



COUNTY OF SAN MATEO

FY 2018-22 Consolidated Plan San Mateo County HOME Consortium County of San Mateo Urban County

Approved by County Board of Supervisors
Resolution No. 075840 - April 24, 2018

San Mateo Urban County

County of San Mateo
City of Atherton
City of Belmont
City of Brisbane
City of Burlingame
City of Colma
City of East Palo Alto
City of Foster City
City of Half Moon Bay
Town of Hillsborough
City of Menlo Park
City of Millbrae
City of Pacifica
Town of Portola Valley
City of San Bruno
City of San Carlos
Town of Woodside

HOME Consortium Members:

San Mateo Urban County
City of South San Francisco
City of San Mateo

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City of San Mateo

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Executive Summary

ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

1. Introduction

Every five years, County of San Mateo HOME Consortium develops a Consolidated Plan, which establishes the priorities and goals for the allocation of funding from the U.S. Department of Housing and Urban Development (HUD) Development formula block grant programs: CDBG, HOME, and Emergency Solutions Grants (ESG). Funds from these programs are used to assist with a variety of housing and community development activities, including but not limited to, emergency shelter operations, new construction of affordable housing units, renovation and rehabilitation of existing affordable housing, provision of essential public services, support for local microenterprises, and improvements to public facilities.

The Plan covers the geographic area of the County Consortium jurisdiction, which comprises 18 of the 20 cities in the County plus the unincorporated areas. The two cities not belonging to the Consortium — the Cities of Daly City and Redwood City — prepare separate Consolidated Plans.

The Consolidated Plan is designed to help jurisdictions assess their affordable housing and community development needs, foster a community-wide dialogue about funding priorities, and to ultimately make data-driven and place-based investment decisions regarding federal community planning and development grants.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

This Consolidated Plan contains a range of goals, objectives, and outcomes formulated to address needs identified for homelessness, other special needs, affordable housing, non-housing community development, barriers to affordable housing, lead-based paint hazards, institutional structure, and coordination. This plan also includes goal and objectives identified in the Assessment of Fair Housing. These objectives include:

- Continue to Plan, Monitor and Administer Entitlement Grant Programs and insure compliance with Federal Regulations.
- Improve the condition of housing for low-income homeowners.
- Increase development of units and affordability of housing.
- Address community needs through community-based public service programs.
- Address community needs through improvements and repair of Public and Community Facilities.

These objectives are supported by a collection of associated strategies and performance goals. These strategies seek to work toward meeting the objectives stated, addressing the need for more affordable housing, housing rehabilitation, public and community facilities improvements, and public services. Specifics can be found in the Strategic Plan and Annual Action Plan.

3. Evaluation of past performance

San Mateo County has a history of successful programs funded through the Community Development Block Grant, HOME Investment Partnership, and Emergency Solutions Grant programs. Of particular importance to the health of the city have been programs that address the condition of the housing stock and public services directed toward keeping those at risk of homelessness in their homes. The County has successfully funded minor rehab activities targeting lower income and elderly households unable to properly maintain their homes. The County has worked actively with local homeless services providers to expand both the stock of units/beds available to homeless persons and services aimed at helping those persons find support services to rapidly rehouse those who fall into homelessness and homeless prevention services to keep families and individuals in their homes. Details of past performance can be found in the County's Consolidated Annual Performance and Evaluation Report (CAPER).

4. Summary of citizen participation process and consultation process

The process of identifying priority housing and community development needs included:

- 5 community meetings in South San Francisco, North Fair Oaks, San Mateo, Belmont, Pacifica (123 attendees)
- 4 roundtables with affordable housing developers, real estate professionals, nonprofit service providers and local government staff (33 attendees)
- Priority needs survey available in English, Spanish, Tagalog, and Chinese (814 responses)
- Email and phone line available for comments 24/7
- 1 Housing and Community Development Committee public hearing on priority housing and community development needs
- 1 Housing and Community Development Committee public hearing on the draft 2018-2022 Consolidated Plan
- Presentations at an October Continuum of Care Steering Committee meeting and a meeting of representatives from various County departments serving low-income residents.
- Questionnaires for stakeholders regarding the local public housing, lead based paint hazards, services for residents with HIV/AIDs, and homelessness services.

- Consultation meetings with Center on Homelessness and Public Housing Authority staff

5. Summary of public comments

The most pressing need identified in all of the community meetings was more affordable housing, particularly rental. Other community needs that were widely identified as priorities included tenant-landlord mediation, community centers (particularly youth, educational and recreational services), employment resources, childcare, street improvements, and homeownership programs.

The priority needs survey also identified affordable rental housing as the highest priority for housing and community development funds. Other activities that a large number of respondents marked as a high priority include affordable homeownership opportunities, rent subsidies, emergency financial assistance, health services, and facilities and services for youth.

6. Summary of comments or views not accepted and the reasons for not accepting them

Given the resounding need for affordable housing expressed throughout the engagement process, the Consolidated Plan's goals focus primarily on those needs. Expressed needs like public improvements and health services that are served by other agencies and sources of funds were therefore not emphasized in the Plan.

7. Summary

This plan provides a framework through which San Mateo County manages its federal entitlement programs related to community development and homeless assistance. Data were provided through HUD's eCon software system, utilizing American Community Survey data and other sources, to construct the needs assessment and market analysis. The County worked with local service providers and other concerned citizens to develop the strategic plan and annual action plan, both designed to address needs within the county as identified through the public participation process and needs assessment.

The Process

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	SAN MATEO COUNTY	
CDBG Administrator	SAN MATEO COUNTY	Department of Housing
HOPWA Administrator		
HOME Administrator	SAN MATEO COUNTY	Department of Housing
ESG Administrator	SAN MATEO COUNTY	Department of Housing
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Narrative

The lead agency for the development of the Consolidated Plan and the use of federal housing and community development funding is the Department of Housing of the County of San Mateo.

Consolidated Plan Public Contact Information

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PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The Housing Department hosted four roundtables that involved participation from local and County government staff, affordable housing developers, community-based organizations, and professionals in the real estate industry. Department staff also presented at a Continuum of Care Steering Committee meeting as well as a meeting of representatives from the County Health System, Behavioral Health Agency, Housing Authority, and Health Plan. Housing Department staff also met with staff from the County Center on Homelessness and Housing Authority staff and developed questionnaires for stakeholders regarding lead-based paint hazards, services for residents with HIV/AIDs, public housing, and homelessness services.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The County has ongoing relationships with several housing providers working on housing development activities. The CHDO system provides a forum for assisting these agencies grow and meet their own targeted clientele. The Housing Authority of the County of San Mateo works to utilize Housing Choice Vouchers from the federal government to address the housing needs of the County's lowest income households. Through the Continuum of Care process, the County maintains relationships with mental health providers, homeless shelter and services providers, and other governmental agencies with specific responsibilities for homeless individuals and families. The County also participates in a variety of other coalitions that seek to address other issues that relate to housing and service needs.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The Department of Housing (DOH) and the Human Services Agency (HSA), which serves as the local Continuum of Care (CoC), have executed a Memorandum of Understanding that establishes roles and responsibilities for program administration of a portion of federal entitlement funds and any state-allocated funds received by DOH. While DOH is the sole administrator of the CDBG, ESG and State ESG programs, DOH works closely with HSA to align administration of these funds to the County's Strategic Plan to End Homelessness. The County's Strategic Plan to End Homelessness is organized around five key goals: create a system to end homelessness in San Mateo County by 2020, end Veteran homelessness, end family homelessness, end youth homelessness, and ensure that individuals exiting institutions will not discharge into homelessness. DOH prepares the funding priorities and guiding principles for Notices of Funding Availability (NOFA) of HUD funding programs and HSA provides guidance and recommendations to DOH regarding homeless and safety net priorities and funding allocations to align

with the County’s Strategic Plan to End Homelessness. In order to receive funding, selected service providers and programs must adhere to the guiding principles for the new homeless system. HSA also assists DOH during the NOFA application review and recommendation process, including reviewing and scoring applications with DOH staff.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

DOH works closely with HSA to align administration of ESG and State ESG funds to the County’s Strategic Plan to End Homelessness. DOH prepares the funding and guiding principles for Notices of Funding Availability (NOFA) of ESG and State ESG funding programs, and HSA provides guidance and recommendations to DOH regarding homeless and safety net priorities and funding allocations to align with the Strategic Plan to End Homelessness. In order to receive funding under NOFAs for ESG and State ESG, selected services providers and programs must adhere to the guiding principles for the new homelessness system set forth in the Strategic Plan to End Homelessness. HSA assists DOH during the NOFA application review and recommendation process, including reviewing and scoring applications with DOH staff. HSA is the County’s HMIS administrator and upon request by DOH, provides summary performance data. HSA also review and provides recommendations regarding written reporting completed by DOH, such as narrative summaries of activities and outcomes.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	County of San Mateo Human Services Agency
	Agency/Group/Organization Type	Services-Children Services-Victims of Domestic Violence Services-homeless Services-Employment Child Welfare Agency Other government - County
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency staff either participated in one of four stakeholder roundtables, was present at a Continuum of Care steering committee meeting or working group presentation on the Consolidated Plan, contributed data and analysis through a written questionnaire, or met with Department of Housing staff.
2	Agency/Group/Organization	Housing Authority of SMC
	Agency/Group/Organization Type	PHA Other government - County
	What section of the Plan was addressed by Consultation?	Public Housing Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency staff either participated in one of four stakeholder roundtables, was present at a Continuum of Care steering committee meeting or working group presentation on the Consolidated Plan, contributed data and analysis through a written questionnaire, or met with Department of Housing staff.
3	Agency/Group/Organization	San Mateo County Health System
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Health Health Agency Publicly Funded Institution/System of Care Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy HOPWA Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency staff either participated in one of four stakeholder roundtables, was present at a Continuum of Care steering committee meeting or working group presentation on the Consolidated Plan, contributed data and analysis through a written questionnaire, or met with Department of Housing staff.

4	Agency/Group/Organization	PROJECT SENTINEL
	Agency/Group/Organization Type	Services - Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Assessment of Fair Housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency staff either participated in one of four stakeholder roundtables, was present at a Continuum of Care steering committee meeting or working group presentation on the Consolidated Plan, contributed data and analysis through a written questionnaire, or met with Department of Housing staff.
5	Agency/Group/Organization	HIP HOUSING CORPORATION
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency staff either participated in one of four stakeholder roundtables, was present at a Continuum of Care steering committee meeting or working group presentation on the Consolidated Plan, contributed data and analysis through a written questionnaire, or met with Department of Housing staff.
6	Agency/Group/Organization	MIDPEN HOUSING
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency staff either participated in one of four stakeholder roundtables, was present at a Continuum of Care steering committee meeting or working group presentation on the Consolidated Plan, contributed data and analysis through a written questionnaire, or met with Department of Housing staff.

7	Agency/Group/Organization	MENTAL HEALTH ASSOCIATION OF SAN MATEO COUNTY
	Agency/Group/Organization Type	Housing Services - Housing Services-Persons with Disabilities Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homelessness Needs - Veterans Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency staff either participated in one of four stakeholder roundtables, was present at a Continuum of Care steering committee meeting or working group presentation on the Consolidated Plan, contributed data and analysis through a written questionnaire, or met with Department of Housing staff.
8	Agency/Group/Organization	SAMARITAN HOUSE
	Agency/Group/Organization Type	Services - Housing Services-Children Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency staff either participated in one of four stakeholder roundtables, was present at a Continuum of Care steering committee meeting or working group presentation on the Consolidated Plan, contributed data and analysis through a written questionnaire, or met with Department of Housing staff.

9	Agency/Group/Organization	San Mateo County Continuum of Care
	Agency/Group/Organization Type	Services-homeless Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency staff either participated in one of four stakeholder roundtables, was present at a Continuum of Care steering committee meeting or working group presentation on the Consolidated Plan, contributed data and analysis through a written questionnaire, or met with Department of Housing staff.
10	Agency/Group/Organization	City of San Mateo
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	As a HOME Consortium member, the City participated in public outreach activities and the development of the Consolidated Plan and Assessment of Fair Housing.
11	Agency/Group/Organization	CITY OF SOUTH SAN FRANCISCO
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	As a HOME Consortium member, the City participated in public outreach activities and the development of the Consolidated Plan and Assessment of Fair Housing.

12	Agency/Group/Organization	DALY CITY
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	As a regional partner, the City participated in public outreach activities and the development of the Consolidated Plan and Assessment of Fair Housing.
13	Agency/Group/Organization	City of Redwood City
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Public Housing Needs Homelessness Strategy Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	As a regional partner, the City participated in public outreach activities and the development of the Consolidated Plan and Assessment of Fair Housing.
14	Agency/Group/Organization	San Mateo County ISD
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Digital Divide
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	San Mateo County ISD (Information Services Department) is working to provide free WiFi hotspots throughout the county to reduce the digital divide. The department provided updates on their progress.
15	Agency/Group/Organization	San Mateo County Sheriff's Office of Emergency Services
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Resiliency

How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Sheriff's Office of Emergency Services actively promoted a coordinated response to natural disasters among the 20 cities and the County in San Mateo County.
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Identify any Agency Types not consulted and provide rationale for not consulting

No specific organizations were intentionally left out of the public participation process.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Human Services Agency	Goals 35 and 37 specifically address the 2016-2020 Strategic Plan to End Homelessness
Assessment of Fair Housing	Department of Housing	Goal 36 includes fair housing services

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

San Mateo County Department of Housing works closely with other local communities active in the Continuum of Care process, State agencies, local non-profit organizations, and other departments of the County in the development of programs to address housing, homeless, and community development needs and other local issues covered by the Consolidated Plan.

Narrative

The development of the Consolidated Plan and the component Strategic Plan and Annual Action Plan require the help of the local non-profit community and other organizations. Specific priorities are identified and ranked through that participation utilizing focus group sessions, forums, and surveys. The County relies on its ongoing relationships to ensure that these opinions and observations are incorporated into the Plan.

PR-15 Citizen Participation - 91.401, 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

Two public hearings were held at Housing and Community Development Committee meetings: the first was on priority housing and community development needs and the second on public comments and feedback regarding the draft Consolidated Plan.

The priority needs survey was conducted online and paper copies were distributed in select locations. The survey was translated to the three largest non-English speaking populations – Spanish, Chinese, and Tagalog. 814 responses were received.

Five community meetings were held in locations throughout the County: South San Francisco, North Fair Oaks, San Mateo, Belmont, and Pacifica. The Belmont meeting was held during the day and others in the evening. The first four meetings were focused on gathering community priority needs and the final meeting in Pacifica was focused on reviewing the drafted needs identified from prior meetings and comments. The North Fair Oaks meeting was conducted in both Spanish and English. Priority needs were tallied in community meetings through verbal participation, activities, and comment cards then ranked based on quantity of mentions.

Additionally, extensive outreach was conducted for the Assessment of Fair Housing, completed shortly before the start of the Consolidated Plan citizen participation began. This outreach included a resident survey completed by over 4,000 people, four resident focus groups, two open house community meetings, a public hearing before the Board of Supervisors, and a town hall meeting with two of the County Supervisors.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/broad community South San Francisco Residents	11 Attendees largely resided in South San Francisco.	Top Needs:1. Low-income senior housing2. Teacher Housing3. Housing assistance and supportive housing4. Homeless Services	Street lighting and road maintenance were seen as top priorities but are also addressed by other agencies.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Meeting	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community North Fair Oaks Residents	Attendance: 50. Attendees largely resided in Redwood City, but also Atherton, San Mateo, and Menlo Park.	Top Needs:1. Affordable Housing (services, workers, disabilities, elderly, ownership)2. Tenant / Owner Mediation (sanitation, discrimination, code compliance, maintenance)3. Job Training, resources, and services4. Medical Services and clinics	Street Improvements, lighting, and parking were seen as top priorities but are also addressed by other agencies.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Meeting	Non-targeted/broad community Residents of Public and Assisted Housing	Attendance: 27. Attendees largely resided in Belmont and San Mateo, but also Redwood City, San Carlos, East Palo Alto, Menlo Park, Daly City, Pacifica, South San Francisco, and San Bruno.	Top Results: 1. Affordable Rental for various ages2. Home Buyer / Home Ownership Programs3. Affordable Daycare4. Transportation, Job Training, Mental Health Services, Affordable for Disabilities	Concerns for the county's infrastructural plans including water, roads, and resources in the face of an increasing population were also mentioned.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Public Meeting	Non-targeted/broad community	Attendance: 5. Attendees resided in Daly City, San Carlos, San Mateo, and East Palo Alto.	Top Results1. More affordable rental at various age ranges2. Homebuyer Program & opportunities for home ownership3. Affordable daycare and infant care4. More affordable housing		
5	Public Meeting	Non-targeted/broad community Coastside Residents	Attendance: 30. Attendees largely resided in Pacifica but also San Mateo, East Palo Alto, Daly City, South San Francisco, Half Moon Bay, and Burlingame.	1. Affordable Housing2. Public services and resources in proximity to residents3. Improved public transportation4. Homeless shelters and services		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Online & Paper Survey	<p>Non-English Speaking - Specify other language: Spanish, Tagalog, and Chinese</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	Responses: 814	<p>Top Needs:1. Build affordable housing (rental & ownership)2. Rental subsidies, homeownership assistance, emergency financial assistance3. Mental health services, health services, substance abuse treatment, supportive services4. Youth centers, school age after school and tutoring5. Transitional housing</p>		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
7	Public Hearing	Non-targeted/broad community	10 attendees.	- services for domestic violence survivors - housing services - affordable housing services and units for mental health clients - retention issues for low income families - Home Sharing - Meals on Wheels - residents with disabilities is access to affordable housing.		
8	Internet Outreach	Non-targeted/broad community	Updated County Website and social media handles advertising events.			https://housing.smcgov.org/con-plan

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
9	Internet Outreach	Non-English Speaking - Specify other language: Surveys provided in Spanish, Tagalog, and Chinese Non-targeted/broad community	The Assessment of Fair Housing survey of residents was completed by over 4,000 residents and stakeholders.	Comments were integrated into the development of the Assessment of Fair Housing. Complete summary of survey results can be found in that document.		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
10	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish, Tagalog Non-targeted/broad community	Four resident focus group meetings were conducted for the Assessment of Fair Housing. One meeting was conducted in Spanish, another in Tagalog. Project Sentinel staff facilitated one meeting for African-American residents.	Comments were compiled and discussed in the Assessment of Fair Housing.		
11	Public Meeting	Non-targeted/broad community	Two open houses were conducted on June 17, 2017 to discuss the Assessment of Fair Housing with community residents in Daly City and North Fair Oaks.	A summary of the comments received at the open houses is provided in the Assessment of Fair Housing.		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
12	Public Hearing	Non-targeted/broad community	A public hearing before the Board of Supervisors was conducted on July 7 25, 2017 for the Assessment of Fair Housing.	A summary of the comments received at the public meeting is provided in the Assessment of Fair Housing.		
13	Public Meeting	Non-English Speaking - Specify other language: Spanish	A town hall meeting in the North Fair Oaks neighborhood was conducted on September 12, 2017 for the Assessment of Fair Housing attended by two County Supervisors and about 60 residents.	A summary of the comments received at the town hall is provided in the Assessment of Fair Housing.		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
14	Public Meeting	Housing providers	A briefing of housing developers, providers, and industry was conducted on July 18, 2017 for the Assessment of Fair Housing.	A summary of the comments received at the briefing is provided in the Assessment of Fair Housing.		
15	Public Meeting	Community organizers	A briefing of community organizers, advocates, and coalitions was conducted on July 19, 2017 for the Assessment of Fair Housing.	A summary of the comments received at the briefing is provided in the Assessment of Fair Housing.		

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The needs assessment looks at a variety of housing, homeless, community development, and non-homeless special needs through an examination of census and CHAS data, which was created by the U.S. Census Bureau and the U.S. Department of Housing and Urban Development. These data quantify housing problems, such as overcrowding and cost burden, and measure the magnitude of special needs populations, such as the elderly, frail elderly, and persons with HIV/AIDS. As shown in the following analysis, cost burden (paying more than 30 percent of household income on housing expenses) and extreme cost burden (paying more than 50 percent of household income on housing expenses) have a considerable impact on households in San Mateo County, particularly lower income households. Measures of housing condition (lack of complete kitchen or plumbing facilities) don't provide a very reliable measure of condition, though it represents the best, easily accessible data on the topic. Other needs are represented through the Section 8 wait list and various census and state data sources.

Special topics for consideration in this Consolidated Plan include overcoming the digital divide and resiliency. With respect to access to online resources, the digital divide is being narrowed in San Mateo County through the efforts of the San Mateo County Information Services Division. ISD works to provide free WiFi hotspots throughout the county through the SMC Public WiFi Project. Currently, there are 73 locations in the county where free WiFi is available to everyone. These locations include all County office and service centers, local youth centers, community centers, and a variety of other locations. The project is funded through the County's 1/2 cent sales tax termed Measure K. The County believes that providing high speed Internet access is the 21st century equivalent to building roads. Providing the infrastructure so that all residents have equal access to online resources is critical to supporting our shared vision of a healthy, safe, prosperous, livable, environmentally conscious, and collaborative community.

With respect to resiliency, the San Mateo County Sheriff's Office of Emergency Services actively coordinates emergency response services among all the jurisdictions in the county. It conducts annual preparedness drills, works with the local cities to identify response resources available locally, coordinates training for public employees as first responders, and ensures that all necessary steps are taken in preparation for any natural disaster. Local responses to disasters, including reconstruction efforts in the wake of those disasters, are kept in the forefront of the County's plans for the future.

