DEPARTMENT OF HOUSING

IMMIGRANT FORUM

RAY HODGES, DIRECTOR
DEPARTMENT OF HOUSING

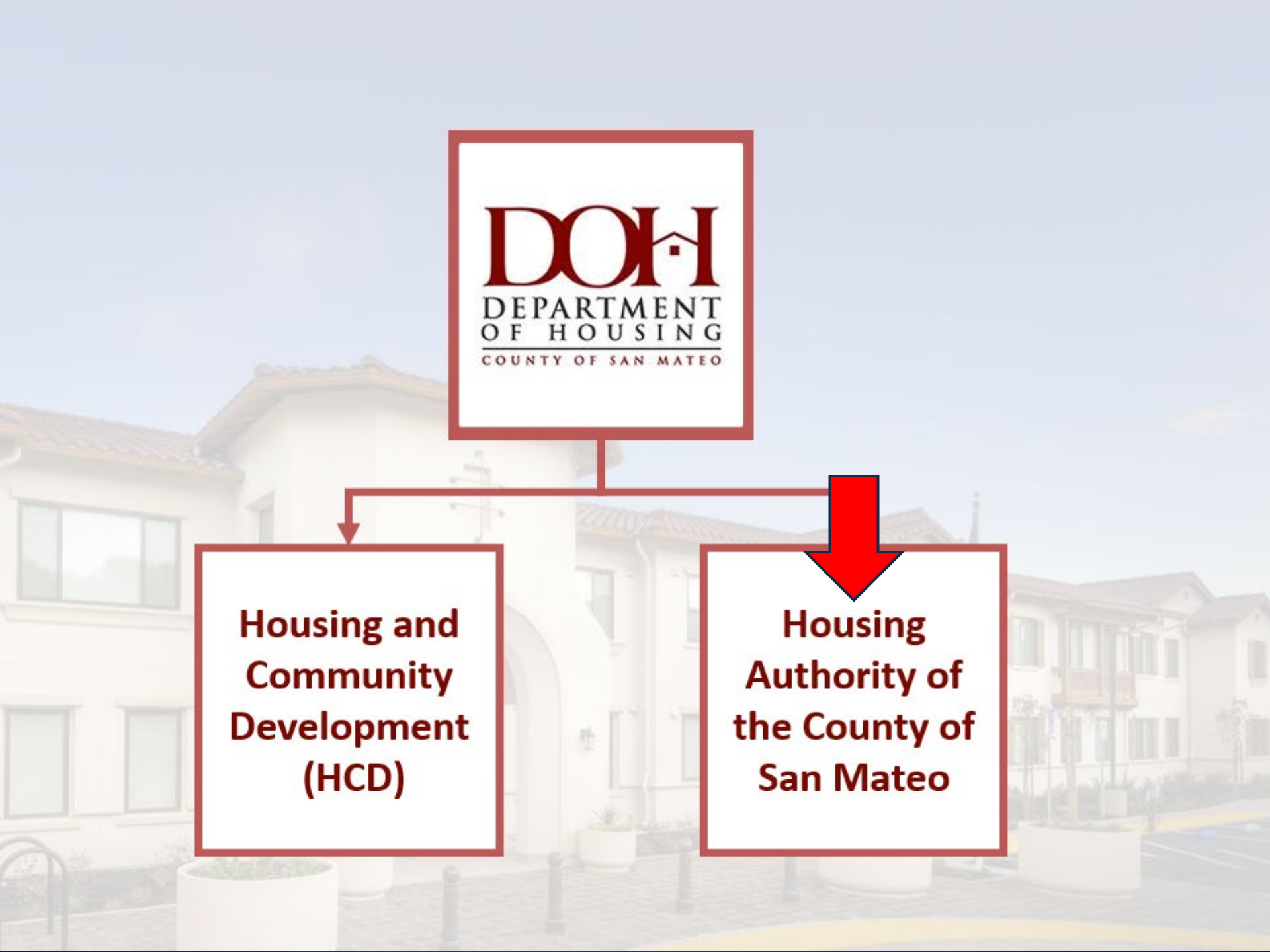
DEBBIE MCINTYRE, EXECUTIVE DIRECTOR
HOUSING AUTHORITY OF
COUNTY OF SAN MATEO

OCTOBER 15, 2026








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OF HOUSING
COUNTY OF SAN MATEO
Housing and Community Development (HCD)
Housing Authority of the County of San Mateo

Housing Authority of the County of San Mateo

RENTAL ASSISTANCE PROGRAMS



Section 8 Housing Choice Vouchers (HCV)

