may be over- or under-perform on the Affordable Housing metrics. For example, two significant rehabilitation activities, Shores Landing and St. Matthews, were extended through FY26-27 and, together, will preserve more than 85 new units of affordable housing. One of the County's minor home repair programs was also extended into FY26-27 to allow them time to complete five to six additional home repairs for low-income, single-family owned properties in the County.

In terms of new affordable housing, despite heroic efforts at the State and County-level, the County continues to see the trend of long lead times for the development of an affordable housing activity. This has been a common issue encountered by the County. As identified in previous program years, the County invested in multiple housing activities but the complex process toward development precluded these activities from completing within a one-year timeframe. The Colibri Commons activity, which was initially funded in PY21, took several years to complete and to eventually house 135 extremely-low to low-income households. Although there are many obstacles with the construction and/or rehabilitation of affordable housing, San Mateo County will continue to prioritize affordable housing preservation in the region and will continue to work through future obstacles to meet the housing needs of community.

Discuss how these outcomes will impact future annual action plans.

Affordable housing needs within the local community continue to remain high. The community's need for affordable housing continues to exceed the resources available within the County. Although this is a trend that has become very familiar across the country, San Mateo County continues to prioritize the need for affordable housing. The outcomes identified in this program year will support the planning of subsequent efforts around this community need, and future Annual Action Plans (AAP) will continue to identify the preservation and improvement of existing affordable housing as a key objective for the County. Additionally, future AAPs will maintain an emphasis on affordable housing rehabilitation by directing available funding toward activities that preserve exiting units and support long-term affordability. The County understands that affordable housing production is the ultimate driver to support the community need of housing but also acknowledges that developing new affordable housing is a layered, complex, multi-year process that may not correspond with the expenditure timelines and program requirements with federal funding allocations such as CDBG and HOME. Future AAPs will continue to account for these development timelines when establishing goals and allocating resources, allowing the County to make strategic investments that advance affordable housing production while recognizing the time necessary to bring projects to full completion while meeting compliance as well. Lastly, future AAPs will continue to support the preservation, rehabilitation, and development of affordable housing intended to serve low- to very-low, and extremely low-income households across the County. This includes individuals and families experiencing homelessness, community members with special needs, seniors, veterans, transitional age youth and farmworkers.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	33	2
Low-income	22	13
Moderate-income	3	0
Total	**58**	**15**

Table 13 – Number of Households Served

Narrative Information

During PY25, San Mateo County successfully had two affordable housing development activities complete Colibri Commons, a new construction of 100% affordable housing for 135 households including 15-HOME Assisted units and eight units set aside for persons experiencing homelessness and Laureola Oaks, a rehabilitation activity, which benefited 15 households across the extremely low-, low and moderate-income levels. The minor home repair programs preserved the housing of 42 extremely low to low-income households, primarily occupied by older adults and/or persons living with a disability. The 73 units reflected in the table represent outcomes from this combination of affordable housing development and housing preservation activities. These activities contributed to the County's efforts to expand and maintain housing opportunities for households with limited incomes and help address community needs. The completion of these activities further complements the County's efforts and commitment to preserving existing affordable housing through Minor Home Repair programs. These specific activities play a critical role that enable income-eligible homeowners and residents to address health, safety, accessibility, and other necessary housing repairs, helping households remain stably housed as well as reducing the financial barriers associated with maintaining their homes, ultimately preventing residents from the risk of displacement or homelessness. Working collectively, the information reported in the table demonstrates the County's continued strategic us of CDBG and HOME resources to help address affordable housing needs through both development and preservation strategies, with an emphasis on serving households with the greatest financial need.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

San Mateo County, in partnership with the San Mateo County Continuum of Care (CoC), continues to strengthen its approach to reaching people experiencing homelessness—especially unsheltered residents—and assessing their individual needs. The County invests approximately $3.1M annually in outreach services that help ensure people are engaged where they are and connected to appropriate housing, health, and supportive services.

The County's Core Service Agency Network (the Cores) remains a key entry point for households experiencing or at risk of homelessness. The Cores provide basic needs assistance and anti-poverty services and help standardize access to the local safety net. They often serve as the first point of contact for people in housing crisis, helping households resolve immediate needs, prevent homelessness when possible, and connect to resources across the County and CoC.