NA-10 Housing Needs Assessment - 24 CFR 91.405, 24 CFR 91.205 (a,b,c)

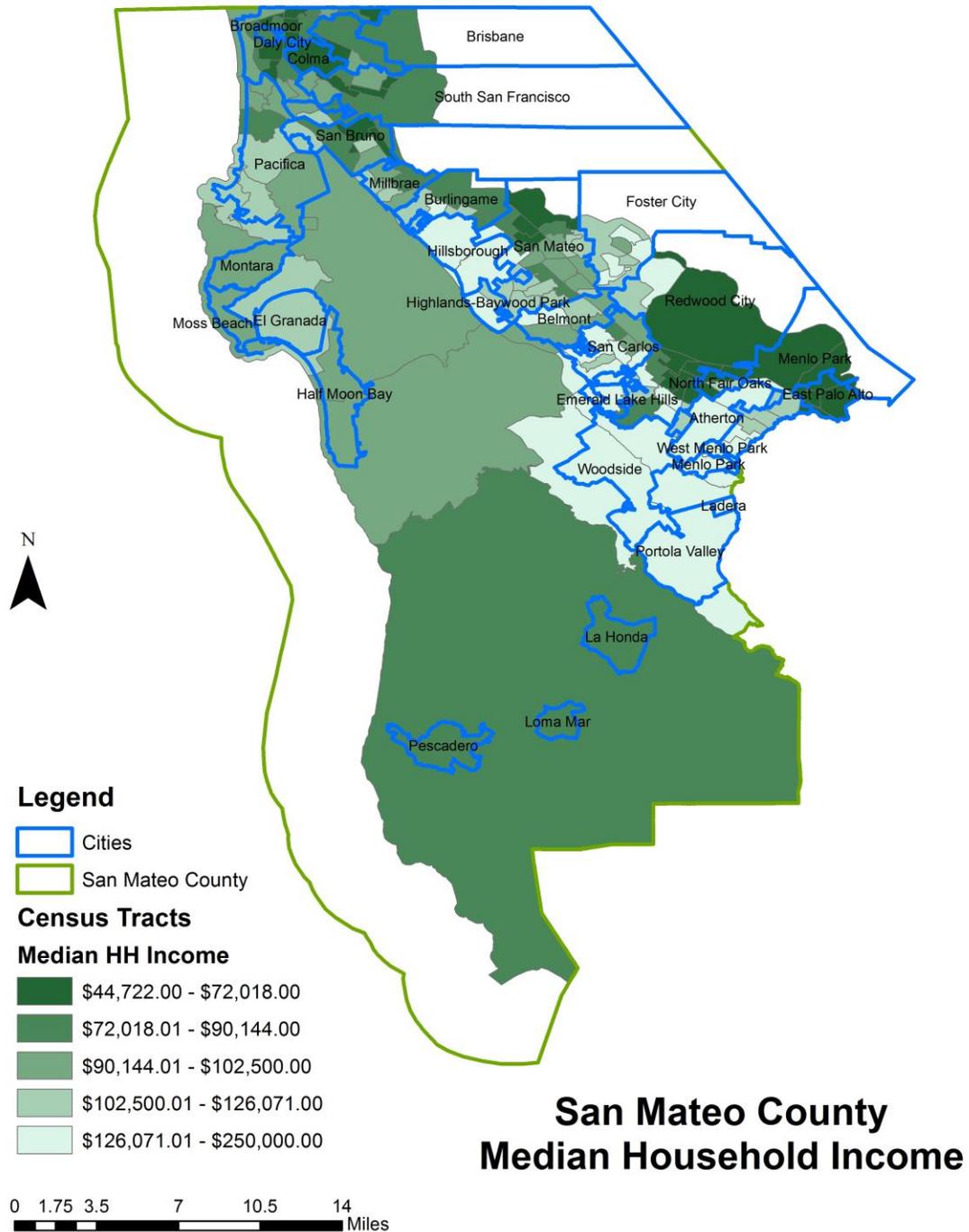
Summary of Housing Needs

The following data provide an analysis of housing problems in San Mateo County, including lack of complete plumbing or kitchen facilities, overcrowding (1.01 to 1.5 persons per room), severe overcrowding (more than 1.5 persons per room), cost burden (paying more than 30% of household income on housing expenses), and severe cost burden (paying more than 50% of household income on housing expenses). As calculated from the Housing Needs Summary Table #1, below, by far, the most common housing need is related to severe cost burden, hitting lower income households particularly hard, with 56.7 percent of renter households and 56.9 percent of owner households earning less than 30% of the area median income (AMI) being severely cost burdened. For rental households, cost burden is the most common housing problem with over 27 percent of all renter households earning below 100% of the AMI being cost burdened. Severe cost burden is the most common problem for owner households where almost 33 percent of all owner households earning below 100% of the AMI are severely cost burdened, with cost burden not far behind at 21 percent for owners, while 26 percent of renters are severely cost burdened. The next most pressing housing problem in San Mateo County is overcrowded housing in rental housing, with eight percent living in overcrowded units.

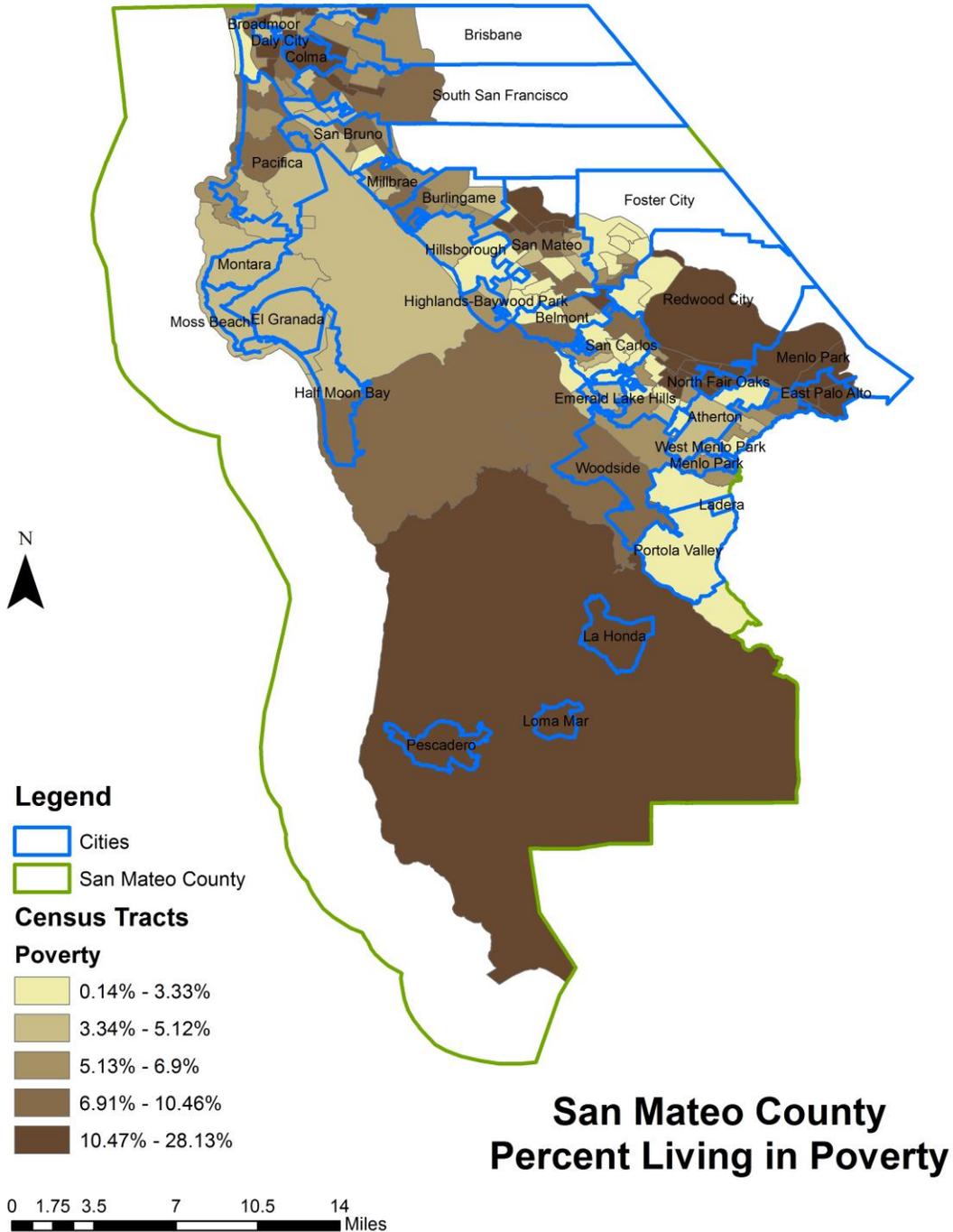
Demographics	Base Year: 2000	Most Recent Year: 2013	% Change
Population	528,138	548,697	4%
Households	195,268	198,928	2%
Median Income	\$70,819.00	\$88,202.00	25%

Table 5 - Housing Needs Assessment Demographics

Data Source Comments: Median income numbers are for entire County, including San Mateo City and Daly City.



Median Household Income



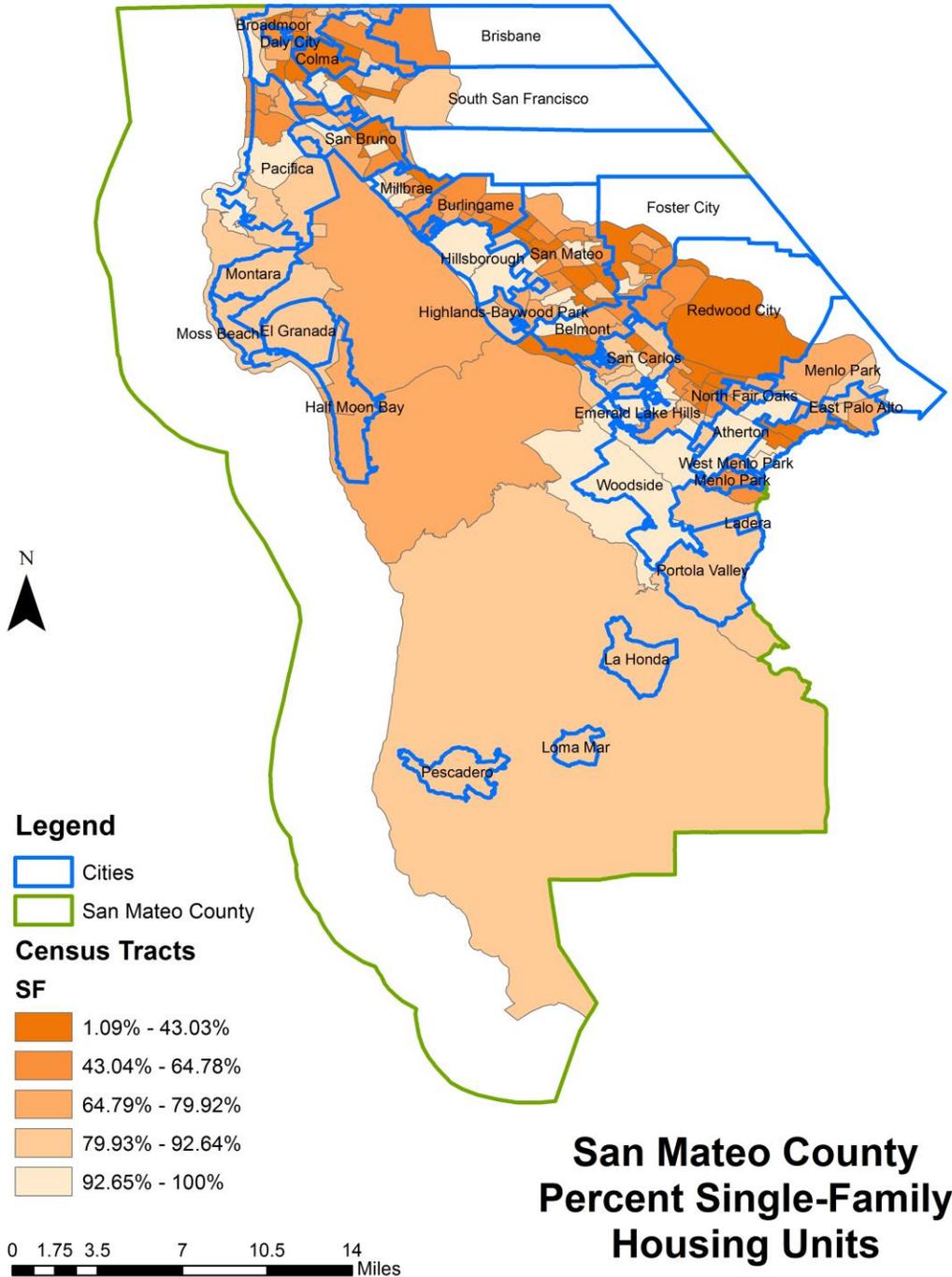
Percent Living in Poverty

Number of Households Table

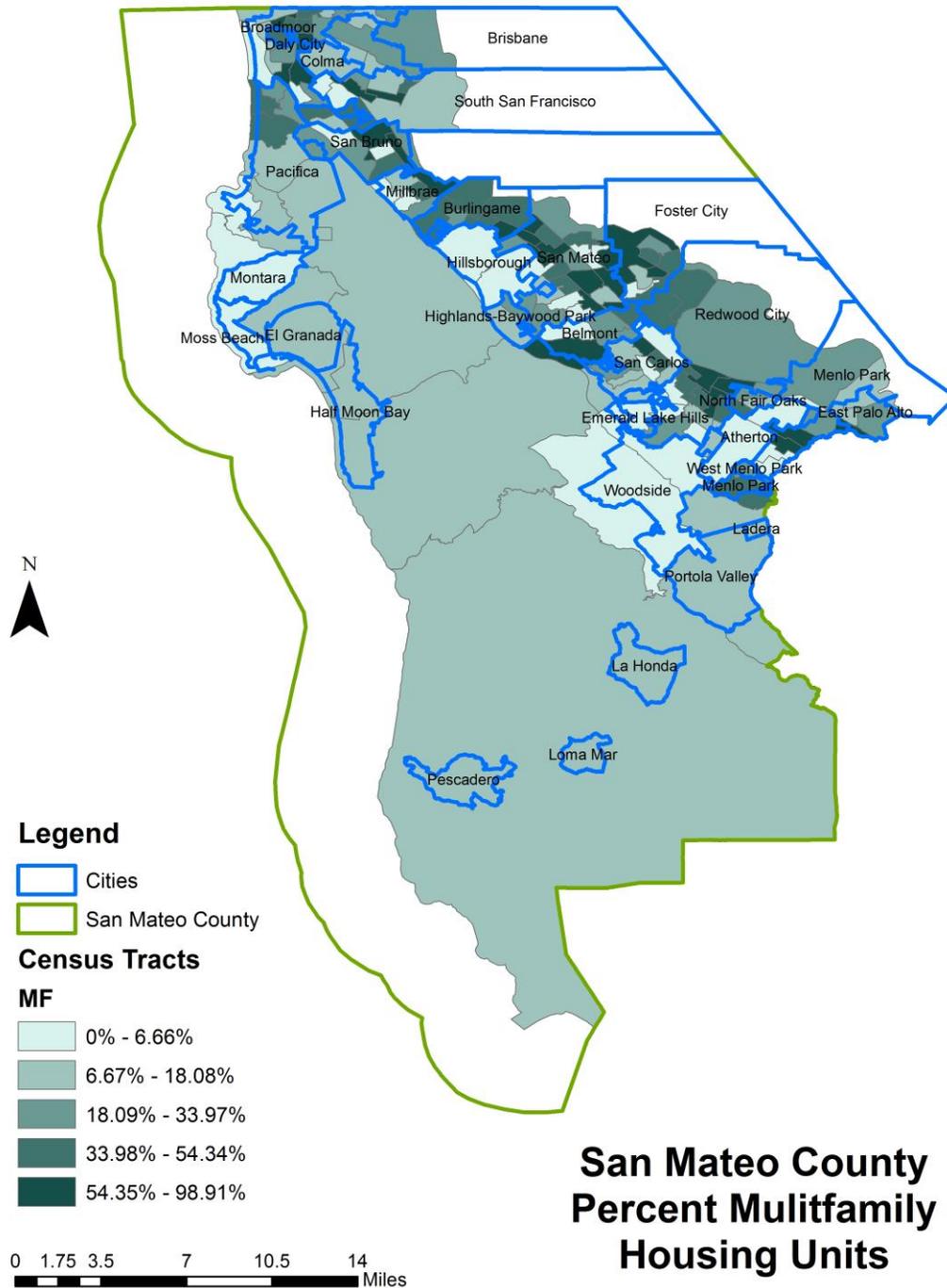
	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	23,340	22,675	33,435	20,470	99,005
Small Family Households	6,015	6,973	12,453	8,605	54,650
Large Family Households	1,787	2,369	3,910	2,027	8,475
Household contains at least one person 62-74 years of age	5,115	5,356	7,227	4,449	18,964
Household contains at least one person age 75 or older	5,507	4,808	5,059	2,243	7,062
Households with one or more children 6 years old or younger	3,473	3,686	5,507	2,753	9,216

Table 6 - Total Households Table

Data Source Comments:



Percent Single-Family



Percent Multifamily

Housing Needs Summary Tables

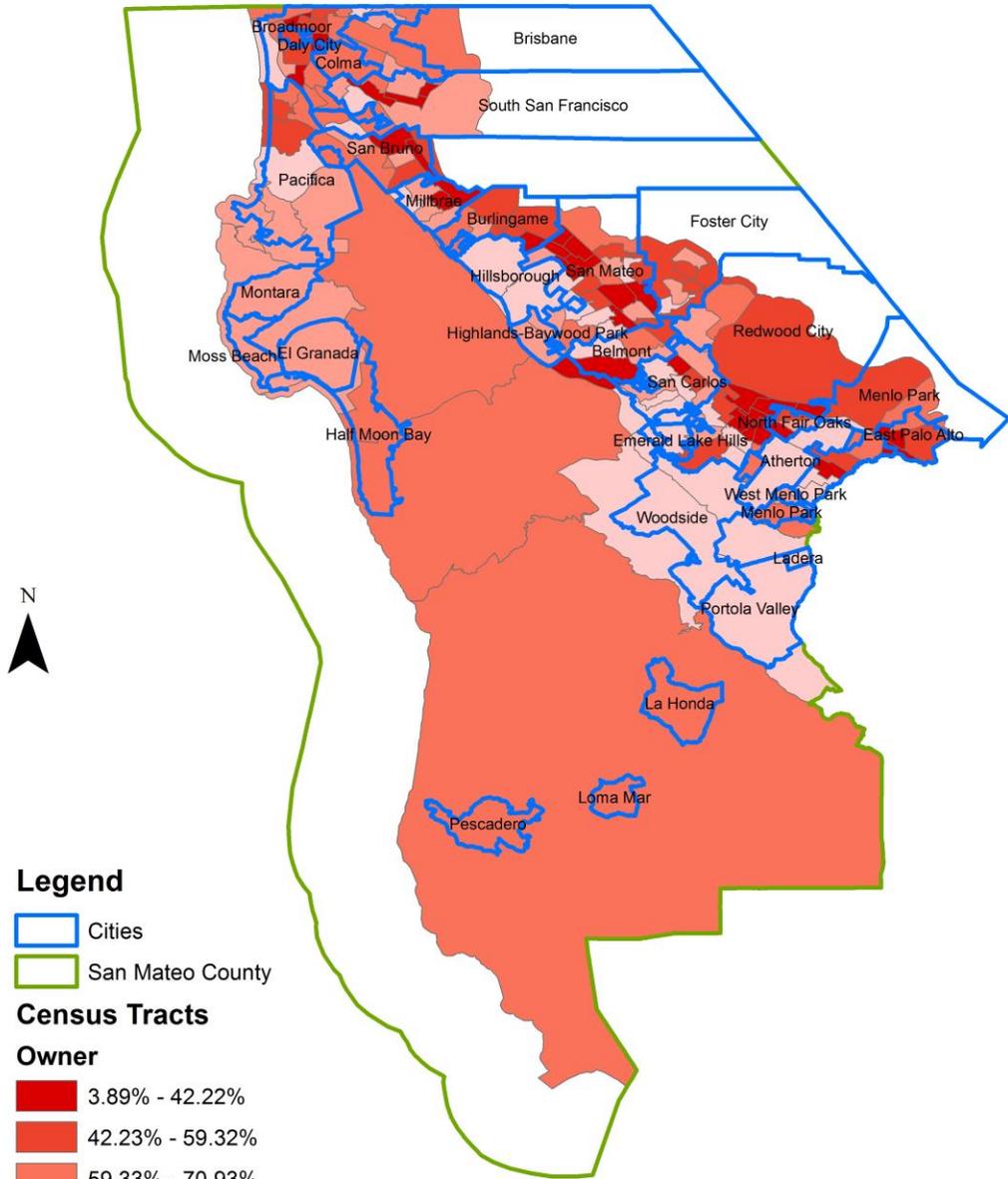
1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	833	250	349	40	1,472	80	39	50	80	249
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	1,020	750	749	355	2,874	10	94	240	97	441
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	1,163	1,304	1,255	530	4,252	115	343	764	334	1,556
Housing cost burden greater than 50% of income (and none of the above problems)	8,200	4,149	1,445	119	13,913	5,049	4,074	4,540	1,885	15,548

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	1,184	4,274	7,118	1,799	14,375	1,230	1,465	3,599	3,549	9,843
Zero/negative Income (and none of the above problems)	835	0	0	0	835	624	0	0	0	624

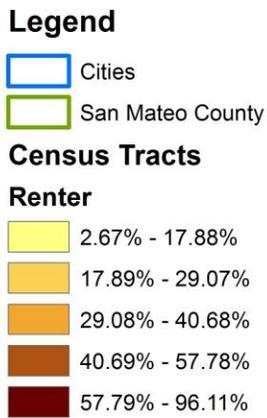
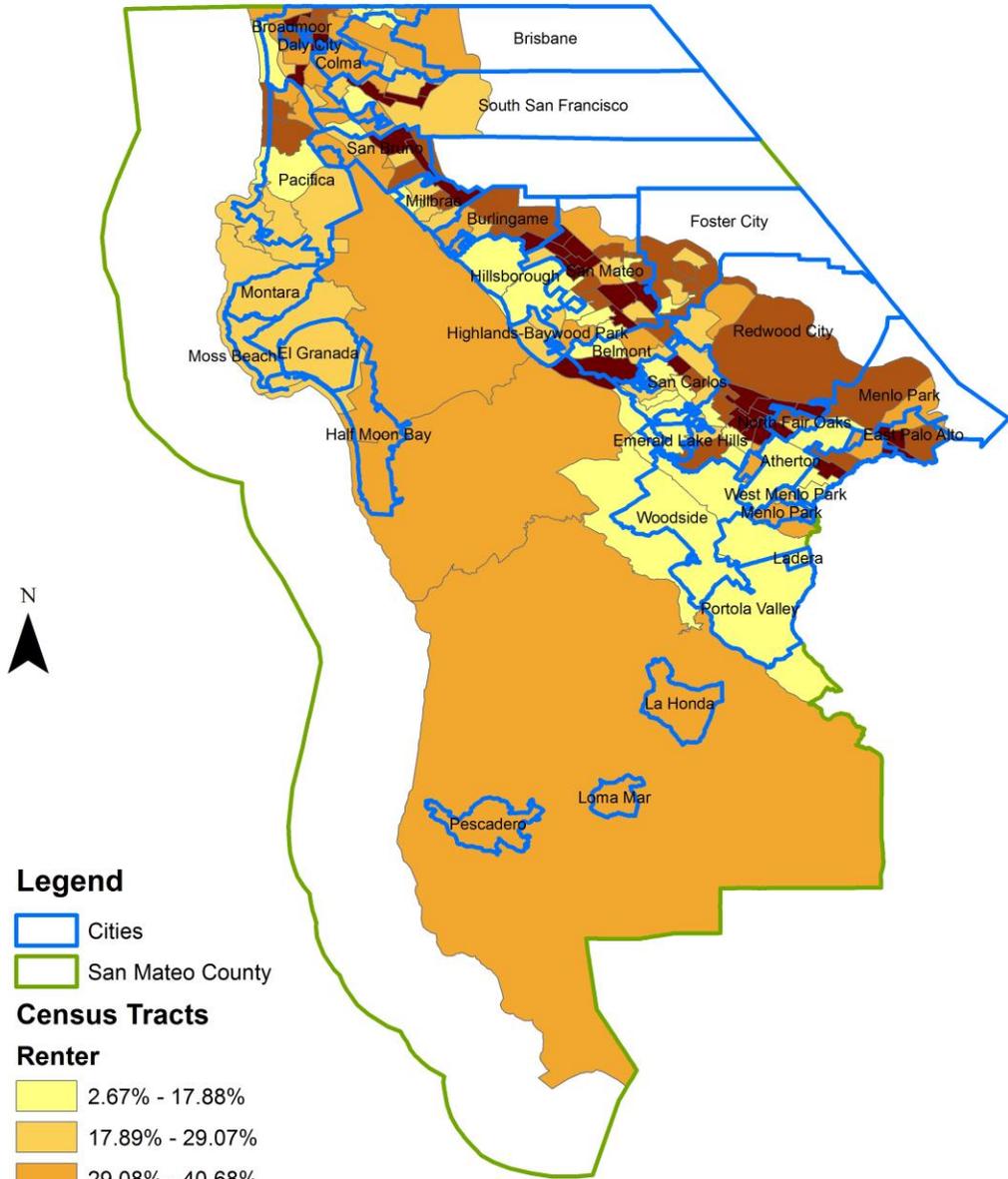
Table 7 – Housing Problems Table

Data Source
Comments:



San Mateo County Percent Owner-Occupied Housing Units

Percent Owner-Occupied



San Mateo County Percent Renter-Occupied Housing Units

Percent Renter-Occupied

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	11,215	6,449	3,790	1,050	22,504	5,244	4,559	5,595	2,380	17,778
Having none of four housing problems	2,413	5,718	13,238	8,065	29,434	3,000	5,954	10,804	8,965	28,723
Household has negative income, but none of the other housing problems	835	0	0	0	835	624	0	0	0	624

Table 8 – Housing Problems 2

Data Source
Comments:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	4,213	4,039	3,498	11,750	1,142	1,613	3,654	6,409
Large Related	1,382	1,224	750	3,356	197	502	1,419	2,118
Elderly	3,361	1,702	1,478	6,541	3,846	2,946	2,429	9,221
Other	3,197	3,143	3,478	9,818	1,213	749	1,238	3,200
Total need by income	12,153	10,108	9,204	31,465	6,398	5,810	8,740	20,948

Table 9 – Cost Burden > 30%

Data Source
Comments:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	3,674	1,980	580	6,234	1,114	1,284	2,200	4,598
Large Related	1,148	364	85	1,597	183	469	760	1,412
Elderly	2,753	768	375	3,896	2,768	1,903	1,210	5,881
Other	2,908	1,428	489	4,825	1,109	674	668	2,451
Total need by income	10,483	4,540	1,529	16,552	5,174	4,330	4,838	14,342

Table 10 – Cost Burden > 50%

Data Source
Comments:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	2,093	1,859	1,368	605	5,925	90	286	693	293	1,362
Multiple, unrelated family households	105	225	504	234	1,068	20	148	294	137	599
Other, non-family households	60	75	115	55	305	15	0	35	0	50
Total need by income	2,258	2,159	1,987	894	7,298	125	434	1,022	430	2,011

Table 11 – Crowding Information - 1/2

Data Source
Comments:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source
Comments:

Describe the number and type of single person households in need of housing assistance.