Tenant-based Section 8 vouchers (TBRA)

Project-based Section 8 vouchers (PBV)

Rental Assistance Demonstration (RAD)



Special Purpose Vouchers

HUD – Veterans Administration Supportive Housing (HUD-VASH)

Family Unification Program (FUP)

Mainstream

HUD Emergency Housing Vouchers (EHV)

Permanent Supportive Housing

Stability Vouchers

Foster Youth Initiative (FYI)

Housing Authority of the County of San Mateo
Program Overview

Tenant-Based Voucher Wait List (Rent Café PHA):

❖Moving-To-Work (MTW) – this list is HACSM's primary tenant-based wait list (same as Section 8 or Housing Choice Vouchers) – currently open.

- There are no new vouchers being issued from this WL

Project-Based Voucher Wait Lists (Rent Café PHA):

❖PBV WLs open when new projects are ready to lease-up; and

❖When existing projects need more names on their waitlists

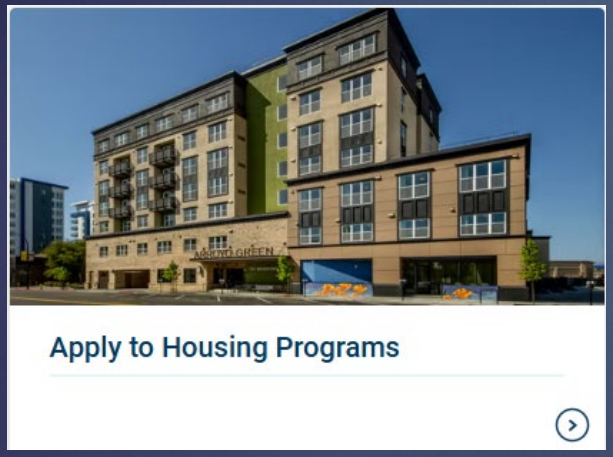
❖Current PBV WL opening: **Colma Veterans Village**

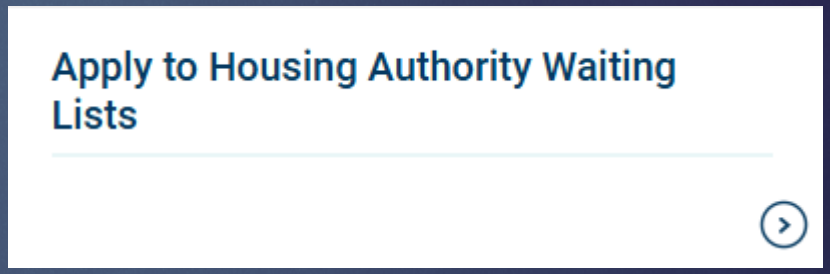
- 1680 Mission Rd, Colma
- Must be a veteran with less than honorable discharge



Housing Authority of the County of San Mateo
Program Overview

- **Rent Café PHA link: https://www.mysmchousing.com/**
  - There are several video links available, in English and Spanish, on the Department of Housing website, to assist with the Rent Café registration and application process:





- **If applicants are unable to apply online, they can complete a Wait List Registration Form (available from HACSM)**

Housing Authority of the County of San Mateo
Program Overview

Coordinated Entry System (CES):

- Permanent Supportive Housing (PSH) – no new matches being requested at this time
- Stability Voucher (SV)
- Housing Readiness Program (HRP)
- Emergency Housing Voucher (EHV) – program closed

Direct Referral ONLY:

- Mainstream (age 18-62)
- Veteran Affairs Supportive Housing (VASH)
- Foster Youth & Family Unification

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Housing Authority of the County of San Mateo
Program Eligibility

Basic Eligibility Requirements:

- **Household's gross annual income is within income limits.**
  - Generally, the income limit is 50% - Very Low-Income; however, some PBV projects may have units that serve populations at 30% (Extremely Low-Income) and VASH allows up to 80% (Low Income), unless otherwise noted
- **Citizenship or eligible immigration status of family members**
- **Provide Social Security Numbers information for household members**
- **Consent to collection and use of family information with applicable consent forms**
- **Not currently receiving a duplicative subsidy**
- **Meet asset and property ownership restrictions**
  - Cannot have more than $100K in assets or have ownership in property

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Housing Authority of the County of San Mateo
Documentation

Types of Documentation Required:

- **Proof of Income**
  - Current and consecutive pay stubs, current SS/SSI letters, current unemployment benefits letter, current TANF notice of action, current child/spousal/family support letter
- **Proof of Assets**
  - Current bank statement(s) and/or investment accounts
- **Proof of Citizenship or Eligible Immigration Status**
  - Birth certificates and/or current ID/DL for household members, Permanent Resident cards OR documentation regarding immigration status
  - Verification is completed via the SAVE system
- **Social Security Cards for all eligible household members**

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Housing Authority of the County of San Mateo
Program Eligibility

- **Federal housing assistance cannot be provided on behalf of ineligible noncitizens**
- **Regulations implement this statutory mandate through prorated assistance**
- **HACSM calculates subsidy based on the number of *eligible* family members. Ineligible individuals receive no federal housing assistance**
  - Households must have at least one eligible household member to qualify for subsidy
  - Households are considered 'mixed families' with both eligible and ineligible household members

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Housing Authority of the County of San Mateo
Program Eligibility

Traditional Mixed Family Calculation Example:

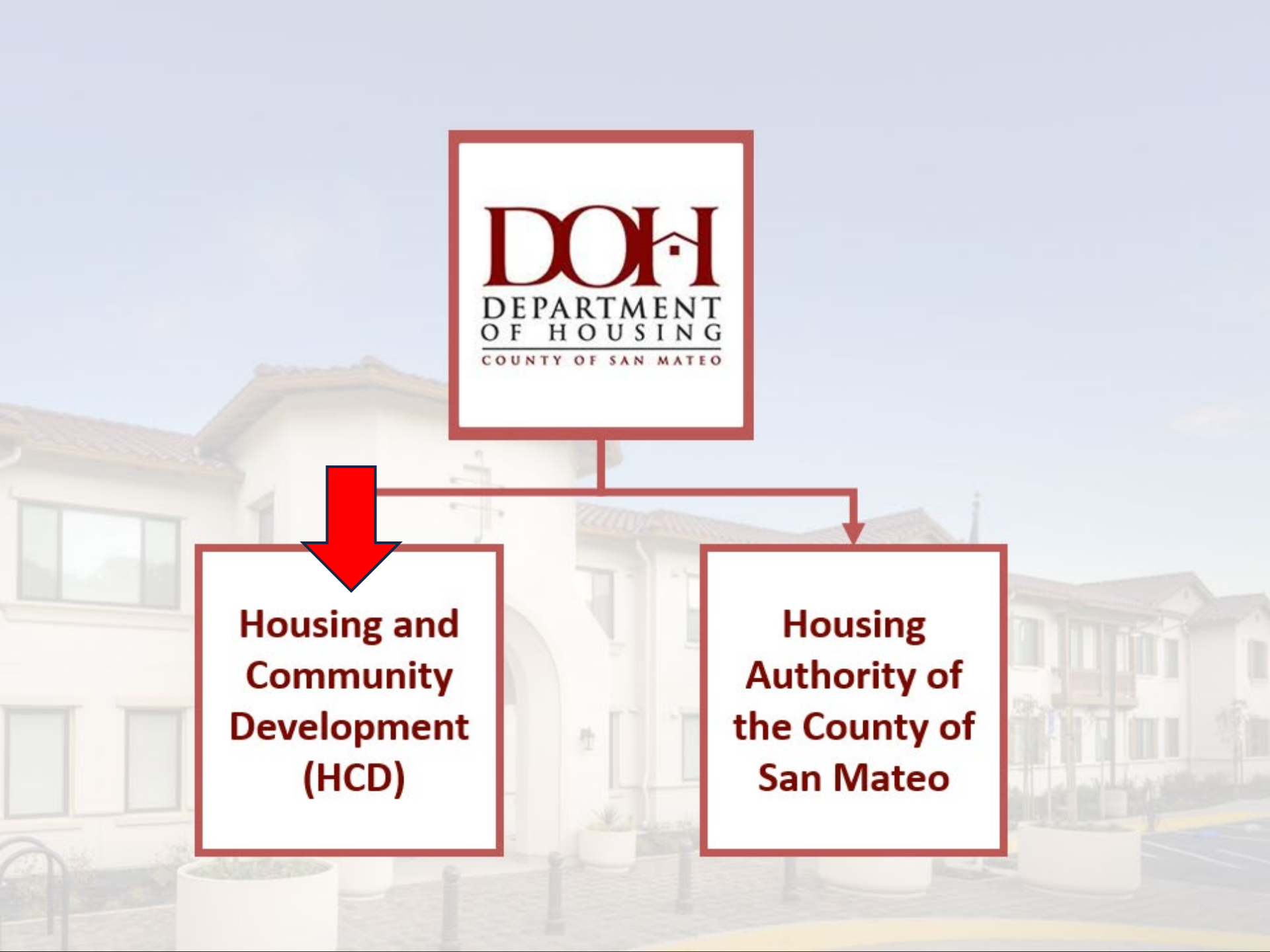
- A family of four has two ineligible members and two eligible members
- The contract rent of the unit is **$3350**
- If everyone in the household is eligible, the HAP subsidy would be **$2379**, based on reported household income
- Since two members are ineligible, the prorated HAP subsidy is **$1190** or **50% of $2379**