County-funded Homeless Outreach Teams (HOT) are central to the jurisdiction's progress in reaching unsheltered people and responding to individual needs. HOT provides countywide coverage, including focused outreach in areas with higher concentrations of unsheltered residents. Teams conduct persistent, relationship-based engagement, meet people where they are living, provide transportation when needed, and use multilingual staff to better reach people who may be less likely to seek help on their own. HOT works with each person to identify needs and develop a housing and services plan. For people with mental health or physical health needs, HOT coordinates with Street Medicine and the Homeless Engagement Assessment & Linkage (HEAL) team to provide field-based clinical support, short-term therapy, engagement, and care coordination. HOT also provides case management for people with the highest needs as identified through Coordinated Entry. To support timely responses, the CoC uses a Homeless Outreach App that allows County departments, local jurisdictions, and law enforcement to request outreach to unsheltered individuals and encampments. The County also uses data tools to map encampments and track information about unsheltered residents to better target supportive services. Outreach is available Monday through Friday from 8:00 a.m. to 10:00 p.m., with limited additional outreach on nights, weekends, and holidays.

The Coordinated Entry System (CES) is the County's primary process for assessing need and connecting people experiencing homelessness to the homelessness response system. The Cores are the primary access points, and unsheltered households can also be connected through mobile or virtual CES arranged by HOT. Households complete a standardized screening and diversion conversation to determine whether there is an immediate housing solution. When diversion is not possible, households receive a more detailed assessment that helps match them to available housing and services. CES policies and tools are designed to identify and prioritize people with the greatest needs,

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particularly those who are unsheltered, have long histories of homelessness, or face significant barriers to housing. The County also requires programs receiving local, state, CoC, or ESG funding to accept CES referrals and reduce barriers to entry.

Addressing the emergency shelter and transitional housing needs of homeless persons

Over the past five years, the County has significantly expanded its interim housing capacity in order to meet community needs. The County funds the ongoing operation of 5 adult shelters, 6 family shelters (including a motel-based program with services), and one seasonal shelter. Of the shelters for adults, 2 are congregate and 3 are non-congregate; all 5 facilities are owned by the County. System stakeholders receive a report every month showing the number of unsheltered and unsheltered people known to our system of care, as well as data showing the past few months of data trends. For example, at the beginning of June 2026, our system had 1,107 sheltered individuals (in 688 households) and 876 unsheltered individuals.

Through the Coordinated Entry System, the County maintains a waiting list for shelter. Numbers of adults and families on the waiting list are reported to system stakeholders, including the County Executive, every day. For example, at mid-day on June 26, 2026, our system had 120 adults and 42 families waiting for shelter, with 20 vacant units/beds awaiting a match and 17 units offline for maintenance issues. The County-funded Coordinated Entry System team is constantly in touch with shelters to identify vacancies and match households to vacancies, as well as people on the waiting list. We have noted recent increases in the length of waiting lists, due partially to increased requests for non-congregate shelter as an ADA accommodation.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

San Mateo County works with publicly funded institutions and system partners to prevent people from becoming homeless at the point of discharge or transition from care. In partnership with the County jail and the San Mateo Medical Center, the County operates diversion efforts that connect people to housing options and resources before they exit these systems, with the goal of reducing discharges to unsheltered homelessness. The County continues to refine these strategies with institutional partners and convenes a monthly workgroup with representatives from foster care, hospitals, the behavioral health system, and corrections to improve system alignment and housing pathways for individuals and families at risk of homelessness. This work includes sharing information about available housing resources, strengthening discharge planning practices, supporting family reunification when appropriate, and providing diversion training to partners.

In addition, San Mateo County provides significant homelessness prevention assistance through its Core

Service Agency Network (the Cores), which serves as the County's primary safety-net infrastructure for low-income residents. The eight Cores, located throughout the County in communities with the greatest need, provide basic needs services, case management, and direct financial assistance to help households remain housed. This includes rental assistance, utility assistance, and security deposits. The County invests $3.5 million per year in local dollars to support Emergency Financial Assistance for homelessness prevention, in addition to the Community Services Block Grant funding administered through the Cores. The Cores also provide shelter diversion through the Coordinated Entry System (CES) for households seeking emergency shelter who may be able to remain housed or move directly to an alternative housing arrangement with limited support. Diversion assistance may include problem solving, mediation with landlords or family members, and flexible financial assistance. This year the County's evaluator completed a quantitative and qualitative evaluation of the Emergency Financial Assistance program, and County staff have begun implementation of its recommendations. San Mateo County is also participating in the national Right at Home initiative to design a more targeted homelessness prevention intervention, which the County anticipates launching in early 2027.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The CoC requires all programs, including homeless outreach and shelters, to provide housing-focused case management to help people move as quickly as possible to permanent housing. The County has supported this work with CoC-wide training on housing-focused case management, landlord engagement, and motivational interviewing. A robust CES is in place for all populations to connect households to shelter and housing interventions, including rapid rehousing (RRH) and permanent supportive housing (PSH). CES uses a vulnerability-based assessment to prioritize intensive housing resources for households with the longest histories of homelessness and highest needs, with the goal of improving housing stability and reducing returns to homelessness. This year the community will embark on a redesign of the CES, with particular attention to supporting matches with and transitions to housing, based on community feedback.