According to the 2012-2016 American Community Survey, there were 62,070 single person households in San Mateo County (23.8% of all San Mateo households) 40.5 percent of which were elderly (age 65+). Forty-nine percent of single person households were homeowners, with 51 percent renters. Sixteen percent of single person renter households lived in single-family housing units, compared to 77 percent of owner households. The median household income of single person households was \$52,751, approximately 54 percent of the median income for all households in San Mateo County. As shown in Table 4 above, 29 percent of severe cost burden was found in the "Other" renter households, along with 17 percent owner households. Most of the "Other" category will be made up of single person households.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Data from the 2012-2016 American Community Survey show that 8.3 percent of the population of San Mateo County reports some form of disability. Disabilities reported increase with age. Those below the age of 5 are reported to include 0.5 percent with disabilities. In the 5 to 17 year age group, 3.2 percent are reported to have disabilities. In the 18 to 64 year age group, 5.4 percent report disabilities, with 2.3 percent reporting ambulatory difficulties, one percent with self-care difficulties, and two percent with independent living difficulties. The 65 year and older age group reported 29.4 percent with disabilities, including; 18.1 percent with ambulatory difficulties, 8.3 percent with self-care difficulties, and 15.1 percent with independent living difficulties. The ACS data also show that one percent of the population of San Mateo County reports a disability and living in poverty.

According to the 2017 Homeless Count, at least 248 homeless adults in San Mateo County are survivors of domestic violence.

What are the most common housing problems?

As calculated from the Housing Needs Summary Table #1, above, by far, the most common housing problem in San Mateo County is cost burden. According to the CHAS data in the tables above, over 67 percent of households in the 0-30% AMI income category (including renters and owners) had a cost

burden of over 30%, with almost 57 percent having a cost burden of over 50%. A 30% cost burden means that a household is spending more than 30% of their gross income on housing expenses, including utilities. Over 61 percent of households in the 30-50% AMI income category had a 30% cost burden, with 36 percent having a 50% cost burden. The numbers fall off somewhat for the next highest income category where 50 percent of households in the 50-80% AMI category had a 30% cost burden, with only 18 percent having a 50% cost burden. Looking at cost burden and severe cost burden by tenure, 57 percent of renter households and 57 percent of owner households earning less than 30% of the area median income (AMI) were paying more than 50% of their income on housing expenses. For rental households, cost burden is the most common housing problem with over 27 percent of all renter households earning below 100% of the AMI paying more than 30% of their income on housing expenses. Severe cost burden is the most common problem for owner households where 33 percent of all owner households earning below 100% of the AMI paying more than 30% of their income on housing expenses, with severe cost burden not far behind with 21 percent of owner households paying more than 50% of their income on housing expenses. Cost burden was 27 percent for renter households paying more than 30% of their income on housing expenses. By comparison, the numbers for overcrowding and incomplete kitchen or plumbing facilities were low, with 5.8 percent of the lowest income category renters living in overcrowded conditions and 3.3 percent of owner households.

Are any populations/household types more affected than others by these problems?

Cost burden and extreme cost burden affect all household types in the lower income categories. In simple numerical terms, it would appear that "Other" and "Small Related" households bear much of the brunt of severe cost burden among renters, with over 29 and 37 percent of the total number of renter households experiencing severe cost burden respectively. For ownership households, "Elderly" households made up 41 percent of the total experiencing severe cost burden. "Large Related" households comprised the smallest portion of those experiencing severe cost burden for owner and renter households.

According to the 2017 San Mateo County Regional Fair Housing Assessment, African-American and Latinx residents have the highest rates of housing problems such as high housing costs. Housing for families in San Mateo County is also very limited. Spanish-speaking and large households are disproportionately likely to be displaced from their housing, and African-American and Latinx residents are disproportionately likely to be affected by evictions.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Low-income individuals and families who are currently housed but are at risk of either residing in shelters or becoming unsheltered are living paycheck to paycheck, just making ends meet. They are

often one paycheck away from being homeless in the event of a sudden loss of employment or medical emergency which redirects financial resources. These households span all types, including individuals living alone, small families, large families, and the elderly. Some households have relatives or friends with whom they can double-up, thus avoiding homelessness, at least in technical terms, but these accommodations are not long-term solutions to their needs. These households, particularly extremely low-income households, need a wide variety of assistance to help them meet those emergency needs that occasionally crop up in everyone's lives. This assistance could include job training to help them transition into better paying professions, mortgage or rental assistance, medical clinics that provide low or no cost care, rent subsidies, and other services that help absorb the costs that might redirect funds dedicated to housing. Formerly homeless families and individuals also need these services to reduce the prospect of returning to homelessness. Transitional housing units, permanent supportive housing, and rent subsidies help meet the housing expenses of households returning from homelessness, while job training programs help with job prospects. Other social services are needed on occasion as circumstances demand.

According to the 2017 Homeless Count in San Mateo County, there are 116 homeless households with at least one adult and child. The majority of these homeless families are sheltered, with 97 living in emergency shelters or transitional housing and 15 of the County's 19 unsheltered families living in cars or RVs. Four homeless families were observed sleeping on the streets or in encampments. The low number of unsheltered homeless families reflects the County's ongoing commitment to preventing family homelessness and its investment in programs targeting families with children.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

The Point-In-Time (PIT) count provides the estimates of the various categories of homeless individuals and families. These include chronic homeless, veterans, families with children, families without children, individuals, and unaccompanied children.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Severe cost burden is linked with housing instability and an increased risk of homelessness. When a household is paying too large a portion of their income on housing expenses, sudden and unexpected financial demands can tip the scales, forcing them from their homes. These demands might include illnesses requiring hospital stays or time away from their job, automotive problems requiring repairs or loss of work due to lack of transportation, and legal problems that might require payments to lawyers or time away from their job. Lower income households are particularly susceptible to these financial impacts because they are less likely to have savings that can cover these expenses and buffer the effects of monetary demands in covering unexpected events.

Discussion

Cost burden and severe cost burden are the most common housing problem across all lower income households in San Mateo County, both renter and owner. The lower the income of the household, the more extreme the cost burden. Overcrowding is also a common problem in many lower income households where families may be doubling-up to help meet the high housing costs found in the area.

**NA-15 Disproportionately Greater Need: Housing Problems - 91.405, 91.205
(b)(2)**

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Refer to Assessment of Fair Housing.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	18,854	2,997	1,459
White	8,314	1,772	803
Black / African American	1,145	179	50
Asian	3,409	459	428
American Indian, Alaska Native	59	0	0
Pacific Islander	229	10	0
Hispanic	5,324	486	125

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data 2009-2013 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	16,764	5,941	0
White	7,229	3,681	0
Black / African American	688	170	0
Asian	2,365	724	0
American Indian, Alaska Native	23	35	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Pacific Islander	344	85	0
Hispanic	5,724	1,177	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2009-2013 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	20,087	13,334	0
White	9,175	7,374	0
Black / African American	624	489	0
Asian	4,038	2,180	0
American Indian, Alaska Native	0	0	0
Pacific Islander	430	120	0
Hispanic	5,147	2,910	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2009-2013 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	8,764	11,700	0
White	4,350	6,698	0
Black / African American	290	308	0
Asian	1,993	2,160	0
American Indian, Alaska Native	0	29	0
Pacific Islander	60	89	0
Hispanic	1,803	2,028	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2009-2013 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

NA-20 Disproportionately Greater Need: Severe Housing Problems - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Refer to Assessment of Fair Housing.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	16,459	5,413	1,459
White	7,023	3,098	803
Black / African American	940	385	50
Asian	3,023	839	428
American Indian, Alaska Native	39	20	0
Pacific Islander	214	25	0
Hispanic	4,879	921	125

Table 17 – Severe Housing Problems 0 - 30% AMI

Data 2009-2013 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	11,008	11,672	0
White	4,527	6,372	0
Black / African American	294	568	0
Asian	1,563	1,519	0
American Indian, Alaska Native	19	39	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Pacific Islander	299	135	0
Hispanic	4,044	2,859	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2009-2013 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	9,385	24,042	0
White	3,999	12,567	0
Black / African American	87	1,019	0
Asian	2,108	4,109	0
American Indian, Alaska Native	0	0	0
Pacific Islander	189	344	0
Hispanic	2,667	5,390	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2009-2013 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,430	17,030	0
White	1,359	9,708	0
Black / African American	120	479	0
Asian	770	3,380	0
American Indian, Alaska Native	0	29	0
Pacific Islander	40	109	0
Hispanic	1,051	2,774	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2009-2013 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

NA-25 Disproportionately Greater Need: Housing Cost Burdens - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Refer to Assessment of Fair Housing.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	119,298	42,057	35,983	1,619
White	72,495	22,256	17,864	908
Black / African American	2,650	1,614	1,365	50
Asian	24,049	8,300	7,102	453
American Indian, Alaska Native	160	28	58	0
Pacific Islander	1,084	565	434	0
Hispanic	16,158	8,364	8,264	140

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2009-2013 CHAS

Discussion

NA-30 Disproportionately Greater Need: Discussion - 91.205 (b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Refer to Assessment of Fair Housing.

If they have needs not identified above, what are those needs?

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

NA-35 Public Housing - 91.405, 91.205 (b)

Introduction

The Housing Authority of the County of San Mateo (HACSM) operates two housing developments totaling 180 units: (1) Midway Village (a formerly Public Housing project converted to Section 8 Project-based): 150 units of family housing in Daly City; (2) El Camino Village (a Public Housing project): 30 units of family housing in Colma.

Midway Village currently receives 100% project-based Section 8 vouchers. This arrangement essentially guarantees a predictable revenue stream that will financially sustain operations over the long-term, versus receiving public housing operating funds, which can be erratic at best and more recently have been drastically dwindling. In 2011, the Housing Authority had applied for and received permission from HUD to transfer ownership of Midway Village to a newly-formed HA-affiliated nonprofit, SAMCHAI. This transfer was completed in May 2011, thus finalizing its application to HUD to dispose Midway Village's Public Housing status and allowing project-basing of the units to start. HACSM also submitted an application under the Rental Assistance Demonstration (RAD) program to convert El Camino Village from public housing to Project-based vouchers. On March 30, 2015, HACSM received its Commitment to Enter into a Housing Assistance Payments from HUD for the conversion of assistance (30 units) under the RAD program. On March 10, 2016, HACSM received HUD approval of a waiver that allows HACSM to use its Moving-To-Work status to set the initial contract rents. In February 2017, HACSM submitted its Finance Plan for El Camino Village and will continue to work closely with HUD to complete the RAD conversion process.

In an effort to leverage its assets, the Housing Authority implemented a redevelopment plan for the Half Moon Village site. The Half Moon Bay Senior Campus Plan created 200 high quality newly constructed units, resulting in a net increase of 140 units, as this plan also required the demolition of the existing 60 units. (Existing tenants were offered new units in the plan site.) The conversion involved partnerships with two nonprofit housing developers, who developed the properties and are responsible for the management of the properties while HACSM maintains ownership of the land.

With 4,548 vouchers, the Section 8 Voucher program is largest program HACSM administers. The Voucher program provides rental assistance to eligible households who rent units in private market. While most of the vouchers are non-targeted tenant-based vouchers, some of 4,548 vouchers are committed to Project-based units to secure long-term affordability, while some are funded or earmarked for specific target population such as homeless veterans, family unification and foster youths, or families participating in the Self-Sufficiency program.

In addition to the Section 8 Voucher and Public Housing programs, HACSM also administers the Permanent Supportive Housing (PSH) program. PSH is a HUD program that provides rental assistance to chronically homeless disabled individuals in the County. The program is funded through the McKinney-Vento Homeless Assistance Act and is allocated through the San Mateo County Continuum of Care. As of October 1, 2017, 294 disabled, formerly homeless households are being assisted by the program.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	30	4,121	961	3,160	185	40	0

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Alternate Data Source Name:
Housing Authority Consultation Questionnaire
Data Source Comments:

Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	
# Homeless at admission	0	0	1	1	0	1	0	0	
# of Elderly Program Participants (>62)	0	0	5	839	0	839	0	0	

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
# of Disabled Families	0	0	4	628	0	628	0	0
# of Families requesting accessibility features	0	0	27	3,474	1	3,470	0	2
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Alternate Data Source Name:
Housing Authority Consultation Questionnaire
Data Source Comments:

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	56	81	1,836	1	1,834	0	1	0
Black/African American	0	39	7	1,110	0	1,108	0	1	0
Asian	0	1	13	380	0	380	0	0	0
American Indian/Alaska Native	0	0	0	37	0	37	0	0	0

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Pacific Islander	0	1	6	109	0	109	0	0	0
Other	0	0	0	2	0	2	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	45	49	957	1	955	0	1	0
Not Hispanic	0	52	58	2,516	0	2,514	0	1	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

According to the Housing Authority, the most commonly accessible features requested by applicants are ground floor units and grab bar in bathrooms. The needs of current public housing tenants are being met through the 10% of units that are fully accessible.

What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?

As of October 1, 2017, 1,817 families were on the waiting list for public housing, another 7,209 for Housing Choice Vouchers, and 11,427 families were on various Project-based waitlists. The latest statistics indicate that those on the waiting list for public housing represent about 50% elderly/disabled, and 50% either families or unknown. In terms of the Section 8 wait list, about 27% are seniors/disabled, and the rest, or 73%, families or unknown.

Given the tight and expensive rental market, Section 8 voucher holders are experiencing extreme difficulty in both finding landlords willing to accept Section 8 participants and securing affordably priced units. In an effort to balance the need of having higher per household subsidy amount and limited funding (HACSM receives fixed funding from HUD based on a HUD-determined formula and is subject to annual appropriation from Congress), rather than calculating rental subsidies based on the difference between a qualified family's income and the rent of the qualified unit, HA uses a tiered subsidy table (TST) to determine subsidy amount. The TST works much like an income tax table that allows families to know exactly how much subsidy they will get as they search for a unit that meets both HA housing quality standards and rent reasonableness criteria, and at the same time, enables HACSM to better project its rental assistance budget.

How do these needs compare to the housing needs of the population at large

The most immediate needs are safety, security, and good educational opportunities for residents' children, and availability of transportation to enable residents to travel to/from work and school. These needs are the same as the needs of any other population group whether in subsidized housing or not. Complexes that are owned or managed by HACSM provide adequate security for all residents (restricted access, good lighting, and security cameras). Neighborhood-serving amenities exist nearby all three complexes, including elementary, middle, and high schools, and supermarkets. El Camino Village in particular is centrally located on El Camino Real, a major north-south thoroughfare providing public transit accessibility such as buses, BART, and easy freeway access.

Discussion

The Housing Authority of the County of San Mateo (HACSM) is committed to increasing affordable housing choices for families, promoting the self-sufficiency of program participants, and developing administrative efficiencies.

Through the MTW Demonstration Program, HACSM has effectively reduced administrative costs, collaborated with other County Departments and organizations to address and support the end to homelessness for San Mateo County residents, continually refined its focus on activities that increase the potential self-sufficiency of current participants, broadened its commitment to increasing affordable housing choices for families, as well as expanded the overall effectiveness of the agency.

Through collaboration with a broad range of community stakeholders, made possible due to the flexibilities of the MTW program, HACSM has been able to continually take bold steps in supporting San Mateo County (SMC) residents through program innovation and responsiveness. Following are some examples that demonstrate the HACSM commitment to increasing affordable housing choice, supporting the increased self-sufficiency goals of program participants, and developing administrative efficiencies:

Through the past five years, San Mateo County has continued to experience significant economic growth. According to the Kidder Mathews Real Estate Market Review, "San Mateo County has the lowest unemployment rate by county in the state of California (and) that the highest number of new jobs came from software development companies, with San Mateo County being home to 13 of the top 25 largest software companies in the Bay Area." The median household income for a family of two is \$81,557 with an average market rent for a two bedroom unit now averaging \$2,867 per month, representing a housing cost of 42% of the family's monthly income. On the other hand, for a single parent, earning minimum wage (\$10/hour), this same monthly rent would represent 82% of their monthly income. To further confound the issues for program participants and low-income households, the vacancy rate has continued to remain at or below 4.6% making the rental market one of the most competitive in the nation. Having the ability to address these local conditions through the MTW Demonstration program has been invaluable.

Within these parameters, HACSM has taken active steps to increase and preserve affordable housing options in San Mateo County.

Beginning as a small pilot program in 2000, the HACSM self-sufficiency program has expanded and matured into a premier program in San Mateo County. HACSM has continued to conduct ongoing research into best practices and lessons learned, and through this analysis has continued to refine the program to most effectively support families in becoming financially independent during their time on the program.

In 2014, HACSM expanded the time-limited MTW Self-Sufficiency Program to serve up to 800 households. All new participants admitted through the voucher waiting list now join the self-sufficiency

program. To support the participants, HACSM has utilized the cost savings realized through other MTW initiatives to further enrich the resources and staff time dedicated to this important endeavor. For example, in late 2015, HACSM used cost savings and administrative efficiencies realized through the MTW activities to allow Self-Sufficiency staff to dedicate their time solely to provide coaching and mentoring to the Self-Sufficiency families. Instead of annual goal reviews, the Self-Sufficiency staff now has capacity to make direct contact with all families on at least a quarterly basis. This increased contact has resulted in more focused support, timely assistance provided to participants when challenges arise, and witnessing greater success.

NA-40 Homeless Needs Assessment - 91.405, 91.205 (c)

Introduction:

Homelessness in San Mateo County remains a persistent problem. The most recent count of homeless people in San Mateo County was conducted in January 2017. This count found a total of 1,253 people experiencing homelessness on a single night, of whom 51% were unsheltered (living outdoors or in vehicles) and 49% were living in emergency shelters or transitional housing. These 1,253 people comprise 902 households, of whom 13% were households with minor children and 87% were single adults or households with only adults in them. Of the homeless single adults counted, nearly 29% are chronically homeless, which is defined as being: (1) currently unsheltered or in emergency shelter; (2) having been continually homeless for at least a year or for four or more times within the last three years; and (3) having a disability that significantly impairs ability to secure and sustain housing. Unlike many urban areas where unsheltered homeless people are often seen on the streets or clustered in large encampments, the majority of unsheltered homeless people in San Mateo County are found in locations less visible to the broader community, such as hidden outdoor locations or in vehicles.

Data in the tables below are from the 2017 point-in-time (PIT) count of homeless individuals throughout San Mateo County

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	356	75	792	0	0	0
Persons in Households with Only Children	1	4	9	0	0	0
Persons in Households with Only Adults	259	558	1,500	0	0	0
Chronically Homeless Individuals	31	203	429	0	0	0
Chronically Homeless Families	0	0	0	0	0	0

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Veterans	45	57	192	0	0	0
Unaccompanied Child	19	11	55	0	0	0
Persons with HIV	4	0	7	0	0	0

Table 26 - Homeless Needs Assessment

Data Source Comments: This table as presented in the online template shows Unsheltered in left hand column and Sheltered in right hand. Print out version reverses those fields, so this table reflects the printed version, with Sheltered on the left.

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

The HUD System Performance Measure #5 assesses the number of people who become homeless for the first time in a given reporting period. In the most recently submitted report to HUD (covering 10/1/2015 to 9/30/2016), San Mateo County found that there were a total of 2,407 people who entered CoC-funded projects in the reporting period, of whom 1,565 (65%) had no prior entries into the system in the past two years. This measure assesses how many people are newly homeless each year. At present, the HMIS system is only able to produce this measure at the system level or for a specific intervention type, but not by subpopulation.