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Proposed Rule

- On February 20, 2026, HUD published a proposed rule that imposes stricter requirements on families with mixed status
- In general, a new family would not be eligible for assistance (even at a prorated amount) unless every member of the family in the unit has eligible status
- All households will be impacted as there's a new requirement to verify citizenship
- HUD received over 13,000 public comments
- HUD is currently reviewing submissions as it decides whether to issue a final rule or amend the proposed rule

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Housing and Community Development (HCD)

OVERVIEW OF RESOURCES FOR AFFORDABLE HOUSING

- Affordable Housing Fund (AHF)
- State Resources
- Federal Funds
- County Housing Voucher Program
- County-owned Land / Impact fees in-lieu fees, etc.

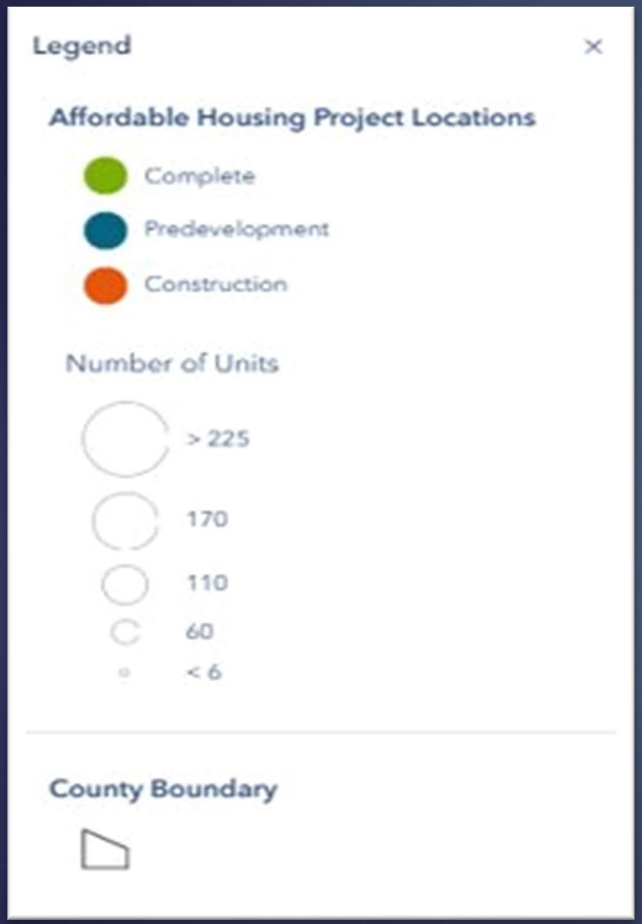
AFFORDABLE HOUSING PIPELINE

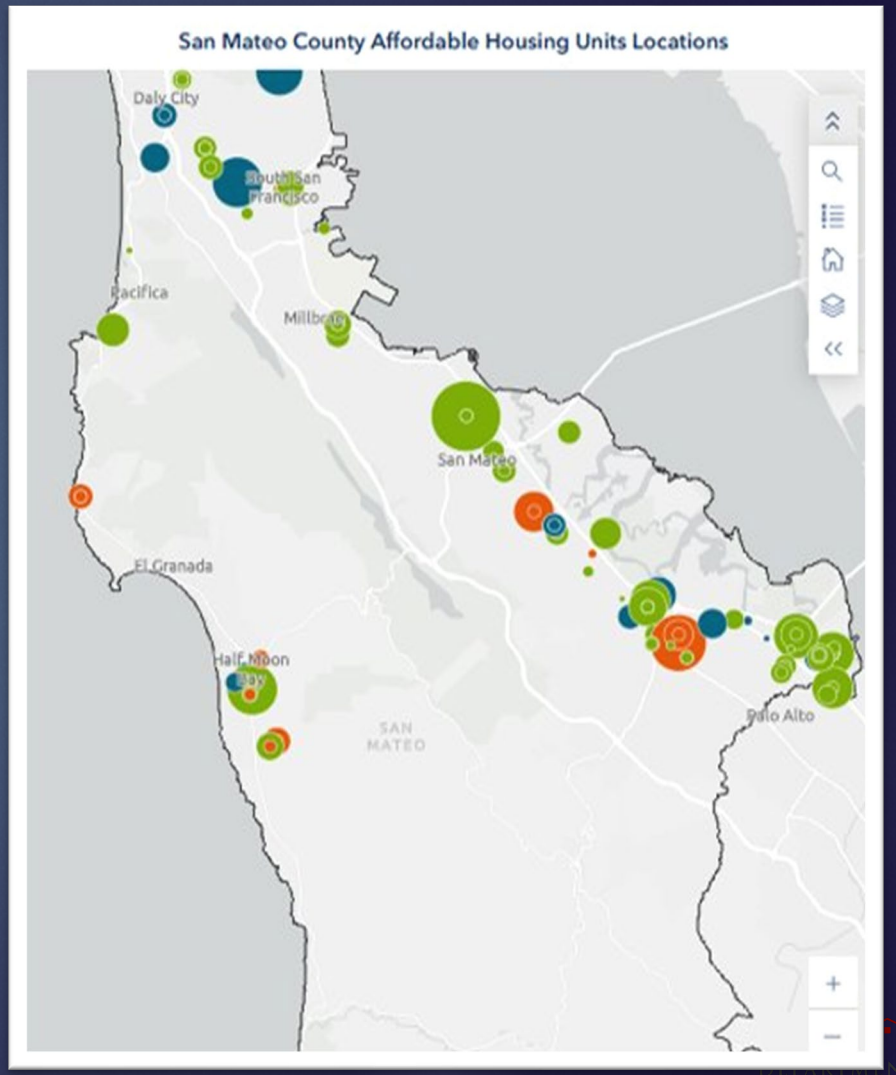
	Completed	In Construction	Pre-Development	Total Units
Homeless Units	671	149	251	**1,071**
Other Affordable Units	2,858	391	848	**4,097**
Total Affordable Units	3,529	540	1,099	**5,168**



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Housing and Community Development Dashboard