The County contracts with outreach teams to conduct intensive outreach and engagement with unsheltered and chronically homeless people and to help them transition into permanent housing, including providing support to promote a successful transition. The CoH convenes regular Multi-Disciplinary Team (MDT) meetings to case conference households with long lengths of stay in shelter, including families and chronically homeless individuals, with the goal of reducing length of stay and increasing exits to permanent housing. The MDT includes homeless services, Human Services, and Health partners, including Behavioral Health and Aging and Adult Services.

The County has also invested local resources to increase the inventory of RRH, PSH, and housing locator services. The CoC is pairing locally funded supportive services with Stability Vouchers to house CES-referred households. The County also administers state funding from California's Housing Support Program for RRH for families receiving TANF and has secured state Project Homekey funding for three PSH projects serving households experiencing homelessness. The County has invested HHAP funding in rapid rehousing for transition-age youth and is currently identifying a new provider for this service through a competitive RFP process.

HSA works with permanent housing projects to maintain and improve strong housing retention outcomes. The CoC provides training to permanent housing providers on tenants' rights and mainstream benefits. HSA also assists projects with connecting participants to other systems, such as medical care, mental health services, and employment services, to support housing stability and to prevent returns to homelessness. HSA operates an employment program for people experiencing homelessness and for RRH and PSH participants. HSA also hosts bimonthly RRH workgroups where the CoC's four RRH providers are invited to convene to share resources and effective practices, and outside speakers are invited to share information on supportive services of interest to providers.

The San Mateo County CoC has set a goal of maintaining a homeless crisis response system for all veterans experiencing homelessness. The CoC maintains a by-name list of known veterans experiencing homelessness and convenes monthly meetings of stakeholders and providers to help ensure veterans are connected to appropriate housing resources. San Mateo County has also invested in housing resources for unaccompanied youth. HUD CoC funding supports the Mental Health Association's SAYAT Program, which provides permanent supportive housing for homeless youth with disabling conditions. The San Mateo County Housing Authority also has Family Unification Program and Foster Youth to Independence vouchers available for youth leaving the foster care system to help ensure they do not become homeless.

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CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The Housing Authority of the County of San Mateo (HACSM) does not have public housing to report on.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

At present, HACSM has no public housing.

Actions taken to provide assistance to troubled PHAs

HACSM continues to maintain good standing status and at present, has not received a troubled PLHA designation. While no formal intervention or corrective action has been required during the program year, HACSM remains available to support peer housing authorities when requested. HACSM staff have periodically engaged with neighboring PHAs to exchange information and discuss approaches related to program implementation, service delivery, and operation practices. HACSM also continues to contribute to broader housing industry knowledge-sharing through its participation in the annual Moving-To-Work conferences, where staff have an opportunity to present and exchange innovative strategies with other housing professionals. Taking this approach, HACSM continues to contribute to the dissemination of effective practices and supports the continued improvement of housing program administration within the region.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

The County of San Mateo continues to pursue strategies that reduce barriers to the development and preservation of affordable housing. As part of these efforts, the County is advancing policies and program consistent with California's Prohousing Designation Program (PDP), which was established by the State in 2019 to encourage jurisdictions to adopt local measures that facilitate housing planning, approvals, and construction. Prohousing processes, reduced fees and costs, and measures that preserve affordable units that could otherwise convert to market-rate housing. In addition to supporting local housing production, jurisdictions receiving a Prohousing designation may receive a competitive advantage when seeking certain State housing funds. To qualify, jurisdictions demonstrate meaningful actions within four key areas: Favorable Zoning and Land Use Practices, Expedited Housing Production Timelines, Reductions in Construction and Development Costs, and Financial Assistance for Housing Development. During PY 2025, the County continued to advance and implement Prohousing-related initiatives intended to address these barriers and support increased opportunities for affordable housing throughout the community. Examples of these implemented initiatives, programs and policies include:

• Zoning to allow for high-density multifamily residential and residential mixed uses in multiple non-residential zones.
• Establishment of ministerial, by-right approval processes for a variety of housing types, with objective design and development standards.
• Priority permit processing and reduced plan check time processing for Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU).
• Creation of the ADU Amnesty Program.
• Elimination of limits on ADU development.
• Expedited permit review processes and waiver of fees for farm labor housing.
• Establishment of a local housing trust fund.
• Continued commitment of a regular annual affordable housing subsidy pool through the Affordable Housing Fund.
• Waiver of planning and building fees for affordable housing development