The HUD System Performance Measure #7b1 assesses the number of people who exit an emergency shelter, transitional housing program, or rapid re-housing program into a permanent housing situation. In the most recently submitted report to HUD (covering 10/1/2015 to 9/30/2016), San Mateo County found that there were a total of 2,004 people who exited these program types, of whom 1,073 (53.4%) secured

permanent housing upon exit. An additional 45 people exited from street outreach to permanent housing in the reporting period (Measure 7a1). Taken together, these measures assess how many people successfully exited homelessness in a given year. At present, the HMIS system is only able to produce this measure at the system level or for a specific intervention type, but not by subpopulation.

The HUD System Performance Measure #1b assesses the length of time that people in emergency shelter or transitional housing experience homelessness including the time spent in the program as well as the time they were homeless prior to program entry. In the most recently submitted report to HUD (covering 10/1/2015 to 9/30/2016), San Mateo County found that the average length of time homeless was 137 days. At present, the HMIS system is only able to produce this measure at the system level or for a specific intervention type, but not by subpopulation.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	295	493
Black or African American	81	94
Asian	63	0
American Indian or Alaska Native	52	12
Pacific Islander	101	12
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	208	180
Not Hispanic	408	457

Data Source

Comments:

Source: 2017 San Mateo County Homeless Count. Geography: San Mateo County

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Families with children: According to the 2017 Homeless Count in San Mateo County, there are 116 homeless households with at least one adult and child. Nineteen of these households are unsheltered and 97 are living in emergency shelters or transitional housing.

Families of veterans: According to the 2017 Homeless Count in San Mateo County, there are 9 veteran households with at least one adult and child living in emergency shelters.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Seventy-two percent of San Mateo County’s single adult homeless population identify as White and 33 percent identify as Latino. While less than three percent of San Mateo County’s overall population identifies as Black, Black individuals make up 16 percent of single homeless adults in the County. Other races, including Asian, Indigenous, Pacific Islander, and Multiracial individuals, account for 12 percent of the County’s single homeless population. Thirty-nine percent of homeless families in San Mateo County are Latino and 55 percent of the people living in these households are people of color.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

San Mateo County’s most recent count of homeless people found a total of 1,253 people experiencing homelessness on a single night, of whom 637 (51%) were unsheltered and 616 (49%) were living in emergency shelters or transitional housing. These 1,253 people comprise 902 households, of whom 116

(13%) were families with children and 782 (87%) were single and adult-only households. Nearly 19 percent of the County's homeless population are chronically homeless.

Discussion:

The results of the 2017 Point-in-Time survey showed a total population of 1,253 persons, including 30 unaccompanied youth. Sixty-five percent of those counted were classified as chronically homeless. About 57 percent of respondents were unsheltered. About 63 percent of homeless individuals were White, with 14 percent African-American, nine percent Pacific Islander, and 31 percent Hispanic.

NA-45 Non-Homeless Special Needs Assessment - 91.405, 91.205 (b,d)

Introduction

Non-homeless special needs populations include the elderly, frail elderly, persons with physical and developmental disabilities, substance abusers, persons with mental illness, and persons living with HIV/AIDS. These families and individuals are living either with families, in group facilities, or independently. They have a wide variety of needs, many of which are being met without public assistance. In some cases, where parents are caring for disabled children, the future of their independence is at risk.

Describe the characteristics of special needs populations in your community:

These populations have a broad spectrum of characteristics, similar to the population at large, but a distinguishing factor for them is an increased risk of homelessness due to the fragile nature of their existence, some relying heavily on others for their care, others living on fixed incomes and vulnerable to hardships caused by sudden demands on their resources. Alcohol and drug abuse are defined as excessive and impairing use of alcohol or other drugs. The National Institute of Alcohol Abuse and Alcoholism estimated the number of adult men with a drinking problem at 15 percent of the total population and that of adult women at 6 percent. These percentages, when applied to San Mateo County, would yield a total population of alcohol abusers at 78,724 persons, using 2016 American Community Survey (ACS) population figures. Elderly are those individuals aged 62 or older. The elderly population continues to show a strong growth pattern as a population group. The elderly live a distinctive lifestyle requiring numerous supportive services. Between 2000 and 2010, the population aged 62 years and grew from 14.6 percent of the population to 16.2 percent. The 2016 ACS put the size of San Mateo County's population of 62 and over at 18.1 percent of the total population. Persons with physical or developmental disabilities often require special facilities and care. Persons with developmental disabilities sometimes lack the capacity to care for themselves and rely on a caretaker to see to their daily needs. More often than not the caretaker is a parent. If the child outlives the parent who has provide their care all their lives, other arrangements must be made to see to their continued care. This group can include all ages, races, and ethnicities.

What are the housing and supportive service needs of these populations and how are these needs determined?

Housing and supportive service needs of these populations include:

- Group housing,
- Physical rehabilitation and medical care,
- New job training skills,
- Unemployment and the resulting loss of income/ insurance coverage due to inability to perform job functions,

- Extensive medical care and treatment,
- Rehabilitation programs,
- Counseling/ support groups to deal with the problem,
- Addressing unemployment and the resulting loss of income/ insurance coverage due to inability to perform job functions,
- Medical care/prescription medications, straining their already limited income,
- Special transportation needs due to medical and physical condition,
- Mobility assistance in normal daily activities,
- Assistance in meal preparation, housekeeping and shopping, and
- Physical rehabilitative care due to injury/falls.

These needs were compiled through consultation with service providers.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

According to the San Mateo County 2016 STD and HIV-ADS Surveillance Report, there were 49 newly reported HIV cases in San Mateo County in 2016, along with 46 new cases in 2015, 49 in 2014, and 41 in 2013. A cumulative total of 1,613 San Mateo County residents were living with diagnosed HIV/AIDS in 2016. Eighty-five percent of these persons are male, 46 percent are White, 30 percent are Latina/o, and 79 percent are over the age of 40.

Discussion:

Non-homeless special needs populations encompass a wide variety of persons and households and cannot be easily categorized except in very general terms. Many are coping well with their situations without the need for public assistance. Some find needs that can only be met with help from outside their family. Some are on the verge of homelessness and struggle from day to day. Some live independently, while others depend on family or caregivers to help them on a daily basis. Needs for these populations are as varied as the populations themselves and depend on individual situations.

NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

San Mateo County routinely funds improvements to public facilities through the CDBG program. These improvements include repairs to childcare facilities, recreation facilities, and offices associated with non-profit organizations. Rebuilding Together Peninsula provides these services annually through a CDBG grant to agencies they identify through a competitive process, addressing needs as they are presented through the agency's application.

How were these needs determined?

For the most part, community-owned public facility improvement needs are identified by individual communities. Only a limited portion of the County is eligible for CDBG funding through the area benefit option, so most cities must meet these needs on their own. As mentioned above, Rebuilding Together Peninsula identifies public facility needs for non-profit agencies through a competitive process.

Describe the jurisdiction's need for Public Improvements:

San Mateo County seldom uses CDBG funding for public improvements, such as streets, sidewalks, gutters, etc. There was a recent grant to East Palo Alto to help with the revitalization of a water well to provide local back-up to the Hetch Hetchy water supply.

How were these needs determined?

Public improvement needs are identified by each local jurisdiction and are typically paid for by that jurisdiction.

Describe the jurisdiction's need for Public Services:

Public service needs include services for youth and seniors, health care, and job training.

How were these needs determined?

The County conducted a survey of residents and service providers asking their input into the ranking process for the variety of uses of CDBG funds. The survey was available online and as hard copy at Consolidated Plan forums. While the survey was not a statistically reliable instrument for prioritizing, it was a useful tool to include community concerns and preferences into consideration. Staff took the results of the survey and the comments received in the focus group sessions and forums and completed the ranking process.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The local housing market affects the availability and affordability of housing. In San Mateo County, the housing market quickly rebounded from the foreclosure crisis of the last decade. With that recovery, housing prices have risen to historic highs. Affordability is a major concern for community leaders and residents as the demand for housing has far outpaced supply. Job growth in the County has been tremendous, rapidly overtaking the available supply for housing. The following analysis looks at a variety of data from the American Community Survey, the census, the Housing Authority of San Mateo County, and homeless service providers to provide a picture of the local market.

MA-10 Housing Market Analysis: Number of Housing Units - 91.410, 91.210(a)&(b)(2)

Introduction

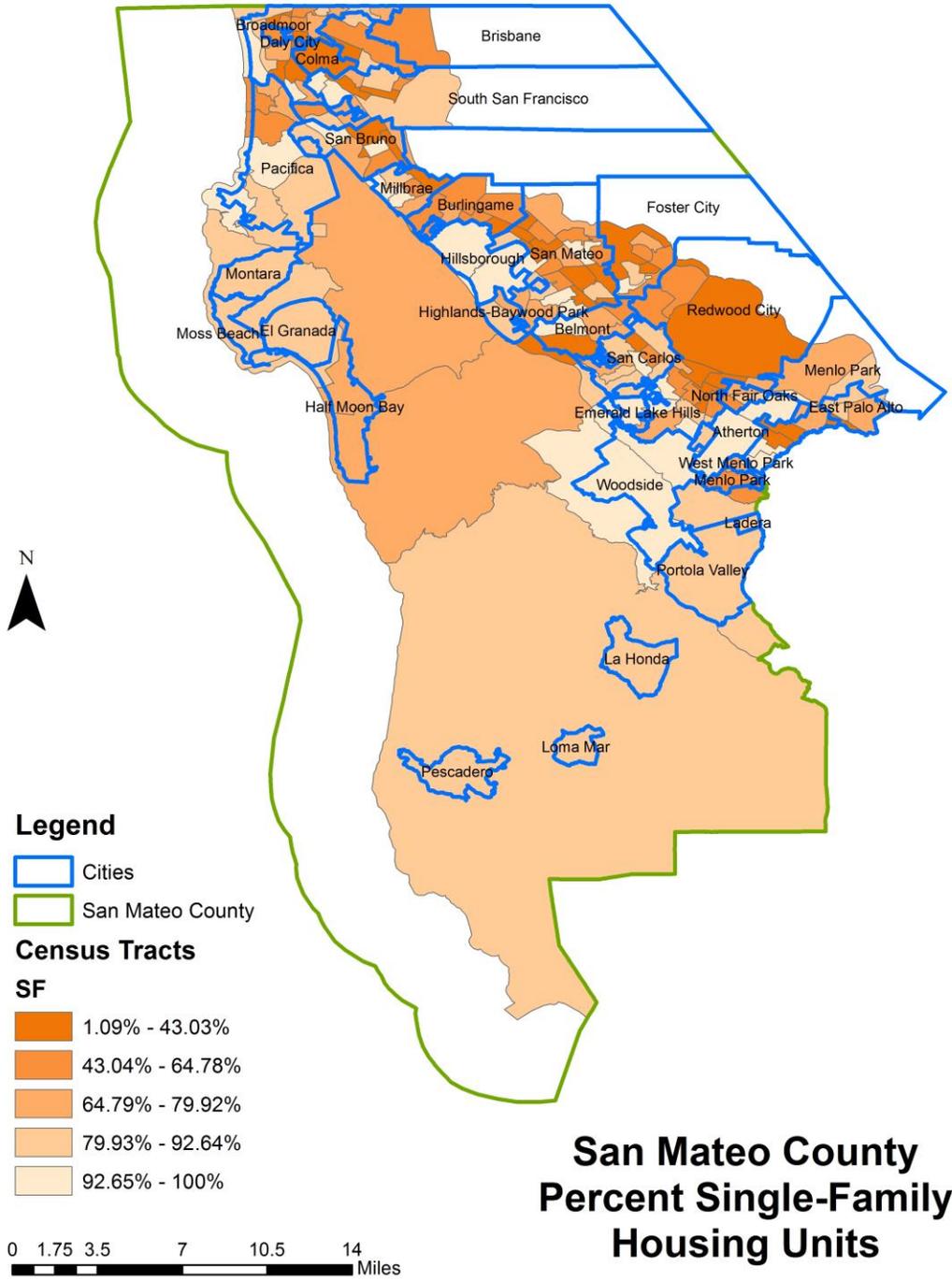
The housing stock in San Mateo County is weighted heavily toward single-family housing, with 60 percent of households residing in single-family detached structures, while 33 percent reside in structures with two or more units. Approximately 61 percent of households are home owners, with 79 percent of owner households living in housing units with three or more bedrooms. With 67,704 multifamily units serving over 77,800 renter households, the data suggest that over 10,000 renter households reside in single-family structures, either attached or detached. The use of single-family structures for rental housing does address some of the need for larger housing units for renter households, but the vast disparity of larger units between renter (22%) and owner (79%) households suggests the need for new housing development aimed specifically toward larger renter households requiring three or more bedrooms.

All residential properties by number of units

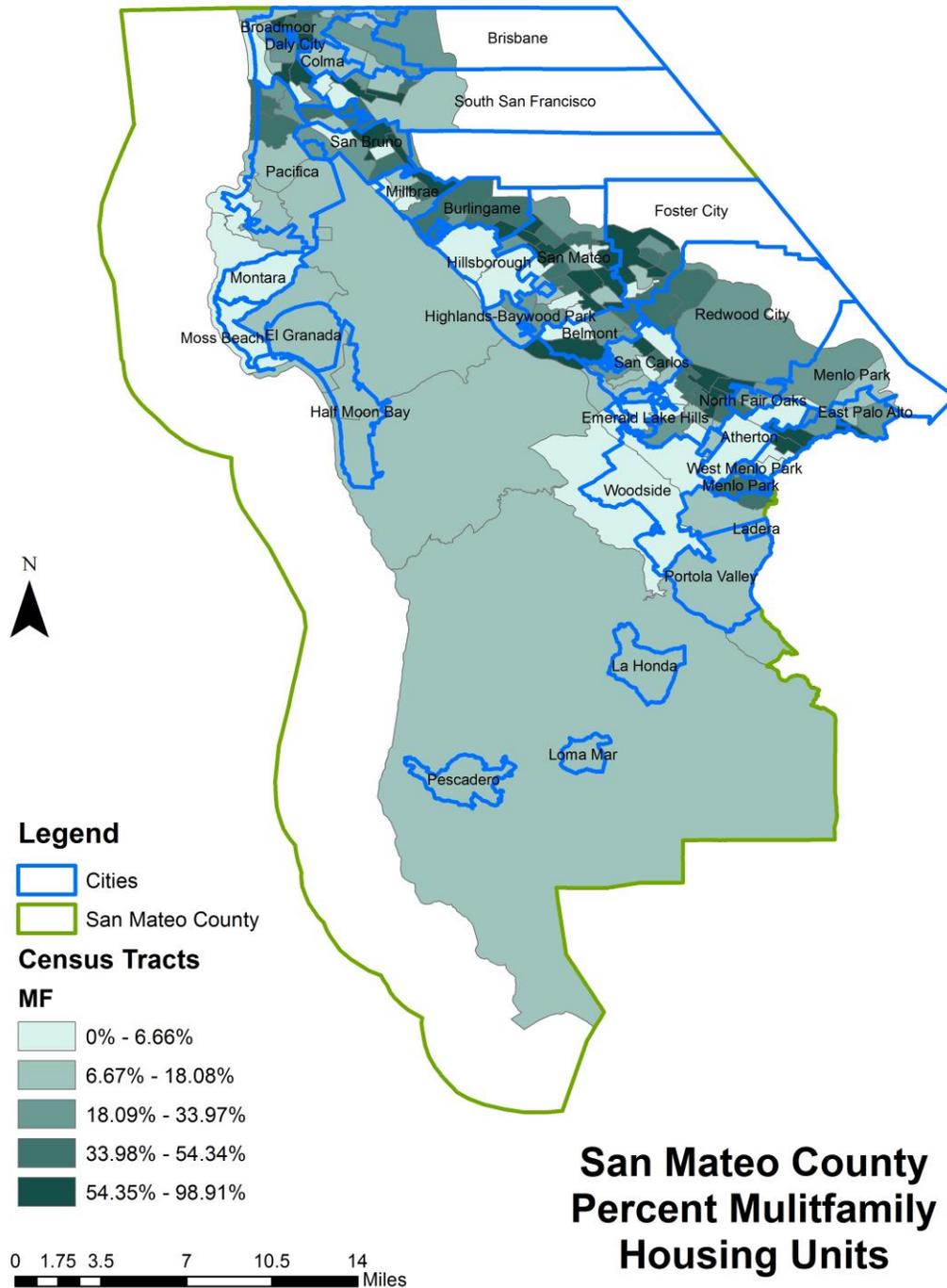
Property Type	Number	%
1-unit detached structure	125,524	60%
1-unit, attached structure	14,213	7%
2-4 units	14,391	7%
5-19 units	24,847	12%
20 or more units	28,466	14%
Mobile Home, boat, RV, van, etc	2,132	1%
Total	209,573	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2009-2013 ACS



Percent Single-Family



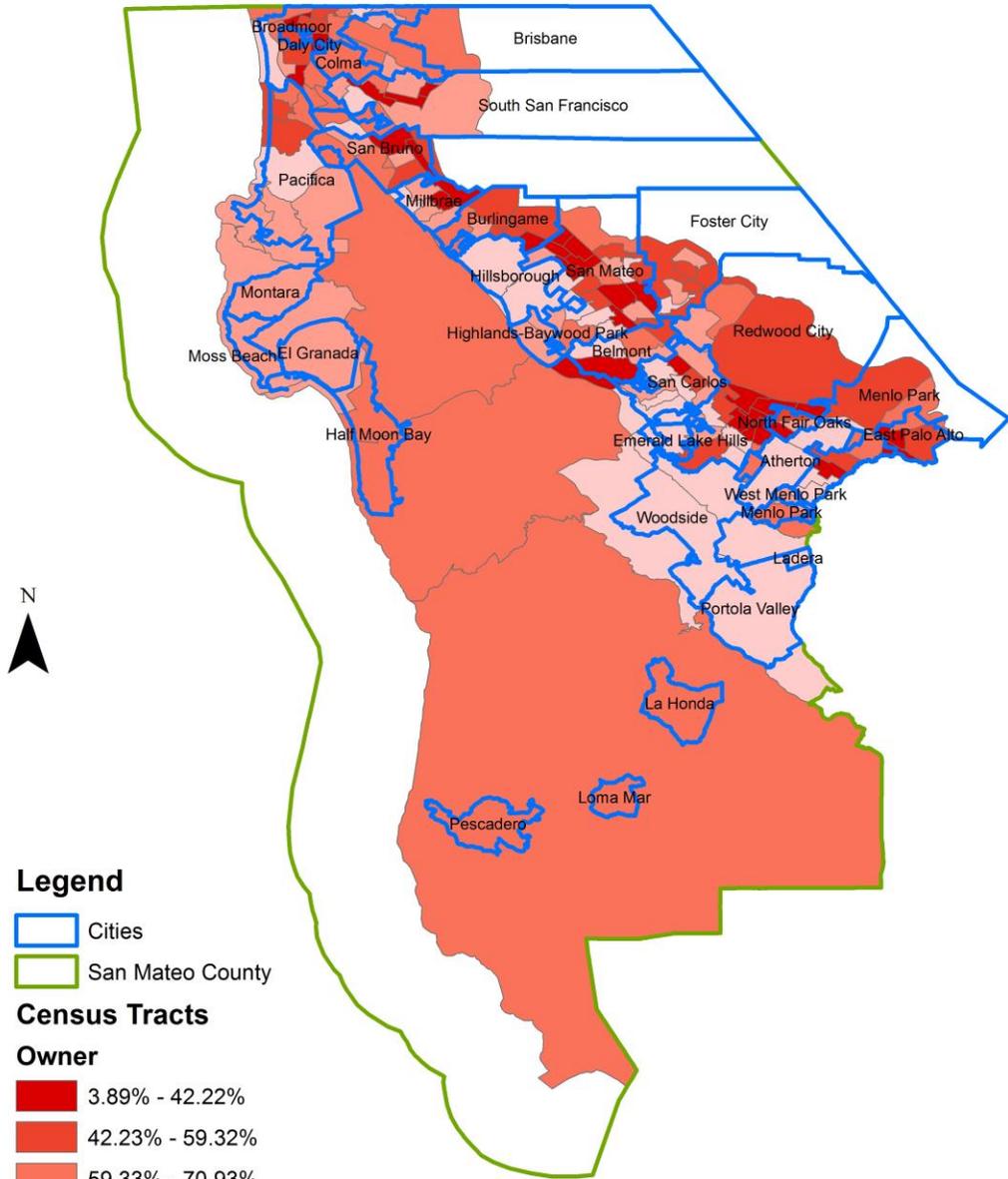
Percent Multifamily

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	504	0%	5,624	7%
1 bedroom	4,408	4%	26,448	34%
2 bedrooms	21,076	17%	28,513	37%
3 or more bedrooms	95,077	79%	17,278	22%
Total	121,065	100%	77,863	100%

Table 28 – Unit Size by Tenure

Data Source: 2009-2013 ACS



Legend

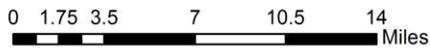
- Cities
- San Mateo County

Census Tracts

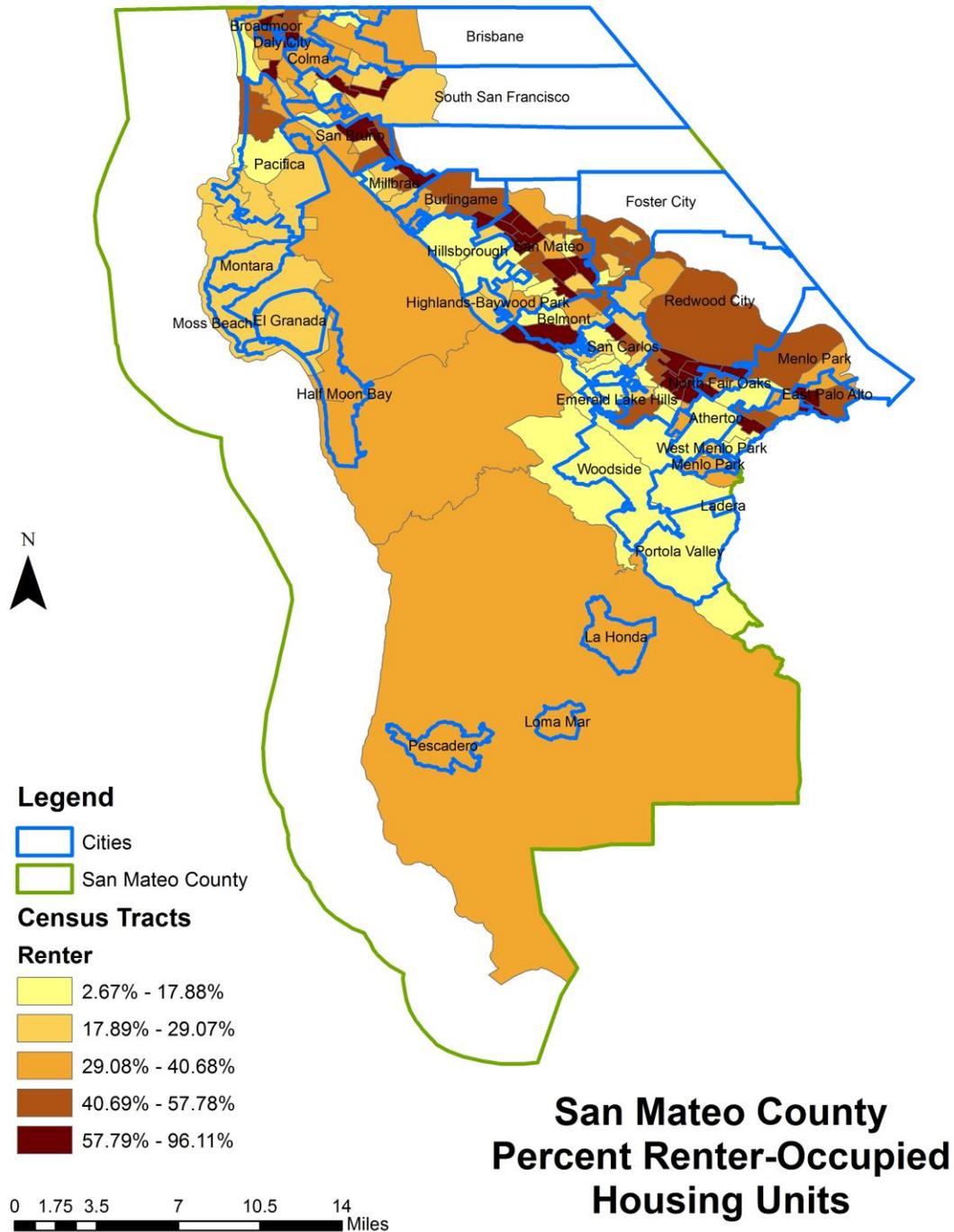
Owner

- 3.89% - 42.22%
- 42.23% - 59.32%
- 59.33% - 70.93%
- 70.94% - 82.12%
- 82.13% - 97.33%

**San Mateo County
Percent Owner-Occupied
Housing Units**



Percent Owner-Occupied



Percent Renter-Occupied

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

According to affordablehousingonline.com, there are a total of 5,238 low-income apartments and 2,231 assisted housing units in San Mateo County. There are a total of 86 affordable apartment properties in the County. The site indicates a total of 1,424 project-based Section 8 units. Additionally, 2,324 rental apartments were constructed between 1988 and 2010 through the Low Income Tax Credit program. Tax credit units are typically limited to 60 percent of the area median income or below. Other properties listed are limited to no more than 80 percent of the area median income. Additional Tax Credit units have been built since 2010 not included in the site's totals, including 424 new units through the County's Affordable Housing Fund.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

An analysis of at risk properties by a local agency indicates that there are 5,425 units of affordable housing in the County with expiration dates ranging from 2015 through 2029. Most of the properties identified are currently owned by non-profit housing providers whose mission in the provision of affordable housing. Those units are not considered at risk. There are a number of other units, however, that are not owned by mission driven agencies that are considered at risk. A total of 2,285 units were owned by organizations that were not readily identifiable as mission driven. There have been two apartment complexes in the county in recent months that have chosen to end affordability restrictions. While the County worked with non-profit agencies to try to buy the units and maintain affordability, it was successful only once. Efforts are still underway to resolve the second complex.