https://www.smcgov.org/housing/doh-dashboards

PROJECTS IN CONSTRUCTION

Linc Hill Street Affordable Housing
- Belmont
- Est. Fall/Winter 2026
- 37 units

Cypress Point
- Moss Beach
- Est. Fall 2027
- 71 units

Monarch at Redwood
- North Fair Oaks
- Est. Summer/Fall 2027
- 86 units

Ridge at Ralston
- Belmont
- Est. Winter/Spring 2028
- 65 units

Midway Phase II
- Daly City
- Est. Spring 2027
- 113 units

493 Eastmoor
- Daly City
- Est. Summer/Fall 2028
- 72 units



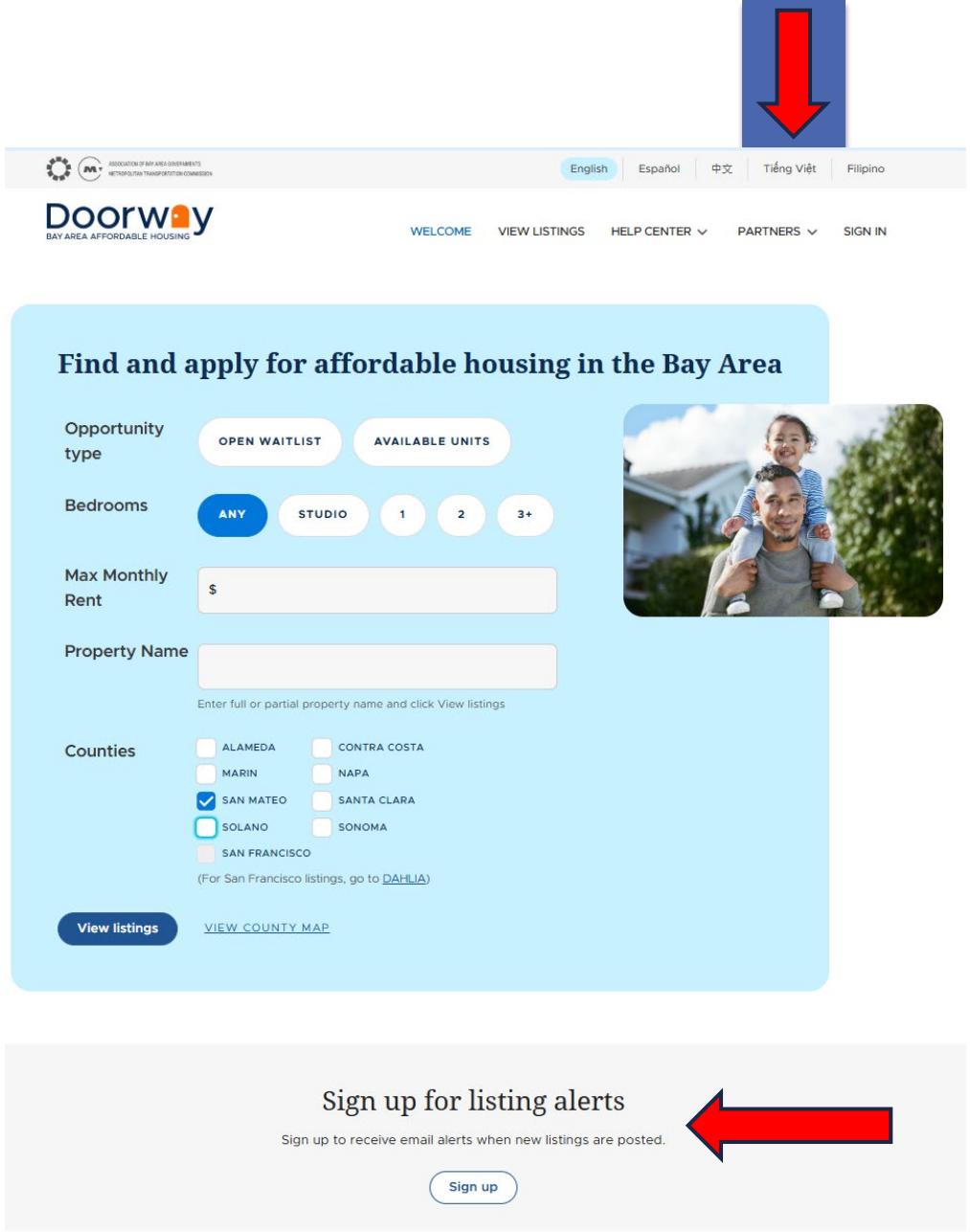
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AFFORDABLE HOUSING SEARCH

Doorway Housing Portal

https://housingbayarea.mtc.ca.gov/





AFFORDABLE HOUSING SEARCH

Am I Eligible?

INCOME LIMITS

- Minimum Income
- Maximum Income

OCCUPANCY LIMITS

- Limits on number of people based on unit size

HOUSING PREFERENCES OR REQUIREMENTS

- Seniors
- Farmworkers
- Educators
- Live/Work

ADDITIONAL REQUIREMENTS

- Credit, rental, criminal background checks
- Requires a SSN or ITIN

AFFORDABLE HOUSING SEARCH

What paperwork is needed?

Identification:

- **Federally-funded listings:**
  - ✓Over 18: government-issued photo ID