Now that San Mateo County has received certification from the State on its Housing Element plan, the County will formally apply under the State's PDP to receive its designation.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

During PY25, San Mateo County continued to leverage local and State funding resources to respond to the needs of underserved residents and address barriers that contribute to housing instability and limited access to basic essential services. An estimated $35,700,000 was made available through

Measure K general funding and State resources, supporting affordable housing development, permanent supportive housing, and a range of community-based services. The County continued to invest in HomeKey properties which have also helped establish and sustain essential resident services at participating sites. These services offer residents opportunities for social connection, case management, supportive activities, and engagement within a safe and stable environment. This support is particularly important for residents who have experienced homelessness and may be accessing these types of services for the first time. The County also continued to address lower-income community needs through partnerships with local nonprofit and community-based organizations. Organizations such as Legal Aid Society of San Mateo County and Samaritan House contributed to addressing obstacles to meeting the underserved needs of the community. The Legal Aid Society of San Mateo County's Homesavers Preserving Affordable Housing Program remains an important resource for older adult residents and severely disable households at risk of displacement or homelessness. By providing legal assistance, advocacy, and information at no cost to eligible households, the program helps residents understand and exercise their rights while reducing the financial barrier associated with obtaining legal representation. These services support households remain stably housed and connected to their communities. Samaritan House continued to serve a high-level number of vulnerable households through its CORE Services program, providing a critical safety net for individuals and families experiencing poverty. Assistance with basic needs, including food, clothing, shelter, and healthcare, all which can act as an obstacle towards housing stability. The program also connects residents with financial assistance, financial empowerment, and asset-building resources intended to promote longer-term economic stability. Through these combined investments and community partnerships, the County continued to address both immediate and systemic obstacles affecting lower-income residents during PY25.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

During PY25, San Mateo County continued its efforts to protect children and families from the health risks associated with lead exposure through the Lead Prevention Program. The program focuses on reducing exposure among young children and their families by providing education, case management, preventive services, and connections to appropriate community resources. Public Health Nurses and Senior Community Workers conduct home visits to help families identify potential sources of lead exposure and understand steps they can take to maintain a safer living environment. Staff work with participating households to develop individualized plans, assist with arranging blood lead level testing when appropriate, and coordinate with medical providers and the Environmental Health Department to address identified concerns. These comprehensive services provide families with both information and practical support to reduce the potential health impacts of lead exposure. The County also continued its partnership with Rebuilding Together Peninsula to administer the Lead Paint Hazard Program. Through this collaboration, eligible low-to-extremely low-income households can receive lead paint safety services at no cost. Certified contractors conduct inspections and complete necessary repairs to address hazardous levels of lead-based paint within the home. The program is particularly valuable for households that have never previously received a lead inspection, including multigenerational households where exposure risks may affect several members of the family. By increasing access to lead hazard assessments and necessary repairs, the program helps residents address potential hazards before they result in adverse health outcomes. Together, these efforts promote greater awareness, early identification, and remediation of lead hazards while supporting healthier and safer homes for San Mateo County residents.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

San Mateo County continued to prioritize the community need of more basic needs services. In PY25, the County supported and worked with Peninsula Volunteers Inc., for their Meals on Wheels program, and CALL Primrose, for their 'In Transition' Food Program. These two programs provide community members with valuable basic needs of food and help households eliminate additional costs. Meals on Wheels delivered an estimated 720 meals to elderly and homebound individuals, and CALL Primrose's 'In Transition' Food Program was able to successfully utilize their CDBG funding to leverage other funding and provided more than 3,000 bags of groceries to unhoused San Mateo County residents, which are referred to 'In-Transition' clients by the food program. The work of programs such as these provides individuals and families a first step to support their journey out of poverty and a step towards self-sufficiency by reducing an additional cost of living in a region as expensive as San Mateo County. Through conversation with these agencies, the County understands that there is an increased need for this service in the community and due to high costs of food, the County further understands it to be more important than ever to have these resources available to the community.

Additionally, in PY25, the County worked with the Renaissance Entrepreneurship Center, a local organization dedicated to helping low-income individuals and families that are interested in starting their own small business. Within PY25, an estimated 107 individuals were served and received a range of services that included workforce development, business readiness training, and personalized support to help them achieve greater economic stability and mobility. The County understands that the services offered to the community through this organization provide individuals and families with an opportunity to start and pursue an entrepreneurial career, generating additional income and jobs in the community. Families and individuals that may not have the resources to do this have a starting point and partner.