Does the availability of housing units meet the needs of the population?

No. The County and the 21 jurisdictions within the county are working together to find solutions to the housing shortage resulting from the rapid job growth. The County established an Affordable Housing Fund in 2013 with an infusion of \$13.2 million from redirected tax revenue previously designated for housing by local redevelopment agencies, which were abolished by the State in 2012. Following that allocation of local funds, the Housing Authority of San Mateo County dedicated \$10 million from Moving To Work reserves to housing development to two subsequent funding rounds of the Affordable Housing Fund. The County followed with \$6 million from local tax revenues (Measure K), additional redevelopment funds received from Redwood City totaling \$2.3 million, and for FY17-18 and FY18-19, the County allocated a total of \$45 million from Measure K. The County is also working on an Accessory Dwelling Unit program designed to expand housing opportunities.

Describe the need for specific types of housing:

As shown in the Units by Tenure data, the clear majority of owner households reside in homes with three or more bedrooms (79%). By comparison, only 22 percent of renter households reside in units

with three or more bedrooms. While many renter households contain single person or couple households with no children, many larger renter households are overcrowded in smaller rental units, less than three bedrooms. In the current housing market in San Mateo County, all housing types are needed, but from the perspective of the County and its attempts to stimulate the affordable housing market, the County is focusing on larger units and units for seniors and those with special needs, including homeless veterans.

Discussion

The largest sector of housing units in San Mateo County are in single-family structures (60%). Of renter households, most (78%) live in units with two or fewer bedrooms. The housing stock needs additional supplies of larger rental units and units to address special needs populations and homeless veterans. The rental stock is 22 percent larger units (three or more bedrooms) compared to 79 percent for owner occupied units. There is a large inventory of HUD insured rental units in San Mateo County (5,425 units) with maturity dates through 2029, with the risk of loss of affordable housing units in the near future, potentially around 2,300 units. The County has had some success keeping at risk units in the affordable inventory, but resources for those efforts are limited.

MA-15 Housing Market Analysis: Cost of Housing - 91.410, 91.210(a)

Introduction

Housing costs are a major portion of any households' monthly budget. In 2000, the median home value in San Mateo County was \$449,900. By 2016, the median value had more than doubled to \$1,002,400. Rental costs had similar increases, almost doubling from \$1,074 in 2000 to \$2,024 in 2016. In San Mateo County, only 16 percent of renter households paid less than \$1,000 per month in rent. Fewer than six percent of the rental housing stock was affordable to households earning less than 30 percent of the area median income and only 23 percent was affordable to households earning less than 50 percent. No homes were priced in a range that would be affordable for a household earning less than 30 percent of the area median income.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2013	% Change
Median Home Value	0	0	0%
Median Contract Rent	0	0	0%

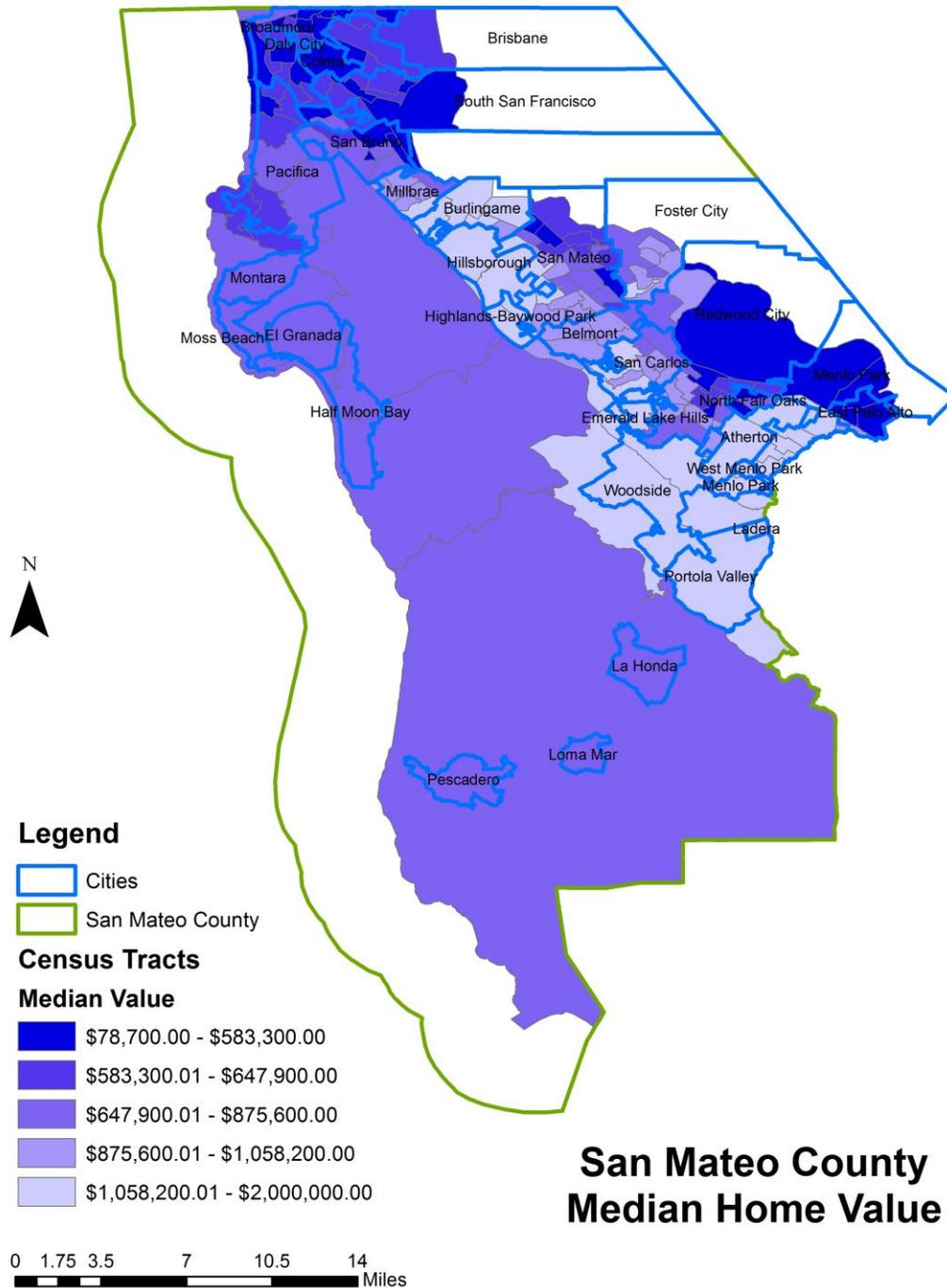
Table 29 – Cost of Housing

Data Source: 2000 Census (Base Year), 2009-2013 ACS (Most Recent Year)

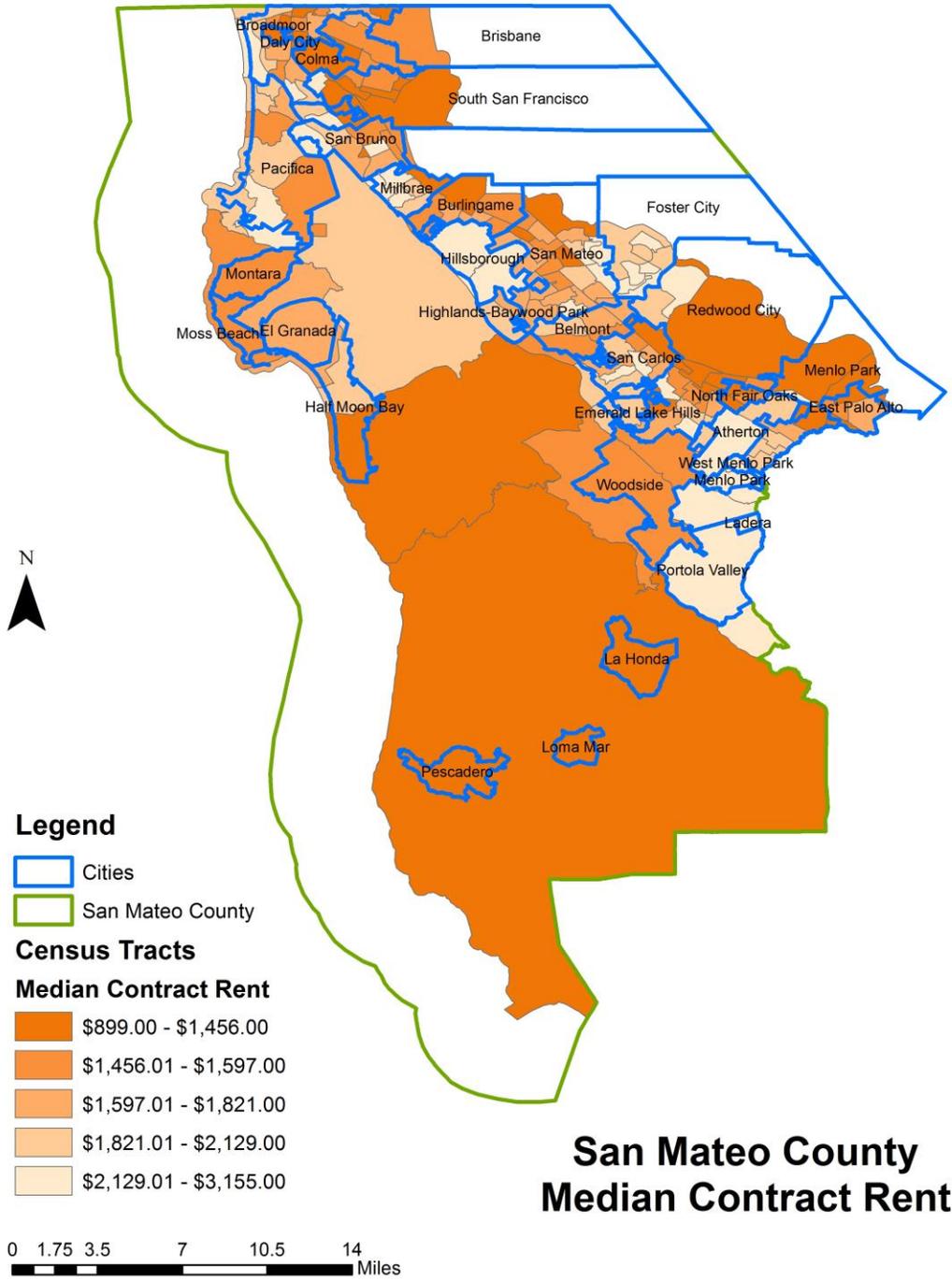
Rent Paid	Number	%
Less than \$500	4,582	5.9%
\$500-999	8,079	10.4%
\$1,000-1,499	25,714	33.0%
\$1,500-1,999	21,101	27.1%
\$2,000 or more	18,387	23.6%
Total	77,863	100.0%

Table 30 - Rent Paid

Data Source: 2009-2013 ACS



Median Home Value



San Mateo County Median Contract Rent

Median Rent

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	2,720	No Data
50% HAMFI	8,157	1,801
80% HAMFI	35,897	4,823
100% HAMFI	No Data	8,085
Total	46,774	14,709

Table 31 – Housing Affordability

Data Source: 2009-2013 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,915	2,411	3,018	3,927	4,829
High HOME Rent	1,479	1,586	1,904	2,192	2,425
Low HOME Rent	1,152	1,234	1,481	1,711	1,908

Table 32 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

In the current housing market in San Mateo County there is not sufficient housing for households at any income level. The boom in employment in the county has created such demand for housing that supply has not been able to keep up. Specific to the data presented above, as would be expected, the lowest income households have the least housing stock from which to choose, clearly not enough to meet the needs of the community. With no homes priced at a level affordable to those earning below 30 percent of the area median income, rental properties are their only option. The data show that six percent of rental units are affordable to those earning less than 30 percent of the area median income. With this limited housing stock, many households are forced to spend more of their income on housing expenses, moving up to higher priced rental housing. This creates a cost burden for those households, requiring that they spend more than 30 percent of their household income on housing expenses. In many cases it creates a severe cost burden, requiring more than 50 percent of their income for housing. In some cases households are forced to double-up with other families, sharing housing units that were designed for only one household.

How is affordability of housing likely to change considering changes to home values and/or rents?

With a doubling in median home value between 2000 and 2016, homeownership is becoming less affordable. Rents, however, rose at a slower pace, 88 percent between 2000 and 2016. Rents are less affordable than in 2000 and the demand for rental housing has increased as employment in the county has boomed.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The Area Median Rent at \$2,024 is above the HOME rents for 1- and 2-bedroom units for High HOME rents and above all unit types for Low HOME rents. Since 71 percent of multifamily units in the county are less than three bedrooms, HOME rents aren't sufficient to cover the costs. Fair market rents, with recent adjustments made to those rents through a local effort to update the basis for yearly evaluation of those rents, now reflect the market more accurately and are more likely to provide voucher holders with the resources needed to compete in the rental market. HOME, when combined with Low Income Housing Tax Credits, does contribute to the affordable housing stock and provide units suitable for those earning less than 60 percent of the local median income, adjusted for family size.

Discussion

The boom in jobs growth in San Mateo County in recent years has led to an extreme imbalance between supply and demand in both the owner and renter housing markets. Median housing values have more than doubled in the past 16 years and median rents have risen by 88 percent during that time period. There is insufficient housing stock for buyers and renters at all income levels, driving the greatest impacts on lower income households who have a hard time competing for the available housing stock. Efforts within the county to increase the housing stock have not been able to keep up with demand and have been weighted toward market rate housing, having little impact on affordable housing stocks. The County and other jurisdictions in the county have worked hard over the past five years to increase resources available to affordable housing developers in an effort to stimulate the affordable market. While those efforts are paying off, the number of new units being produced is a drop in the bucket compared to the need.

MA-20 Housing Market Analysis: Condition of Housing - 91.410, 91.210(a)

Introduction

The condition of housing units is highly correlated to the income of the household residing within those housing units. In San Mateo County, 63 percent of owner-occupied housing units and 50 percent of renter-occupied housing units have no housing problems reported. Four conditions are represented as housing problems, including lack of complete kitchen facilities, lack of complete plumbing facilities, more than one person per room, and cost burden (paying more than 30% of household income on housing expenses). The data show that 36 percent of owner households and 44 percent of renter households have one housing problem or condition. Presumably, this one housing problem is most likely either cost burden or substandard housing, with the latter more likely for renter housing than for owner housing. Eighty-two percent of owner-occupied housing and 76 percent of renter-occupied housing was built prior to 1980, making those units potential sources of lead-based paint contamination. While not all will have lead-based paint, the age of the units suggests that at one time lead-based paint may have been used on the unit and provides a potential hazard, particularly for households with children present. Almost 10,000 units in San Mateo County were built before 1980 and have children present in the household. It is reasonable to assume that a large number of these households, particularly renter households, are lower income households due to the fact that older housing stock is often filtered down through the income categories to the lowest income households.

Describe the jurisdiction's definition for "substandard condition" and "substandard condition but suitable for rehabilitation":

Substandard condition is defined as a combination of incomplete kitchen or plumbing facilities, missing windows or exterior doors, severely compromised foundations, outdated electrical infrastructure, holes in floors or walls, and holes in roof or severely compromised roofing materials preventing closure from weather penetration. Many units with a combination that includes all these conditions may be unfit for human occupation. Some may be candidates for rehabilitation, others may not be. Substandard condition suitable for rehabilitation would be units where the home is determined to be less than 60 percent deteriorated or the cost of the combination of needed repairs of all conditions does not exceed the estimated after-rehabilitation value of the house.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	43,777	36%	34,027	44%
With two selected Conditions	1,504	1%	4,913	6%
With three selected Conditions	49	0%	336	0%
With four selected Conditions	0	0%	41	0%
No selected Conditions	75,735	63%	38,546	50%
Total	121,065	100%	77,863	100%

Table 33 - Condition of Units

Data Source: 2009-2013 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	6,380	5%	5,001	6%
1980-1999	15,860	13%	13,499	17%
1950-1979	70,145	58%	47,428	61%
Before 1950	28,680	24%	11,935	15%
Total	121,065	100%	77,863	99%

Table 34 – Year Unit Built

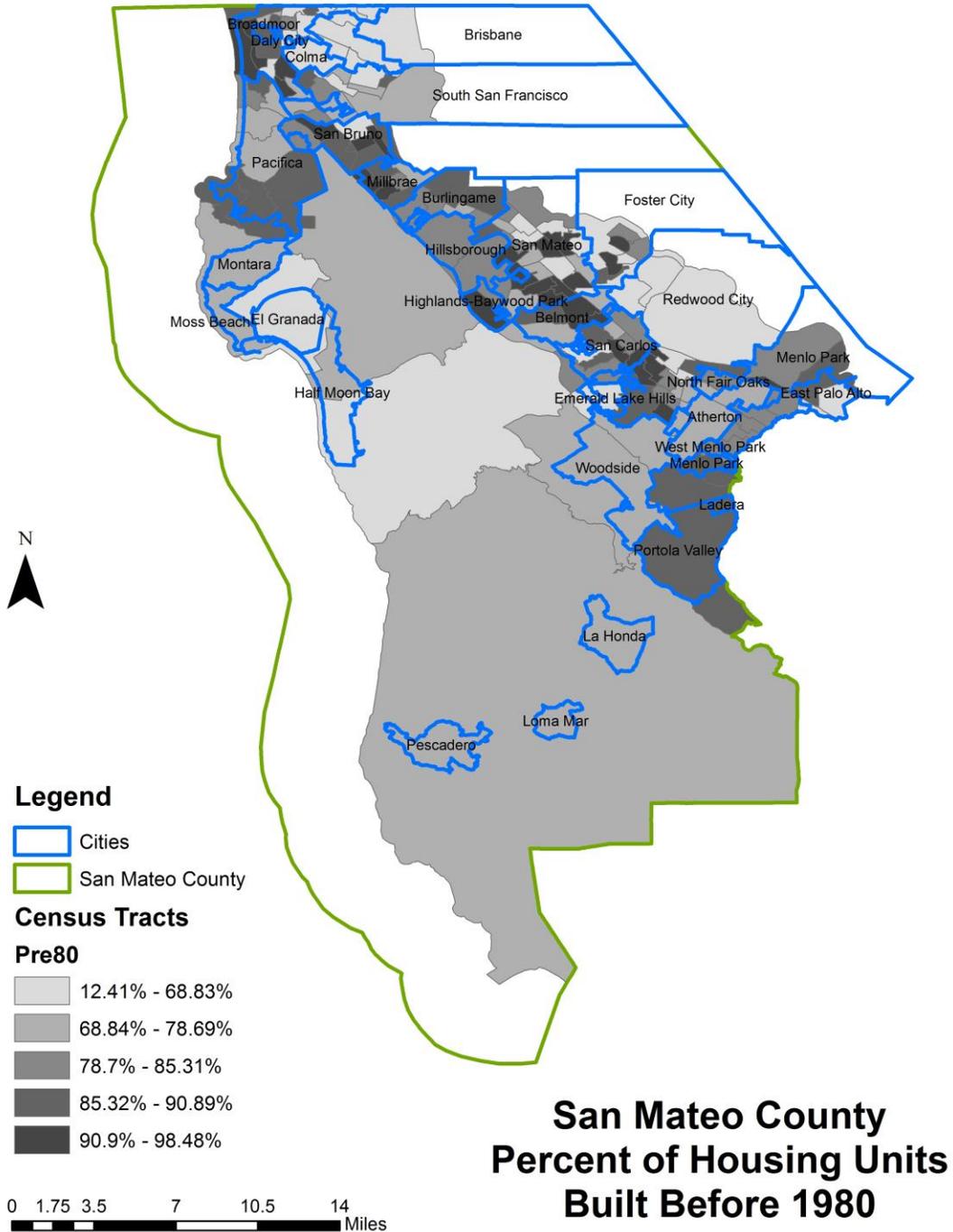
Data Source: 2009-2013 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	98,825	82%	59,363	76%
Housing Units build before 1980 with children present	7,353	6%	3,631	5%

Table 35 – Risk of Lead-Based Paint

Data Source: 2009-2013 ACS (Total Units) 2009-2013 CHAS (Units with Children present)



Percent Pre-1980 Housing Stock

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing.