  - ✓Under 18: birth certificate or social security card, or passport.
- **Non-federally funded properties:**
  - ✓Any form of documentation that verifies your identity.

Proof of Income

- Welfare, veteran benefits, social security letter
- Rental assistance voucher
- Recent paystubs from current employer
- Self-employment proof
- Tax Returns
- Alimony, current pension, or retirement income

Proof of Assets And Expenses

- Checking account statements
- Savings account statements
- Most recent credit card statements
- Alimony payments

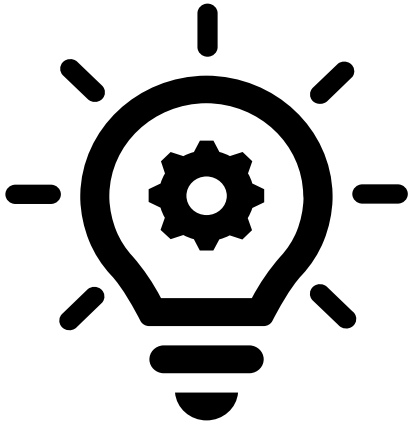


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AFFORDABLE HOUSING SEARCH

HELPFUL TIPS

- Sign up for notifications so you are aware of housing opportunities as they come online.
- Doorway allows applicants to add an additional contact person (can be a case manager or housing navigator)
- Review application criteria to see if at least one household member needs to have eligible immigration status.
- Applicants need to provide updated documentation once a year even if there is not a unit available.



THANK YOU

QUESTIONS?

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