Lastly, as previously referenced, the Stone Pine Cove project is not only providing an affordable home for future residents, but it is also helping them become first-time homebuyers under the project. The County understands that one of the key aspects towards self-sufficiency and reducing the number of poverty-level families is through homeownership.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

During PY25, San Mateo County, Department of Housing (DOH) continued with the usage of Asana, DocuSign and MailChimp. These online tools support various aspects of the County's functions. These tools continued to provide the DOH with improved efficiency within its internal processes. Through MailChimp, the DOH was successfully able to notify local developers and non-profit organizations of items such as, Public Hearings, the department's Affordable Housing Fund and the Winter Federal &

State Notice of Funding Availability, the relaunching of the Farm Labor Housing Loan Program, and opportunity for community feedback on specific reports (e.g.,CAPER), plans (e.g., Annual Action Plan and amendments), and other community participation opportunities. Having MailChimp as an additional resource for these functions is important as it is another avenue of community engagement and notification. This tool also helps the DOH create specifically curated mailing lists, if needed, and supports with targeted approach to our outreach when required. Through the utilization of Asana, department staff have been able to create and track complex plans for specific county projects, such as annual monitoring, public service contract tracking, project management of the department's Notice of Funding Availabilities, and other internal long-range activities and projects. DocuSign facilitates the execution of contracts with the County's subrecipients and developers.

Additionally, in PY25, the DOH continued to refine the newly developed internal policies and procedures handbook. As part of this usage, the DOH provided staff with training on the policies and procedures. Staff have started to utilize the toolkits for specific policies and specific procedural steps that they were previously trained on. Staff have started to become familiar on where to locate specific items within each specific toolkit and have been able to gain a solid understanding of what the policies and procedures are, and how they play a role in the work they engage in daily.

Finally, staff continued to invest in multiple training courses during PY25. Many team members participated in IDIS, HOME and CDBG related training. In addition to training focused on Federal funding, staff also engaged in training around affordable housing development, including training on the stages of affordable housing design. Furthermore, The County requires that all staff participate in at least 20 hours of training per year, with no requirement regarding the topic but is implemented to encourage continues educational development and employee growth. Moving forward to PY26, staff will be continuously encouraged to seek and participate in training they may find beneficial to increase their capacity to serve the community and comply with federal funding requirements.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

During PY25, San Mateo County continued to encourage the fostering of partnerships between public and private housing agencies and social services agencies. This is done through the County's Annual Affordable Housing Fund Notice of Funding Availability (AHF NOFA). Through this process, prospective applicants are encouraged to partner with local services providers for onsite resident services. This vital aspect was highlighted during this program years NOFA season through project applications that identified and created partnerships to provide services at their prospective housing sites. By housing developers and local service providers engaging in these partnerships, the County was able to continue its vision of integrated social services into new developments. In the long term, the County understands that these services also support individuals and families with remaining housed, achieve stability, and receive support on their path toward self-sufficiency.

Another aspect of the County's work in PY25 was the continued utilization of the Doorway Housing

Portal by housing and social service agencies. Through this online portal, local affordable housing providers can highlight affordable rental housing opportunities within San Mateo County. Developers in the County have continued to receive education around the Doorway Housing Portal and understand how this positively affects households seeking housing in the County. The Doorway Housing Portal further supports community members and social services agencies assisting them by providing them with the ability to complete multiple applications, to multiple properties at one time. Further enhancing this coordination is important as it dramatically changes the process of those seeking housing in an efficient way that eliminates any limitations or barriers.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

During PY25, San Mateo County celebrated three years from the launch of the Doorway Housing portal. This online platform continues to provide local households and individuals seeking housing in the County by eliminating the burden of having to physically travel to multiple rental properties to apply for housing. The platform also continued to address the negative effects of fair housing choice by allowing households and individuals to apply to multiple units with one application. The County will continue its progress to ensure all affordable housing providers in the region utilize the Doorway Portal.