Eighty-two percent of the owner-occupied housing stock and seventy-six percent of the renter-occupied housing was built prior to 1980, placing the age of that housing at more than 30 years old, much of it many years older. As the housing stock ages, water infiltration and many other factors can cause rapid deterioration of housing units, particularly where the residents don't or can't provide needed maintenance. In some areas of San Mateo County, the housing stock may exceed 50 years of age and the median income of the residents of those areas may be less than 50 percent of the area median income. In these situations, it is likely that housing conditions generally throughout these areas are poor. East Palo Alto, the North Fair Oaks CDP, and the Belle Haven neighborhood of Menlo Park are examples of areas where concentrations of older housing and lower income households combine to create pockets of deteriorated housing stock.

Estimate the number of housing units within the jurisdiction that are occupied by low or moderate income families that contain lead-based paint hazards. 91.205(e), 91.405

The data show that the number of housing units in San Mateo County built prior to 1980, and potentially where lead-based paint hazards might be found, include 82 percent of all owner housing and 76 percent of rental housing. Six percent of owner housing units and five percent of rental housing units built prior to 1980 are occupied by families with children present, a total of almost 10,000 housing units. As housing units and neighborhoods age, they typically fall through the income classes from middle- or moderate-income households to lower income households. Neighborhoods that were once middle class become home to lower income groups as they age. Typically, with some exceptions, the oldest neighborhoods found are where the poorest residents are found. As a result, it is reasonable to assume that many of the 10,000 units in San Mateo County built prior to 1980 and occupied by families with children are likely occupied by low- or moderate-income families. This might be particularly true for multifamily housing units. In San Mateo County, older single-family homes often undergo extensive remodels. In recent years, the value of homes has increased substantially and there is little land available for new development. Owners with highly appreciated homes take out home improvement

loans and remodel those homes, providing like-new interiors. In these cases most of the potential lead-based paint threats are addressed.

Discussion

There is an extensive need for rehabilitation programs in San Mateo County targeting the improvement of the county's oldest housing stock, multifamily housing units in particular. Some of these needs are addressed through the County funded rehab grants given to non-profit organizations that work with lower income homeowners to complete minor home repairs to help improve the condition of the home. The County also provides loans to apartment owners working to improve conditions of affordable housing in combination with Low Income Housing Tax Credits.

MA-25 Public And Assisted Housing - 91.410, 91.210(b)

Introduction

The Housing Authority of the County of San Mateo (HACSM) is one of 30 Moving to Work (MTW) public housing agencies in the country authorized by HUD to operate with more flexibility than a standard public housing agency. Moving to Work (MTW) started out as a demonstration program for public housing authorities (PHAs) that provide them the opportunity to design and test innovative, locally-designed strategies that use Federal dollars more efficiently, help residents find employment and become self-sufficient, and increase housing choices for low-income families. MTW gives PHAs exemptions from many existing public housing and voucher rules and more flexibility with how they use their Federal funds.

HACSM owns three developments, a 30-unit family public housing project, El Camino Village, in Colma. It owns 150-unit Project-Based family development at Midway Village in Daly City, and has land ownership at Half Moon Village, a 175-unit senior development in Half Moon Bay. The Housing Authority currently serves over 4,600 households under the Housing Choice Voucher, Family Unification, and VASH. Additionally, HACSM serves over 290 disabled, formerly homeless households through the HUD Continuum of Care programs. The table below lists the number of allocated units under each program:

In addition to the above County HA-assisted units, the City of South San Francisco Housing Authority independently owns and operates a single 40-unit development.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	30	4,548	1,010	3,299	199	40	0
# of accessible units									

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 37 – Total Number of Units by Program Type

Alternate Data Source Name:

Housing Authority Consultation Questionnaire

Data Source Comments:

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

HACSM has only one public housing development, 30 units at El Camino Village. This was built in 2000 and has undergone recent renovation since then to correct for water proofing work. HACSM made application under the Rental Assistance Demonstration (RAD) program to convert El Camino Village from public housing to Project-based vouchers. On March 30, 2015, HACSM received its Commitment to Enter into a Housing Assistance Payments from HUD for the conversion of assistance (30 units) under the RAD program. The conversion process is still ongoing.

Public Housing Condition

Public Housing Development	Average Inspection Score
HACSM El Camino Village, 7620 El Camino Real, Colma	97
South San Francisco Public Housing Authority - 350 C Street	96

Table 38 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

See above.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

HACSM has taken active steps to increase and preserve affordable housing options in San Mateo County, some of which include the following:

- As a result of MTW single-fund flexibilities, HACSM worked with two local affordable housing developers to build a new affordable senior housing complex, known as the Half Moon Village Redevelopment project. This project replaced 60 units of obsolete senior housing units as part of a major new “senior campus” that now includes 158 project-based units, other affordable housing units owned and managed by Leslie Garden, a senior center and an adult day health center.
- HACSM and the San Mateo County Board of Supervisors leveraged Housing Assistance Payment (HAP) funds, along with unrestricted General Funds for affordable housing purposes, to create the “Affordable Housing Fund.” This collaboration was made possible from MTW authority and has resulted in the development of multifamily affordable rental housing, a homeownership project, and potential agricultural workforce housing and funding for loans to secure, develop, or re-develop affordable housing units. In its’ first year, HACSM invested \$4 million through long-term loans, which enabled the leveraging of an additional \$61 million in funding for affordable housing projects.

HACSM has re-designed the processes for both initial and ongoing eligibility determinations, easing the burden on both participants and Housing Authority staff and increasing the timeliness of the process. For example, HACSM implemented a biennial HQS inspection schedule for all subsidized units, with the provision that all units, at all times, must continue to meet HUD Housing Quality Standards.

In 2014, based on the success of the alternate recertification schedule for households that are elderly or disabled, HACSM was able to establish a triennial schedule, creating additional efficiencies with no loss of program integrity.

Discussion:

HACSM takes prides in its innovation facilitated by its MTW status. A small PHA by HUD standards, HACSM has been able to create efficiencies by being creative and resourceful with its ability to leverage resources.

MA-30 Homeless Facilities and Services - 91.410, 91.210(c)

Introduction

The following data are the most current count of homeless facilities in San Mateo County taken from HUD's report for the San Mateo County Continuum of Care.

Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	114	0	272	171	0
Households with Only Adults	105	29	142	582	15
Chronically Homeless Households	0	0	0	318	15
Veterans	63	0	10	255	133
Unaccompanied Youth	4	0	0	0	0

Table 39 - Facilities Targeted to Homeless Persons

Data Source Comments: Sources: Housing Inventory Count 2017 (San Mateo County Human Services Agency) and Housing Authority of San Mateo County.

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

San Mateo County's mainstream services are used to complement service targeted to homeless people in a number of ways:

- Behavioral Health Services: San Mateo County Behavioral Health and Recovery Services (BHRS) has several mobile teams that conduct intensive outreach to homeless people with mental health and substance abuse issues on the street, in the shelters, and at the psychiatric ER. These teams engage with homeless people and help them access treatment and/or housing. BHRS funds in-patient alcohol and drug treatment programs located throughout the County, which serve a large number of homeless individuals with substance abuse issues. BHRS also provides a wide range of permanent supportive housing options for homeless people, particularly chronically homeless single adults. They fund the majority of the case management services for individuals and families living in CoC-funded permanent supportive housing units (S+C vouchers operated by the Housing Authority), have contracts in place to pay for short-term stays in shelters for those who are not immediately placed into permanent housing, and use state MHSA funds to provide rental subsidies for mental health clients and develop new permanent supportive housing units. BHRS also provides funding for the Spring Street emergency shelter and Spring Street transitional housing program which are dedicated to serving people with mental illness who are experiencing homelessness. BHRS also coordinates with the Department of Housing to ensure that clients access mainstream housing resources for which they may be eligible. BHRS also funds a rental assistance program that provides short term rental assistance for 15 to 20 individuals with alcohol and drug addictions who are being released from treatment facilities.
- Health Services: San Mateo County Health Services funds a mobile health van that provides primary health care to homeless people living in emergency shelters. The San Mateo County Medical Center (the county's main public hospital) coordinates with the CoC to link health services to emergency shelter and permanent supportive housing. The Medical Center has purchased beds in emergency shelters and utilizes both private and publicly funded board and care homes and other facilities to ensure that appropriate placement alternatives are available for homeless people.
- Employment Services: Homeless service providers link homeless people to mainstream employment and training services. They also provide supplemental resources to help participants overcome barriers to employment, such as mental health support, children's services, life skills education, transportation assistance, etc.
- Safety Net Services: To assist people experiencing homelessness with accessing employment and mainstream benefits, the Human Services Agency funds eight Core Service Agencies to provide safety net services. The Cores' specialized staff assist clients with accessing mainstream public benefits (TANF, SNAP, GA, Disability, etc.) and a CoC-funded program has specialized staff to assist with SSI applications. HSA is also the home of the County's Employment Services Division providing homeless people with connections to employment services and a new locally

funded vocational rehabilitation program for homeless people. CoC-funded programs, along with other providers, attended a training in the spring focused on increasing client income and mainstream benefits. CoC-funded projects also received TA in spring 2017 which included a deep dive into data and strategies related to income and benefits.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The San Mateo County homeless system includes many homelessness prevention programs that provide financial assistance to households at-risk of losing their housing. Most homelessness prevention work is conducted by the Core Service Agencies. The Supportive Services for Veteran Families program and the Next Step Veterans Center focus in particular on preventing and ending homelessness for veterans. The Human Services Agency also funds a new Diversion program that is part of the community's Coordinated Entry System. Coordinated Entry staff work with clients to identify potential existing resources and housing supports to help them either avoid becoming homeless or to re-enter housing.

Over the last decade, San Mateo County has partnered with cities and non-profit providers to implement Homeless Outreach Teams (HOT). The HOT teams conduct outreach, engage with unsheltered homeless people, work to identify their individual service needs, then develop and execute person-centered housing plans. HOT teams can perform all Coordinated Entry functions and assist clients to access available shelter and housing even if they are not able to physically go to a CE system access point. The HOT teams are multidisciplinary and include key partners such as law enforcement, behavioral health staff from the Health System, Core Service Agencies, and other partners.

Interim Housing – both emergency shelter and transitional housing – is a critical element of San Mateo County's homeless crisis response system. Most of San Mateo County's interim housing programs are either congregate facilities (particularly those for single adults) or offer shared living arrangements (for families with children). There are currently 19 emergency shelter or transitional housing programs in the County. Some programs are dedicated to special populations, including programs for homeless youth, for veterans, and for people experiencing domestic violence.

Rapid re-housing is one of the most cost effective interventions for people experiencing homelessness and is a critical element of the community's homeless crisis response system. Currently there are several CoC-funded RRH programs operating, and H.S.A. has invested County funds to create expanded RRH capacity. There are also two RRH programs serving veterans through the VA-funded SSVF program.

Much of the San Mateo County Permanent Supportive Housing inventory consists of CoC-funded tenant-based rental assistance programs operated by the Housing Authority. There are also dedicated units in site-based Permanent Supportive Housing projects, including units owned and operated by LifeMoves, the Mental Health Association, and others. The County's Affordable Housing Fund also requires funding

recipients to include units for homeless tenants in their developments and incentivizes robust supportive service provision. The Housing Authority operates the VASH permanent housing voucher program for the homeless veteran population, and works closely with affordable housing developers to encourage the use of VASH vouchers in new affordable housing construction. Permanent housing options for families include Shelter Plus Care, the Housing Readiness Program, and affordable housing developments like 2000 Delaware and 636 El Camino. The Housing Authority's Family Unification Program (FUP) provides time-limited Section 8 vouchers for youth emancipating from foster care who have no housing options. The community's Coordinated Entry system is the pathway through which most PSH units are accessed. PSH is targeted to those chronically homeless households who have the most extensive histories of homelessness and highest vulnerability, as determined by a standardized assessment tool developed by H.S.A. and aligned with HUD requirements. The supply of PSH has been expanding steadily over the past decade with new CoC grants added in every funding cycle.

MA-35 Special Needs Facilities and Services - 91.410, 91.210(d)

Introduction

Special needs populations in San Mateo County include the elderly; frail elderly; persons with mental, physical, or developmental disabilities; persons with HIV/AIDS; and persons with substance abuse problems. Considering the non-homeless special needs population, many in these populations are currently having their housing and service needs met without or with limited public assistance. Circumstances, however, are subject to change and the more the community prepares for future needs, the better it will be able to meet those needs when they occur.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

The supportive housing needs of special needs populations in San Mateo County vary according to the population. In coming years, the needs of the elderly and frail elderly will increase as the over 65 year old population grows with the aging of the baby boom population. These needs may include nursing care facilities targeted to lower income households who cannot afford private nursing home care. Permanent supportive housing options for persons with mental, physical, and developmental disabilities may also become a pressing issue as persons with disabilities who previously have been taken care of by their parents lose those caregivers to death or incapacity. With healthcare systems enabling persons with disabilities to live longer, many are now outliving their caregivers, increasing demand for group housing that provides the care this population needs.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Many homeless shelters operate under a rapid re-housing structure for clients coming into the system and the local participants in the San Mateo County Continuum of Care structure have recognized the need for discharge planning within the service provision structure in San Mateo County regarding returning patients from mental and physical health institutions. At a minimum, institutions agree not to discharge individuals into homelessness. Individual mental and physical health institutions may have their own discharge planning protocols in place, but they are not coordinated with any countywide planning effort. The CoC supports efforts at a more formal discharge planning protocol.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The County funds housing repair programs that work with the elderly, among other populations, in an attempt to maintain their home so they can continue to reside in their own homes. As a homeowner ages, he/she is often unable to continue to provide the maintenance needed to keep the home habitable. The agencies that the County's programs fund work with those homeowners to address pressing issues that arise, such as roof leaks or plumbing failures, and accessibility needs. The County also provides funding for the development of special needs housing units, including those for the elderly, persons with mental disabilities, and homeless veterans. Each of these projects include supportive service components to help their residents maintain independent lifestyles.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

As mentioned above, the County and other entitlement jurisdictions, both in the consortia and independent of the consortia, fund housing repair programs that work with the elderly, among other populations, in an attempt to maintain their home so they can continue to reside in their own homes. The agencies that the entitlement jurisdictions' programs fund work with those homeowners to address pressing issues that arise, such as roof leaks or plumbing failures, and accessibility needs. The County also provides funding for the development of special needs housing units, including those for the elderly, persons with mental disabilities, and homeless veterans. Each of these projects include supportive service components to help their residents maintain independent lifestyles.

MA-40 Barriers to Affordable Housing - 91.410, 91.210(e)

Describe any negative effects of public policies on affordable housing and residential investment

The major public policy impact on the production of affordable housing and residential investment in San Mateo County is the fees that local communities charge for the development of residential units. In most states, as home values rise taxing jurisdictions adjust the taxable value of homes generating additional revenues for the communities. In California, Prop 13 limits the amount that taxing jurisdictions can adjust as values rise leading to a situation where a home's taxable value is often much lower than the market value of a home. It is not uncommon, in San Mateo County, for a \$1 million home's taxable value to be less than \$400,000. As a result, potential revenues that the taxing jurisdiction could collect from property taxes has not kept up with the rising costs of operating that community's government structure. To make ends meet, communities have had to add fees for new developments that go to offset the cost of providing services. Those fees can include impact fees to support parks, street maintenance, and affordable housing, along with fees to offset the cost of reviewing building plans and processing permit requests. Some communities now even charge public benefit fees to bring some of the appreciated value of a property resulting from rezoning from commercial to residential uses. The total costs of these fees can run from tens of thousands to hundreds of thousands of dollars, depending on the size of the development. Most cities have provisions to forgive some or all of these fees for affordable housing projects, but some do not. Housing projects that do pay the fees are bearing the costs of providing government services, while being saddled with taxes based on the value of the home when completed, taking on the responsibility of funding government not only for their own homes, but also for those homeowners not paying what might be considered their fair share.

Otherwise, the State of California has done much in recent years to try to stimulate the production of affordable housing. These efforts include dedicating millions of dollars to development activities, relaxing zoning requirements for affordable housing, instituting a density bonus for serving certain income groups, and support through the Low Income Housing Tax Credit.

MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

Housing preferences are fulfilled by a household's ability to meet the financial needs of owning or renting their desired housing unit. The economic health of a community has a large impact on that ability through the job market, business activity, and the household's relative place in the economy determined by their level of education and employment status. The data below provide a look at where jobs and economic activity in San Mateo County provide employment opportunities and some descriptive consideration of education and employment levels.

Economic Development Market Analysis - Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	1,737	1,632	1	1	0
Arts, Entertainment, Accommodations	19,215	22,871	13	14	1
Construction	7,593	11,037	5	7	2
Education and Health Care Services	26,536	18,376	17	11	-6
Finance, Insurance, and Real Estate	10,553	12,085	7	7	0
Information	10,900	11,325	7	7	0
Manufacturing	12,208	12,163	8	7	-1
Other Services	6,658	8,357	4	5	1
Professional, Scientific, Management Services	28,548	26,475	19	16	-3
Public Administration	0	0	0	0	0
Retail Trade	15,458	17,147	10	10	0
Transportation and Warehousing	5,965	17,102	4	10	6
Wholesale Trade	6,909	6,267	5	4	-1
Total	152,280	164,837	--	--	--

Table 40 - Business Activity

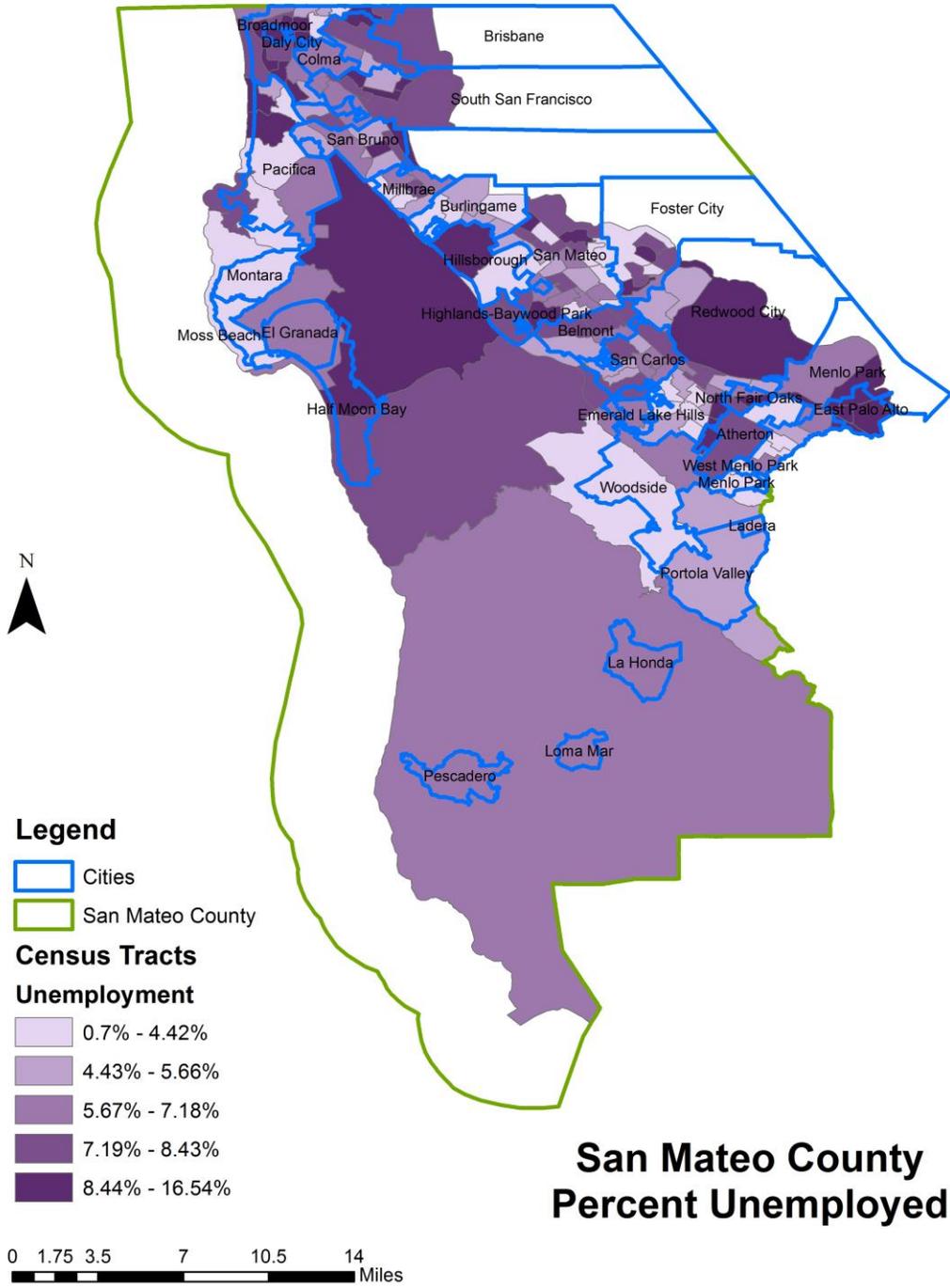
Data Source: 2009-2013 ACS (Workers), 2013 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	209,050
Civilian Employed Population 16 years and over	192,932
Unemployment Rate	7.71
Unemployment Rate for Ages 16-24	19.65
Unemployment Rate for Ages 25-65	5.48

Table 41 - Labor Force

Data Source: 2009-2013 ACS



Percent Unemployed

Occupations by Sector	Number of People
Management, business and financial	70,443
Farming, fisheries and forestry occupations	6,754
Service	16,459
Sales and office	41,248
Construction, extraction, maintenance and repair	12,287
Production, transportation and material moving	6,312

Table 42 – Occupations by Sector

Data Source: 2009-2013 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	107,245	61%
30-59 Minutes	56,309	32%
60 or More Minutes	11,705	7%
Total	175,259	100%