San Mateo County understands that one of the most important resources for fair housing choice is local community organizations. This information is vital for many vulnerable communities to receive, and local organizations play a role in the distribution of this information. In PY25, the County supported established community organizations that included Legal Aid Society of San Mateo County, Bay Area Legal Aid, and Project Sentinel. Each of these organizations offer a wide set of resources for households and reach many areas throughout the County. Throughout the program year, these organizations provided households with free legal counsel and advice to tenants to ensure their legal rights, including their right to fair housing and equal opportunity, are not being violated. Project Sentinel was able to provide landlords and tenants with resources to manage a positive rental-housing relationship. In PY25, Project Sentinel successfully served 111 low-income households through counseling, education, and resource navigation and opened 29 cases for low-income households who needed deeper services.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Monitoring Framework and Approach

San Mateo County's Department of Housing (DOH) maintains a formal monitoring system to evaluate subrecipient performance, verify compliance, and confirm that federally supported activities are implemented consistent with applicable requirements and the County's Consolidated Plan (for public services, public facilities, and minor home repair programs). Throughout the program year, DOH conducts oversight through a combination of desk-based review, on-site assessments, and examination of supporting records. These monitoring activities provide an opportunity to review fiscal controls, program accomplishments, participant eligibility, and consistency with the Annual Action Plan (AAP). The process also helps County staff identify potential compliance concerns at an early stage and determine when additional guidance or technical assistance may be beneficial.

Where subrecipients receive funding from multiple entitlement jurisdictions within the County, monitoring efforts are coordinated with those partner jurisdictions. This collaborative approach promotes consistent oversight while reducing the unnecessary administrative demands on shared subrecipients.

Risk Assessment and Monitoring Levels

On an annual basis, DOH completes an assessment of subrecipient risk to establish the appropriate level and frequency of oversight. The assessment considers a range of organizational, financial, reporting, and programmatic factors including:

- Organizational changes (e.g., new executive or fiscal staff)
- Timeliness and completeness of reporting
- Audit findings or financial concerns
- Program performance and demographic outcomes
- Length of time since the last monitoring review

Following the risk assessment, each subrecipient is placed into one of three monitoring categories:

- Limited Review: A remote desk review of quarterly reports, reimbursement documentation, and audit records.
- Basic On-Site Review: A scheduled site visit including interviews with staff, a facility tour, and review of client files to verify eligibility and service documentation.

- In-Depth Review: A focused examination triggered by known compliance risks or deficiencies. This may include tracing expenditures, reviewing labor standards compliance, or validating income eligibility records.

Monitoring frequency is guided by risk level, and subrecipients receive written notice at least three weeks prior to any on-site review.

Basic On-Site and In-Depth Review Monitoring Procedures and Corrective Action

DOH's Basic On-Site and In-Depth Review monitoring process generally consists of an initial desk review followed, when warranted, by an on-site assessment. County staff begin by examining applicable agreements, quarterly reports, invoices, audits, and other required records. During on-site reviews, staff meet with program personnel and examine a representative selection of participant files, generally consisting of approximately 10% of the applicable files.

For housing and construction-related activities, additional compliance areas are reviewed as applicable, including Daivs-Bacon requirements, the Uniform Relocation Act, and environmental requirements.

Following completion of the monitoring review, DOH provides the subrecipient with a written summary identifying observations and when applicable, distinguishing between:

- Findings – noncompliance with federal, state, or local requirements
- Concerns – weaknesses that do not constitute a violation but may pose risk

Formal findings identify the condition, applicable criteria, underlying cause, potential effect, and corrective action required to resolve the issue. A deadline for corrective action is established, and County staff provide technical assistance when appropriate. If required corrective measures are not completed within the established timeframe, the County may withhold reimbursement or pursue other appropriate remedies. Monitoring outcomes are also communicated with entitlement partners, as appropriate, to strengthen accountability and coordinate oversight while limiting duplicative monitoring activities.

Technical Assistance and Continuous Improvement

DOH views monitoring as both a compliance responsibility and an opportunity to strengthen program administration and service delivery. When deficiencies or areas for improvement are identified, County staff work collaboratively with subrecipients to explain applicable federal requirements, address documentation deficiencies, and improve internal procedures and controls.

Technical assistance may be provided through one-on-one consultation, review of supporting documentation, referral to HUD-provided training resources, and/or guidance regarding policies and procedures. This proactive approach allows the County to address potential issues while strengthening subrecipient capacity to meet federal requirements and achieve program objectives. During PY25, DOH also continued providing training and guidance to funding recipients regarding Labor Requirements Reporting, supporting consistent understanding and implementation of applicable reporting responsibilities.

For HOME monitoring (long-term compliance), please see Section CR50.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

San Mateo County identifies its Citizen Participation Plan as the Community Participation Plan. This Plan establishes the framework for providing residents with timely notice and opportunities to participate in the development and review of plans, reports, and other activities related to the County's housing and community development programs. To facilitate public awareness and participation, the County utilizes several notification and outreach methods. One method is the use of the San Mateo County Times, a recognized local newspaper, to provide public notice regarding opportunities to review and comment on appliable documents and performance reports. The County also posts housing plans, program decisions, reports, and other relevant materials on its website, allowing community members to access information electronically. In carrying out these activities, the County follows applicable HUD requirements regarding public notices and the amount of time materials are made available for review and comment.

The County also utilizes MailChimp as an electronic outreach resource to broaden notification and awareness efforts to provide timely information directly to community stakeholders. Through this platform, the County communicates with community-based organizations, affordable housing developers, elected officials, government staff, faith-based organizations, service providers, and other interested parties regarding opportunities for public participation. These organizations can further distribute information to their clients and networks, helping the County reach a broader cross-section of residents. In addition, the Department of Housing and Community Development makes printed copies of key documents available in its public lobby, which is regularly accessed by lower-income residents seeking information about affordable housing and other community resources. Together, these methods provide multiple avenues for residents and stakeholder to receive notice and participation in the review of performance reports.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

San Mateo County continues to stay committed to its program objectives during the PY25. During this program year, no substantial changes occurred. The County continued to engage in conversations with local subgrantees regarding their service delivery and the County identified that many subgrantees within the community are facing challenging times with the increase of housing costs and the effects of high inflation which have resulted in increased costs of everyday essentially such as food and gas. As a result of these conversations, the County has a deeper understanding of the importance of continuously assessing the needs of the community and making appropriate adjustments/revisions to future County objectives as needed. Continuous evaluation is important to ensure that community needs are being appropriately met and prioritized.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No.

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-50 - HOME 24 CFR 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

During the 2025 Program Year, the County continued implementing its four-part monitoring process for HOME-restricted units and other County-funded affordable housing projects. Monitoring activities included desk review, property management interviews, tenant file review, and on-site unit inspections, all of which are now supported by expanded Asset Management functions that strengthen compliance oversight and improve documentation quality across the portfolio.

The County's desk review process evaluated Restrictive Covenants, audited financial statements, operating budgets, marketing materials, and annual reporting submissions. This review now includes additional compliance checks related to reserve funding, residual receipt calculations, and completeness of annual reporting and PSRs. To ensure continuity and increase monitoring capacity, the County completed a competitive RFP process and awarded a new three-year desk monitoring contract to a consultant. This contract provides sustained support for document review, monitoring follow-up, and corrective action tracking, and reinforces the County's ability to maintain consistent oversight of HOME-restricted units.

Property management interviews are used to assess operational practices related to inspections, maintenance, recertifications, marketing, and wait-list management. Staffing turnover at several properties continued to affect documentation quality and timely completion of annual recertifications. Tenant file reviews identified recurring issues such as incomplete recertification packets, missing HOME addendums, and income calculation errors. On-site unit inspections confirmed compliance with habitability standards but also highlighted missing physical needs assessments and delayed audited financial submissions.

A total of 10 properties were monitored in 2025. Although monitoring volume decreased temporarily due to staff leave, the County significantly increased its closeout productivity, completing 14 monitoring report closeouts compared to 7 in the prior year. This improvement reflects stronger internal coordination, expanded Asset Management involvement, and consistent consultant support.

To further strengthen compliance across the HOME portfolio, the County hired a full-time Director of Asset Management and has onboarded a full-time Asset Management Specialist who is overseeing HOME monitoring and annual reporting. The County will continue partnering with its desk-monitoring consultant to increase monitoring frequency, expand on-site review capacity, and ensure timely corrective action across all HOME-restricted units and County-funded projects.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)

Consistent with current and applicable federal requirements, San Mateo County requires owners of HOME assisted units to affirmatively market available housing opportunities to prospective applicants who may be less likely to apply without targeted outreach. Through the distribution of outreach materials, media advertisements and publications, the County requires owners and subrecipients to display the "Equal Housing Opportunity" statement and logo, and to implement other applicable affirmative marketing procedure. Outreach materials also provide accessibility information, including the location of services, activities, and facilities available to support applicants. In addition, advertisements and notices identify where and when prospective applicants may obtain waitlist and application information and provide detailed guidance regarding documentation needed to complete the application process. The County encourages owners of HOME assisted units to monitor and document the effectiveness of their affirmative marketing strategies to identify successful outreach methods and opportunities for improvement. Based on the results of these efforts, the County's affirmative marketing procedures continue to be effective in providing information about available housing opportunities and reaching eligible households in accordance with federal requirements.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

During the PY25, the County of San Mateo received $453,435.19 in program income from HOME projects. This funding was allocated to two multi-family deed-restricted rental properties, but neither commenced with construction nor drew down funds in FY25. The County has continued to implement its policy of allocating any displaced or recaptured funding from previous year's allocations to next year's Notice of Funding Availability (NOFA), an over-the-counter process or on an invitation-only basis, to continue its strategic funding investment in the community. The expansion of methods of allocating these funds further helps ensure that funds are being utilized in a timely fashion and for the purpose of meeting community needs. Additionally, throughout the previous sections of this report, the County included relevant owner and tenant characteristics of HOME-assisted projects.

Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)

During PY25, San Mateo County continued to leverage local Measure K resources to advance the preservation and development of affordable housing units throughout the region. Measure K funding is supported through a voter approved sales tax and, in combination with Federal and State Resources, provided an estimated $35,700,000 in funding opportunities during 2025. The County also continued efforts to strengthen housing opportunities for very low-income farmworker households through the Farm Labor Housing Loan Program. The program provides financial assistance to preserve existing affordable farm labor housing and supports the facilitation of the development of additional affordable units for farmworkers throughout the County. The County also continued its innovative efforts through Stone Pine Cove, a community designed to provide new, affordable manufactured homes for very low-income farmworker households.

Additionally, during this program year, the County further expanded its efforts to address the housing needs of individuals and families experiencing homelessness through HomeKey development projects. During PY25, the County continued to support five HomeKey projects, with additional projects in the development pipeline which will come online in future program years. Through these investments, San Mateo County continues to be the State's leading users of the HomeKey program. These developments provide permanent housing opportunities for individuals and householders experiencing or formerly experiencing homelessness, while also connecting residents with intensive supportive services and other resources. By combining local, Federal, and State resources with innovative housing initiatives and targeted programs, the County continues to strengthen the availability, preservation, and long-term affordability of housing for households with the greatest needs within the community.

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	1	1	0	0	0
Total Labor Hours	787	1562			
Total Section 3 Worker Hours	0	87			
Total Targeted Section 3 Worker Hours	0	19			

Table 14 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers		1			
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.	1				
Direct, on-the job training (including apprenticeships).		1			
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.		1			
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.	1	1			
Technical assistance to help Section 3 business concerns understand and bid on contracts.		1			
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes,preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					

Other.					

Table 15 – Qualitative Efforts - Number of Activities by Program

Narrative

In PY25, the affordable housing properties of Laureola Oaks and Colibri Commons engaged in activities to support Section 3 Workers and low- to very-low-income community members. The two operators of the properties engaged in direct outreach efforts to generate job applicants who are Public Housing Targeted Workers. Colibri Commons specifically provided direct, on-the job training as well as indirect training. Furthermore, both properties engaged in outreach efforts to identify and secure bids from Section 3 businesses. In PY25, the Colibri property reported a total of 87 Section 3 Worker hours. This amount accounts for about 5% of the total hours worked that were reported by the property. San Mateo County understands that the Section 3 requirement is a vital and important component to meeting the overall needs of the community by providing individuals and businesses with these opportunities, regardless of background. The County continues to support developers to ensure they are engaging in and evaluating their Section 3 efforts and plans through regular check-ins and progress reports.

CR-60 - ESG 91.520(g) (ESG Recipients only)

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

Recipient Name	SAN MATEO COUNTY
Organizational DUNS Number	073132177
UEI	
EIN/TIN Number	946000532
Indentify the Field Office	SAN FRANCISCO
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	

ESG Contact Name

Prefix	Mr
First Name	Norman
Middle Name	R

Last Name	Pascoe
Suffix	
Title	Information Technology Manager

<u>**ESG Contact Address**</u>

Street Address 1	264 Harbor Blvd.
Street Address 2	Bldg. A
City	Belmont
State	CA
ZIP Code	94002-
Phone Number	6508025008
Extension	
Fax Number	6508025049
Email Address	npascoe@smcgov.org

<u>**ESG Secondary Contact**</u>

Prefix	Mr
First Name	Douglas
Last Name	Frederick
Suffix	
Title	HCD Housing Program Manager
Phone Number	6505615069
Extension	
Email Address	FREDERICKDW@YAHOO.COM

2. Reporting Period—All Recipients Complete

Program Year Start Date	07/01/2025
Program Year End Date	06/30/2026

3a. Subrecipient Form – Complete one form for each subrecipient

Subrecipient or Contractor Name: LifeMoves
City: Menlo Park
State: CA
Zip Code: 94025, 1106
DUNS Number: 770160469
UEI
Is subrecipient a vistim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 90301

Subrecipient or Contractor Name: LifeMoves
City: Menlo Park
State: CA
Zip Code: 94025, 1106
DUNS Number: 770160469
UEI
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 89605