Table 43 - Travel Time

Data Source: 2009-2013 ACS

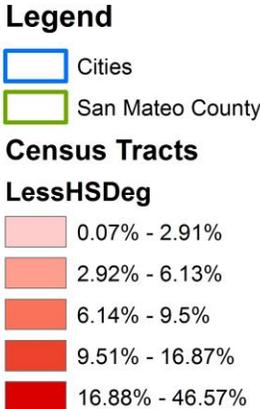
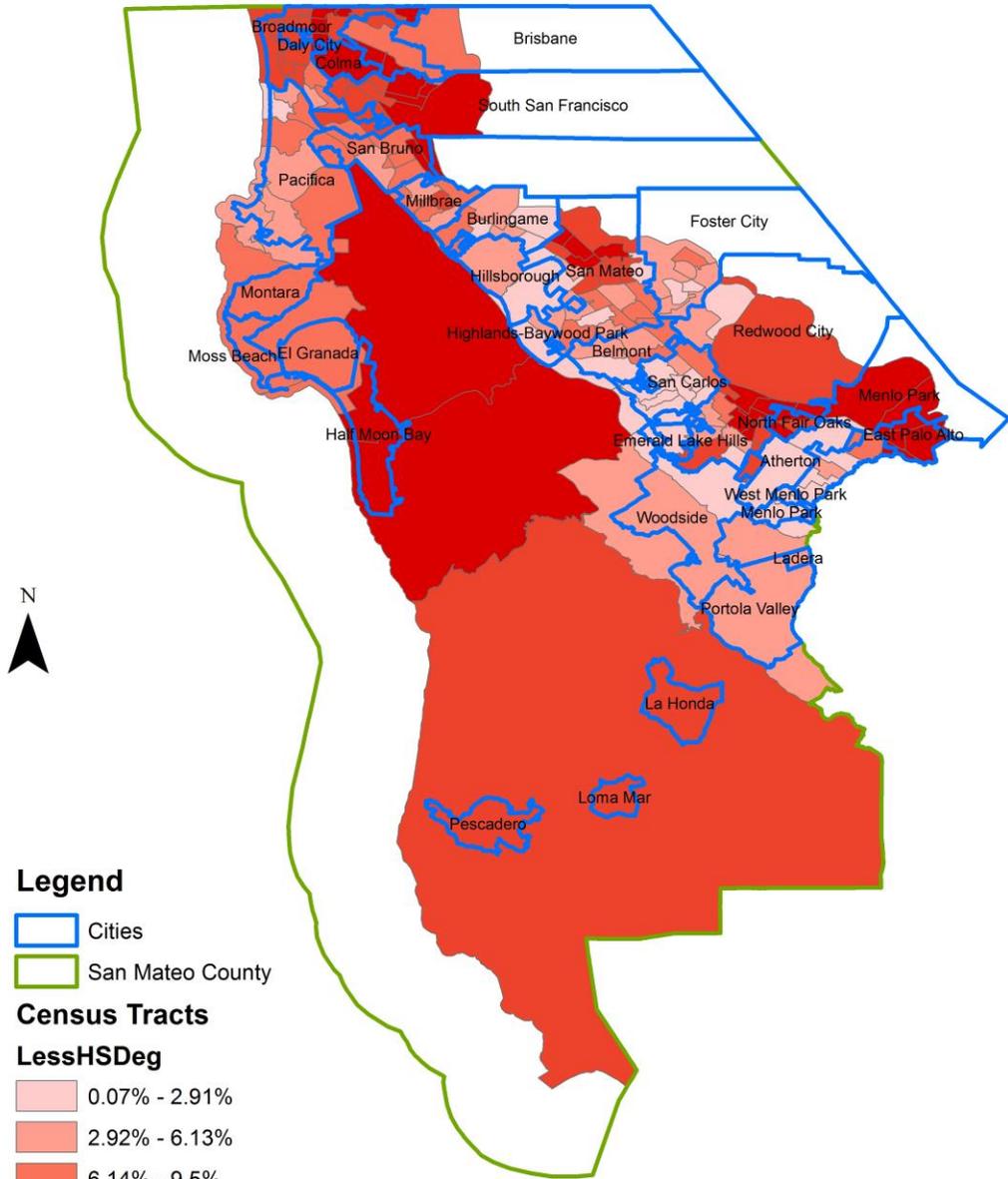
Education:

Educational Attainment by Employment Status (Population 16 and Older)

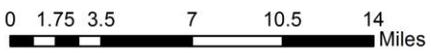
Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	12,684	1,300	4,745
High school graduate (includes equivalency)	20,446	2,271	6,346
Some college or Associate's degree	40,623	3,250	10,260
Bachelor's degree or higher	92,760	5,070	17,228

Table 44 - Educational Attainment by Employment Status

Data Source: 2009-2013 ACS



**San Mateo County
Percent with Less
than a High School Degree**



Percent with Less than a High School Degree

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	568	2,424	3,228	5,211	3,589
9th to 12th grade, no diploma	2,920	2,264	1,932	3,670	2,791
High school graduate, GED, or alternative	6,652	7,167	6,418	15,478	11,618
Some college, no degree	11,673	9,036	8,749	21,467	10,363
Associate's degree	923	3,010	3,153	8,776	3,657
Bachelor's degree	3,888	15,702	16,861	31,357	11,926
Graduate or professional degree	517	8,858	16,051	26,229	10,261

Table 45 - Educational Attainment by Age

Data Source: 2009-2013 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	21,929
High school graduate (includes equivalency)	31,804
Some college or Associate's degree	43,103
Bachelor's degree	64,067
Graduate or professional degree	100,616

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2009-2013 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The most active business sector in San Mateo County, in terms of the number of workers in the various industries, is Professional, Scientific, etc. with 17 percent of all workers. That sector is followed by Education and Health Care Services, Arts, Entertainment, Accommodations, and Retail Trade with 16, 12, and nine percent respectively. Manufacturing and Information each have a seven percent share of workers, followed by Finance, Insurance, Real Estate with six percent, Construction with five percent, and Wholesale Trade and Transportation and Warehousing with four percent each.

Describe the workforce and infrastructure needs of the business community:

Workforce needs include training for lower income residents of San Mateo County and business development assistance for fledgling businesses. The County does fund some of these activities through

the CDBG program. Infrastructure needs are not typically funded by the County since such a small portion of the county would be eligible for area benefit uses of CDBG.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

San Mateo County is a hotbed of economic activity as part of Silicon Valley. It is home to major information technology and biotech companies which are major employers in the area, along with major transportation companies with the presence of San Francisco International Airport in the county. The county is home to Facebook, Oracle, Genentech, United Airlines, Applied Biosystems, and Gilead. Some of these companies have expanded rapidly in recent years, creating thousands of new jobs in the county. These new employees face an extremely tight, very expensive housing market. Some communities have made great strides in addressing the need for new housing, but between 2010 and 2015, 72,800 new jobs were created in the county, while only 3,844 new housing units were built. The main need in supporting the economic development that is charging full-steam ahead is more housing units to support the expanding job base.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Generally speaking, the current workforce is exceptionally skilled and well educated. Silicon Valley attracts top technical and professional talent from around the world. The majority of new jobs in the county are high skill, high paying tech jobs and company recruiters find the best candidates from the top schools in the country. The economic engine that is the tech sector in Silicon Valley generates other employment opportunities in the form of retail, restaurant, construction, transportation, entertainment, and education jobs. Educational opportunities are plentiful in the area, with high quality colleges and universities located in or close to San Mateo County.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

In addition to job training opportunities through the San Mateo County Community College District, there are three job training programs active in the county.

JobTrain: JobTrain is committed to helping those who are most in need to succeed. JobTrain's purpose is to improve the lives of people in San Mateo County through assessment, attitude and job skills training, and high potential career placement.

Renaissance Entrepreneurship Center: The mission of Renaissance Entrepreneurship Center is to empower and increase the entrepreneurial capacities of socially and economically diverse women and men, and thereby strengthen communities through the creation of sustainable new businesses, new jobs, and the promotion of financial self-sufficiency.

Peninsula Family Services Second Careers Employment Program: The Second Careers Employment Program prepares participants for today's competitive job market through mock-interviews, vocational counseling, goal planning, resume workshops, paid internships, on-the-job-training, and employment referrals.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

A CEDS for the region has been under development by the Association of Bay Area Governments (ABAG). Draft Goals and Objectives have been released and the following corresponds with the County's intended use of federal funding.

GOAL 3 HOUSING AND WORK PLACES. House the labor force needed to fill the low, middle and high wage jobs required by our economy as well as the nonworking population, while providing flexibility for timely expansion of work places.

Objective 3.1 Enhance Plan Bay Area (PBA) to ensure a land use pattern with space for all activities, particularly the "fit" between jobs and housing at the subregional level, that contribute to the regional economy.

Objective 3.2 Work toward providing enough housing to meet the affordability needs at wage and salary levels that exist in the Bay Area's current and future population.

Discussion

The City of San Mateo County has been participating in economic development efforts through their partnerships with the Association of Bay Area Governments, the City/County Association of Governments, and the 20 other jurisdictions in the county to expand opportunities in the region.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

The census block groups that are identified as eligible for CDBG area benefit (median income below 80 percent of the area median income) include some of the poorest neighborhoods in the county. The housing in these neighborhoods are often in poor condition and many are in need of extensive rehabilitation or repairs. These neighborhoods are where the lowest income households in the city live, in housing stock that is sometimes in poor condition, and, therefore, offered at lower rents or sales prices, though still very high compared to other parts of the country. Despite the lower rents or purchase price, the lower income households pay a large portion of their income on housing expenses. In this case, concentrated would mean that a large portion (more than 50%) of the neighborhood shows the impact of these housing problems.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

The population of San Mateo County is 2.5 percent African-American, 25.1 percent Hispanic, and 27.0 percent Asian. Concentration means the population of a given city or Census Designated Place (CDP) exceeds twice the percentage minority population as the county as a whole. According to the 2012-2016 5-year American Communities Survey, Menlo Park, specifically the Belle Haven neighborhood, has a concentration of African-Americans at 5.4 percent of the population of Menlo Park and East Palo Alto has a 12.4 percent concentration. Asian concentrations can be found in Daly City at 57.33 percent and Broadmoor CDP at 59.59, with Millbrae and Foster City both falling just under the definition of concentration at 48.32 and 46.94 respectively. Hispanic concentrations are found in East Palo Alto, Loma Mar CDP, North Fair Oaks CDP, and Pescadero CDP. Loma Mar CDP and Pescadero CDP are small communities on the coast-side of the mountains. Considering concentrations of low-income families, using the definition of concentration as a city or CDP with more than twice the percentage of persons living in poverty as the County as a whole (County at 7.7%), low-income areas of concentration can be found in East Palo Alto at 16.6 percent, Loma Mar CDP at 58 percent, North Fair Oaks CDP at 21 percent, and Pescadero CDP at 28.0 percent.

What are the characteristics of the market in these areas/neighborhoods?

There are many differences between the communities mentioned above. Pescadero CDP and Loma Mar CDP are both rural communities active in the agricultural businesses on the coast side of the Santa Cruz mountains. Both are majority Hispanic and have high poverty rates.

East Palo Alto and North Fair Oaks CDP are in the southern portions of the county bay-side of the mountains and more urban in nature. Both are also majority Hispanic and have high poverty rates. Homes in East Palo Alto and North Fair Oaks CDP are relatively small, predominantly older homes, but

have a median value well above what one typically sees in lower-income communities, around \$600,000. Both areas have a relatively high percent of multifamily housing in the stock, with high rental rates.

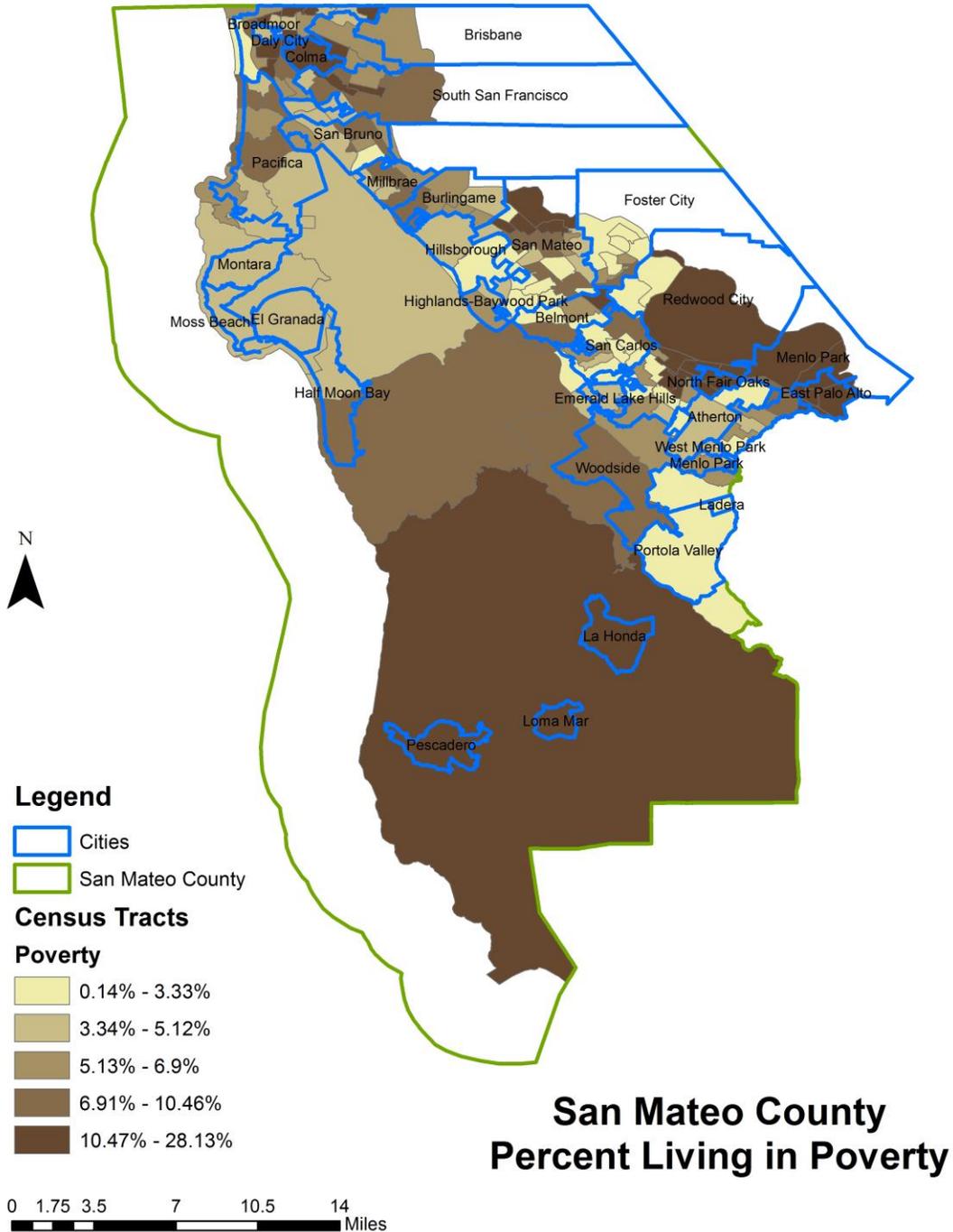
Daly City, Millbrae, Foster City, and Broadmoor CDP are all north county communities that are to some degree bedroom communities close to San Francisco, though Foster City is somewhat south of the other three. They are not concentrations of poverty like the coast-side and south county communities mentioned earlier. Incomes are higher, as are home values and rental rates.

Are there any community assets in these areas/neighborhoods?

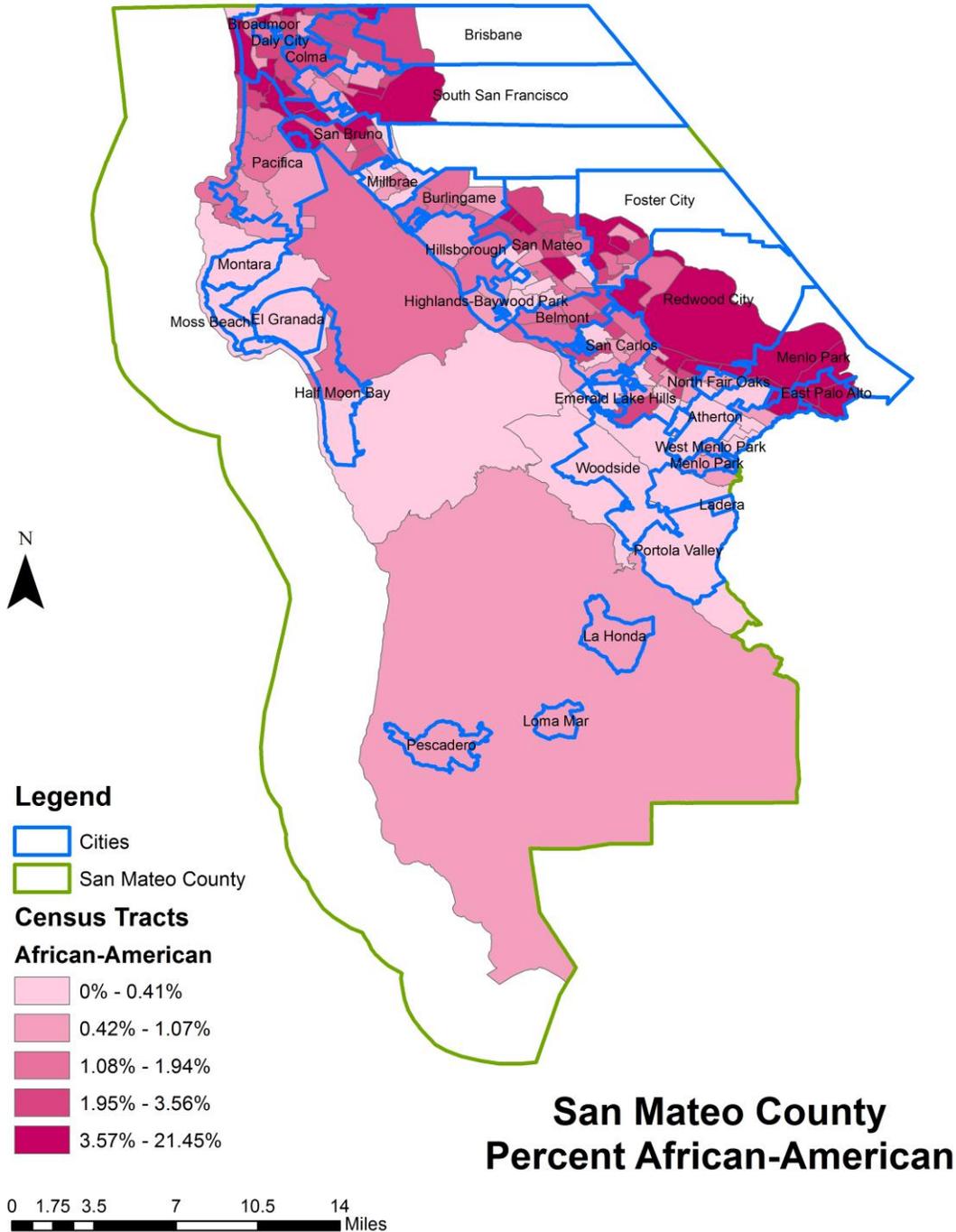
These areas do have community assets, including community and senior centers, parks, and other public facilities.

Are there other strategic opportunities in any of these areas?

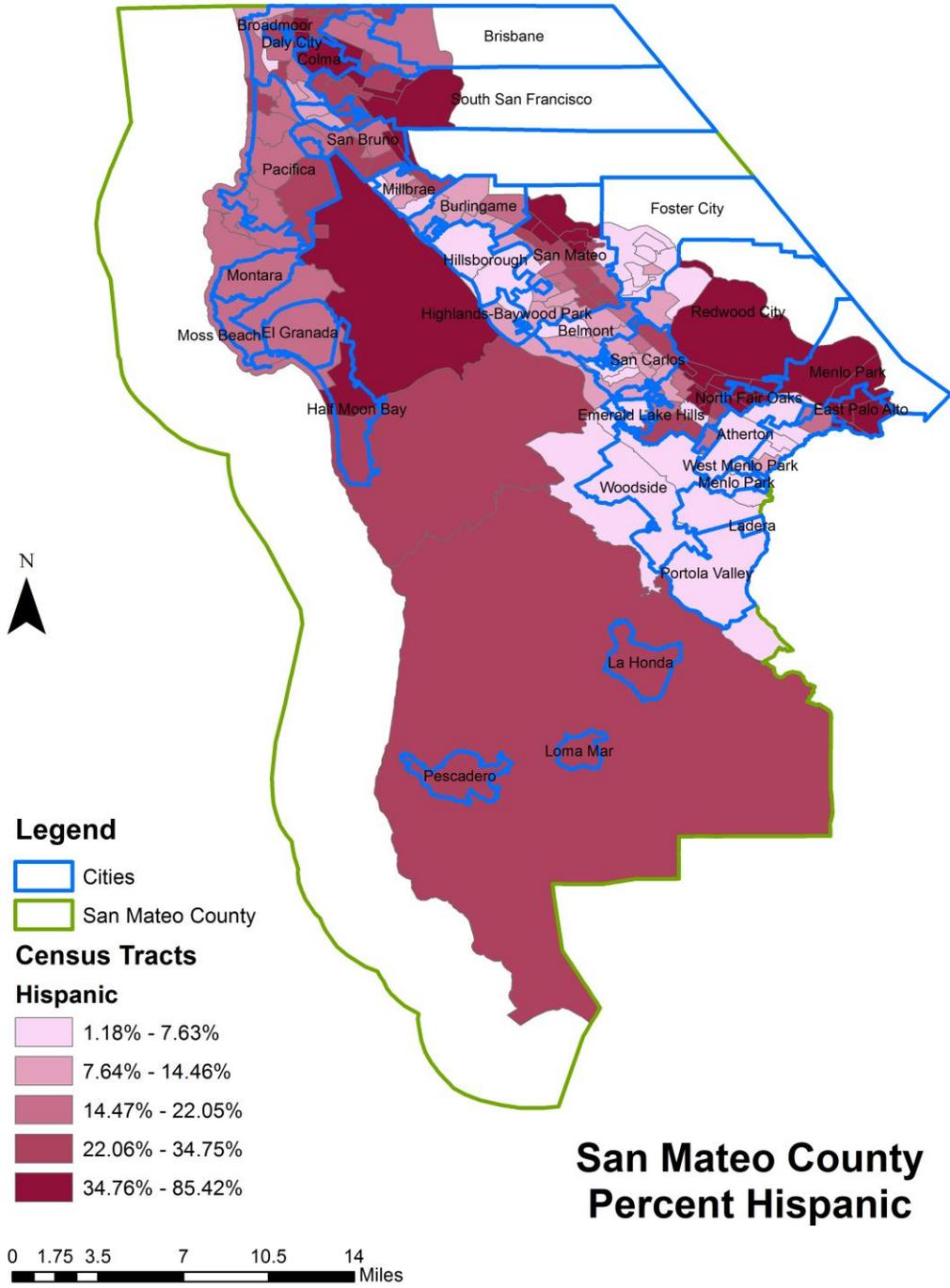
San Mateo County has been working in each of these communities with the help of CDBG and HOME. The County has implemented an Agricultural Workforce Housing Program using local funds, which is working to replace or bring in new housing units for farm and ranch workers on the coast-side of the mountains. There are rental housing development projects in Daly City, Foster City, Millbrae, East Palo Alto, North Fair Oaks CDP, and Menlo Park that the County has dedicated not only CDBG and HOME funding to, but also local tax revenues in an effort to expand housing opportunities for lower income households across the County. The County will continue to evaluate opportunities to support programs and projects in these areas as proposals are offered in response to CDBG and HOME funding requests.



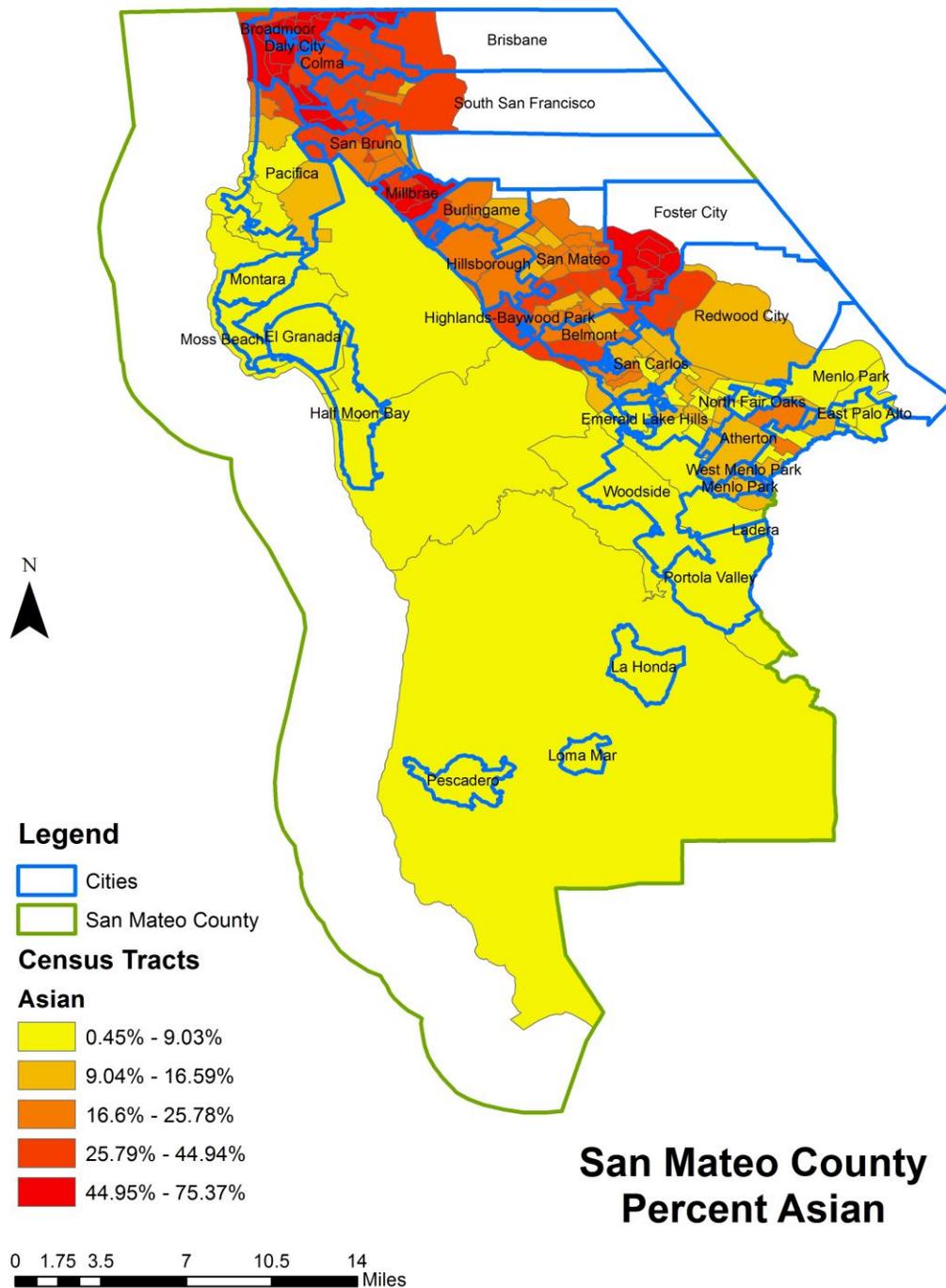
Percent Living in Poverty



Percent African-American



Percent Hispanic



Percent Asian

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan lays out the direction the County intends to take in the distribution of the Community Development Block Grant, HOME, and ESG funding for the next five years. The priorities listed were determined through consultation with service providers, consideration of a community survey that was conducted in the development of the Consolidated Plan, and the recently completed Assessment of Fair Housing. Most of the activities included will be targeted to individual households who qualify for the programs according to their income status (individual benefit). A couple of activities are directed toward particular areas within the County where the median incomes of the census tracts involved are below 80 percent of the area median income (area benefit). The County's goals and objectives are summarized in Section SP-45.

SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Geographic Area

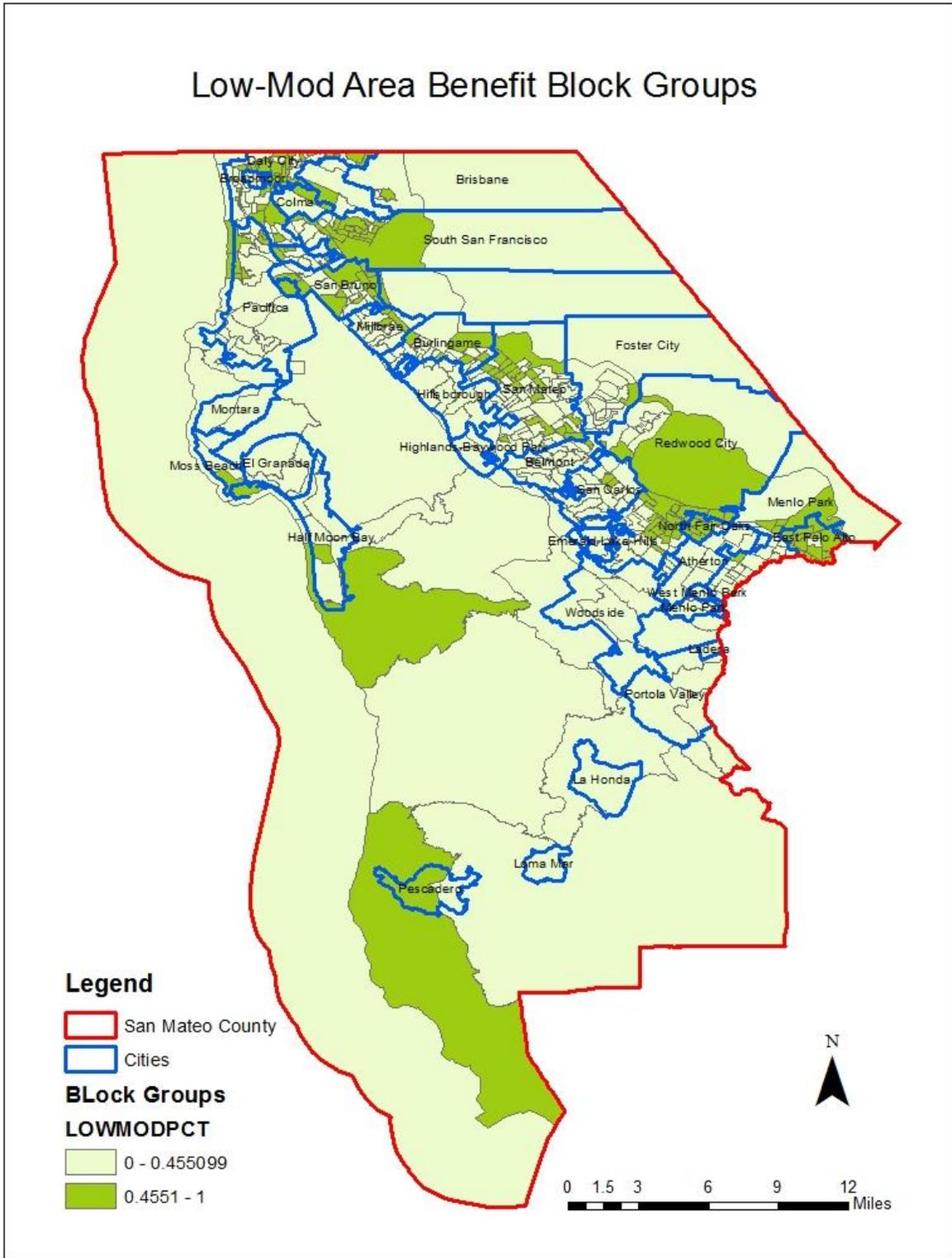
Table 47 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

San Mateo County will not have any specific geographic targets for the use of its federal funds, with the exception of the areas within the County that are identified for area benefit. The low-mod area benefit block groups are concentrated in East Palo Alto, the Belle Haven neighborhood of Menlo Park, unincorporated North Fair Oaks census designated place, and scattered locations bayside and along the coast. A map is provided below that shows those locations. There will be no specific targeting to these areas, however, so the County is not identifying any areas above.

Low-Mod Area Benefit Block Groups



Low-Mod Area Benefit Block Groups

SP-25 Priority Needs - 91.415, 91.215(a)(2)

Priority Needs

Table 48 – Priority Needs Summary

1	Priority Need Name	AFH Factor: Availability of affordable units
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families
	Geographic Areas Affected	
	Associated Goals	Develop New Multifamily & Perm Supportive Units AFH Goal: Affordable Housing Fund AFH Goal: Publicly Supported Housing Units AFH Goal: Affordable Units Near Transit AFH Goal: Development of Larger Affordable Units AFH Goal: Housing for County Clients AFH Goal: Development for ELI Households AFH Goal: Housing for Transition-Aged Youth AFH Goal: Housing for Behavioral Health Clients AFH Goal: Housing for Mental Health Clients AFH Goal: Workforce Housing AFH Goal: MF Rehab and Accessibility Improvements AFH Goal: Subsidy Loan Terms AFH Goal: Support AFFH Throughout County AFH Goal: Outreach Services for Renters at Risk AFH Goal: Regional Affordable Housing Planning AFH Goal: Collaboration Among Jurisdictions AFH Goal: Regional ADU Effort AFH Goal: ADU Certification Program AFH Goal: Strategic Partnerships AFH Goal: Transit-Supportive Development AFH Goal: Strengthen Ties Between Housing/Transit

	Description	<p>Disproportionate Housing Need Contributing Factor: Availability of affordable units in a range of sizes. Housing is limited for large families.</p> <p>Access to Opportunity Contributing Factor: Location and type of affordable housing. Housing for large families limited.</p> <p>Disability and Access Contributing Factor: Lack of affordable, accessible housing in range of unit sizes. Very limited affordable housing restricts choice.</p>
	Basis for Relative Priority	A contributing factor identified in the Assessment of Fair Housing.
2	Priority Need Name	AFH Factor: Displacement
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children
	Geographic Areas Affected	
	Associated Goals	AFH Goal: Housing for County Clients AFH Goal: Development for ELI Households AFH Goal: Housing for Transition-Aged Youth AFH Goal: Housing for Behavioral Health Clients AFH Goal: Housing for Mental Health Clients AFH Goal: MF Rehab and Accessibility Improvements AFH Goal: Naturally Occurring Affordable Rental AFH Goal: Outreach Services for Renters at Risk
	Description	<p>Disproportionate Housing Need Contributing Factor: Displacement of residents due to economic pressures.</p> <p>Publicly Supported Housing Location and Occupancy Contributing Factor: Displacement of residents due to economic pressures.</p>
	Basis for Relative Priority	Contributing factor from Assessment of Fair Housing.

3	Priority Need Name	AFH Factor: Lack of access to opportunity
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children
	Geographic Areas Affected	
	Associated Goals	AFH Goal: Support AFFH Throughout County AFH Goal: Support Outreach Services AFH Goal: Education Opportunities for Youth
	Description	<p>Disproportionate Housing Needs Contributing Factor:</p> <p>Lack of access to opportunity due to high housing costs. Specific to African-American and Hispanic children, some of whom attend lower proficiency schools. Overall lack of access is increasing due to housing costs.</p> <p>Access to Opportunity Contributing Factor:</p> <p>Lack of access to opportunity due to high housing costs. County is currently a high opportunity environment. Continued displacement of residents due to high housing costs will limit access to opportunity for lower and moderate income households.</p> <p>Access to Opportunity Contributing Factor:</p> <p>Location of proficient schools and school assignment policies. African-American and Hispanic Children are more likely to live in neighborhoods with lower proficiency schools.</p> <p>Publicly Supported Housing Location and Occupancy Contributing Factor:</p> <p>Lack of access to opportunity due to high housing costs. Specific to African-American and Hispanic children, some of whom attend lower proficiency schools.</p>
	Basis for Relative Priority	Contributing factor from the Assessment of Fair Housing.
4	Priority Need Name	AFH Factor: Land Use and Zoning Laws
	Priority Level	High

	Population	Extremely Low Low Moderate
	Geographic Areas Affected	
	Associated Goals	AFH Goal: Stakeholder and Resident Education AFH Goal: ADU Certification Program
	Description	Disproportionate Housing Needs Contributing Factor: Land use and zoning laws. Extensive public input process in development approvals and lack of support for affordable housing (NIMBYism) raises development costs. Publicly Supported Housing Location and Occupancy Contributing Factor: Community opposition. Low support for affordable rentals and increased density.
	Basis for Relative Priority	Contributing factor from the Assessment of Fair Housing.
5	Priority Need Name	AFH Factor: Loss of Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children
	Geographic Areas Affected	

	Associated Goals	<p>AFH Goal: Affordable Housing Fund</p> <p>AFH Goal: Publicly Supported Housing Units</p> <p>AFH Goal: Affordable Units Near Transit</p> <p>AFH Goal: Housing for County Clients</p> <p>AFH Goal: Development for ELI Households</p> <p>AFH Goal: Housing for Transition-Aged Youth</p> <p>AFH Goal: Housing for Behavioral Health Clients</p> <p>AFH Goal: Housing for Mental Health Clients</p> <p>AFH Goal: MF Rehab and Accessibility Improvements</p> <p>AFH Goal: Naturally Occurring Affordable Rental</p> <p>AFH Goal: Subsidy Loan Terms</p> <p>AFH Goal: Support Outreach Services</p> <p>AFH Goal: Outreach Services for Renters at Risk</p> <p>AFH Goal: Regional ADU Effort</p> <p>AFH Goal: ADU Certification Program</p>
	Description	<p>Disproportionate Housing Needs Contributing Factor:</p> <p>Loss of affordable housing. Investor-based market and conversion of existing rentals to high priced products.</p> <p>Access to Opportunity Contributing Factor:</p> <p>Loss of affordable housing. County is currently a high opportunity environment. Continued loss of affordable housing will limit access to opportunity for lower and moderate income households.</p> <p>Publicly Supported Housing Location and Occupancy Contributing Factor:</p> <p>Loss of affordable housing. Investor-based market and conversing of existing rentals to high priced products.</p> <p>Disability and Access Contributing Factor:</p> <p>Loss of affordable housing. Investor-based market and conversing of existing rentals to high priced products.</p>
	Basis for Relative Priority	Contributing factor from the Assessment of Fair Housing.
6	Priority Need Name	AFH Factor: Development Barriers
	Priority Level	High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly
	Geographic Areas Affected	
	Associated Goals	AFH Goal: Workforce Housing AFH Goal: Subsidy Loan Terms AFH Goal: Publicly-Owned Land for Housing AFH Goal: Support AFFH Throughout County AFH Goal: Support Outreach Services AFH Goal: Regional Affordable Housing Planning AFH Goal: Stakeholder and Resident Education AFH Goal: Collaboration Among Jurisdictions AFH Goal: Regional ADU Effort AFH Goal: ADU Certification Program AFH Goal: Strategic Partnerships
	Description	Disproportionate Housing Needs Contributing Factor: Development barriers: high cost of land and construction, low density development bias, slow process to receive building permits.
	Basis for Relative Priority	Contributing factor from the Assessment of Fair Housing.
7	Priority Need Name	AFH Factor: Historical Discrimination
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	
	Associated Goals	AFH Goal: Subsidy Loan Terms AFH Goal: Education Opportunities for Youth

	Description	Disproportionate Housing Needs Contributing Factor: Decades of historical discrimination preventing some protected classes from wealth-building.
	Basis for Relative Priority	Contributing factor from the Assessment of Fair Housing
8	Priority Need Name	AFH Factor: Spillover Effect
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly
	Geographic Areas Affected	
	Associated Goals	AFH Goal: Workforce Housing AFH Goal: Regional Affordable Housing Planning AFH Goal: Stakeholder and Resident Education AFH Goal: Collaboration Among Jurisdictions AFH Goal: Strategic Partnerships
	Description	Disproportionate Housing Needs Contributing Factor: Spillover effect of severe housing constraints and employment growth in both San Francisco and Silicon Valley.
	Basis for Relative Priority	Contributing factor from the Assessment of Fair Housing.
9	Priority Need Name	AFH Factor: Federal and State Constraints
	Priority Level	High
	Population	Extremely Low Low Large Families Families with Children Elderly

	Geographic Areas Affected	
	Associated Goals	
	Description	<p>Disproportionate Housing Needs Contributing Factor: Federal and state constraints: LIHTC DDA restrictions, limits on targeting housing to specific protected classes.</p> <p>Publicly Supported Housing Location and Occupancy Contributing Factor: Siting selection policies, practices and decisions for publicly support housing, including discretionary aspects of Qualified Allocation Plans and other programs. Federal limitation on DDA.</p>
	Basis for Relative Priority	Contributing factor from the Assessment of Fair Housing.
10	Priority Need Name	AFH Factor: Public Transportation
	Priority Level	High
	Population	Persons with Physical Disabilities
	Geographic Areas Affected	
	Associated Goals	<p>AFH Goal: Caltrain Strategic Plan FY 15-24</p> <p>AFH Goal: Barriers to Transit Access</p> <p>AFH Goal: Transit-Supportive Development</p> <p>AFH Goal: Strengthen Ties Between Housing/Transit</p> <p>AFH Goal: Caltrain Business Plan</p> <p>AFH Goal: SamTrans Business Plan</p> <p>AFH Goal: Air Quality Studies</p>
	Description	<p>Access to Opportunity Contributing Factor: Availability, type, frequency, and reliability of public transportation. Countywide challenges with persons with disabilities accessing SamTrans.</p> <p>Disability and Access Contributing Factor: Access to transportation for persons with disabilities. Countywide first and last mile connection barriers.</p>
	Basis for Relative Priority	Contributing factor from the Assessment to Fair Housing.

11	Priority Need Name	AFH Factor: Lack of Local or Regional Cooperation
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	
	Associated Goals	
	Description	<p>Access to Opportunity Contributing Factor: Lack of local or regional cooperation. Lack of private sector involvement to address housing needs.</p> <p>Publicly Supported Housing Location and Occupancy Contributing Factor: Lack of local or regional cooperation. Lack of private sector involvement to address housing needs.</p>
	Basis for Relative Priority	Contributing factor from the Assessment of Fair Housing.
12	Priority Need Name	AFH Factor: Government Facilities/Services
	Priority Level	High
	Population	Persons with Physical Disabilities
	Geographic Areas Affected	
	Associated Goals	
	Description	<p>Disability and Access Contributing Factor: Inaccessible government facilities or services. Access to specific accessibility comments related to San Mateo County buildings.</p>
	Basis for Relative Priority	Contributing factor from the Assessment of Fair Housing.
13	Priority Need Name	AFH Factor: Public or Private Infrastructure

	Priority Level	High
	Population	Persons with Physical Disabilities
	Geographic Areas Affected	
	Associated Goals	
	Description	Disability and Access Contributing Factor: Inaccessible public or private infrastructure. Incomplete sidewalk networks, sidewalk disrepair described throughout the region.
	Basis for Relative Priority	Contributing factor from the Assessment of Fair Housing.
14	Priority Need Name	AFH Factor: Source of Income Discrimination
	Priority Level	High
	Population	Extremely Low Low Large Families Families with Children Elderly
	Geographic Areas Affected	
	Associated Goals	
	Description	Disability and Access Contributing Factor: Source of income discrimination. Difficult to find landlords who accept Section 8.
	Basis for Relative Priority	Contributing factor from the Assessment of Fair Housing.
15	Priority Need Name	AFH Factor: Fair Housing Enforcement
	Priority Level	High
	Population	Non-housing Community Development

	Geographic Areas Affected	
	Associated Goals	
	Description	<p>Fair Housing Enforcement Contributing Factors:</p> <p>Lack of local private fair housing outreach and enforcement. Limited information on local government websites.</p> <p>Lack of resources for fair housing agencies and organizations. Local fair housing organizations would benefit from increased resources in current market.</p> <p>Lack of state or local fair housing laws. State fair housing investigation and enforcement resources limit the effectiveness of enforcement.</p>
	Basis for Relative Priority	Contributing factors from the Assessment of Fair Housing.
16	Priority Need Name	Housing Development
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children veterans Unaccompanied Youth Elderly
	Geographic Areas Affected	
	Associated Goals	Develop New Multifamily & Perm Supportive Units
	Description	Development of new affordable housing for all households types, including: seniors, persons with disabilities, homeless, veterans, families, and large families.

	Basis for Relative Priority	Survey results from Consolidated Plan community outreach.
17	Priority Need Name	Minor Home Repairs and Modifications
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Frail Elderly
	Geographic Areas Affected	
	Associated Goals	Home Repair Programs
	Description	Minor home repairs and accessibility improvements for lower income households provided by non-profit agencies.
	Basis for Relative Priority	Survey results from Consolidated Plan community outreach.
	18	Priority Need Name
Priority Level		High
Population		Extremely Low Low Large Families Families with Children Elderly
Geographic Areas Affected		
Associated Goals		Home Repair Programs Rental Housing Repair Programs
Description		Funding to help facilitate repairs to rental housing units.

	Basis for Relative Priority	Survey results from Consolidated Plan community outreach.
19	Priority Need Name	Public Facilities
	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Public Facilities (Including Shelters)
	Description	Funding to assist with improvements to public facilities.
	Basis for Relative Priority	Survey results from the Consolidated Plan community outreach.
20	Priority Need Name	Community Facilities
	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Community Facilities
	Description	Funding to assist with improvements or repairs to community facilities.
	Basis for Relative Priority	Survey results from the Consolidated Plan community outreach.
21	Priority Need Name	Public Services
	Priority Level	High

	Population	Extremely Low Low Chronic Homelessness Individuals Families with Children Victims of Domestic Violence Unaccompanied Youth Elderly Persons with Mental Disabilities Persons with Physical Disabilities Victims of Domestic Violence
	Geographic Areas Affected	
	Associated Goals	Public Services Homelessness Public Services Supportive Services AFH Goal: Support Outreach Services
	Description	Funding in support of agencies services that benefit seniors, youth, homeless individuals and families, individuals and families at risk of homelessness, victims of domestic violence, persons with disabilities, and lower income individuals and families.
	Basis for Relative Priority	Survey results from the Consolidated Plan community outreach.
22	Priority Need Name	Micro-enterprise and Job Creation/Retention
	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Micro-Enterprise and Job Creation/Retention
	Description	Support for programs that assist small businesses create and retain jobs.
	Basis for Relative Priority	Survey results from the Consolidated Plan community outreach.

Narrative (Optional)

Priorities include those identified through the community outreach process for the Consolidated Plan and contributing factors identified in the Assessment of Fair Housing for San Mateo County.

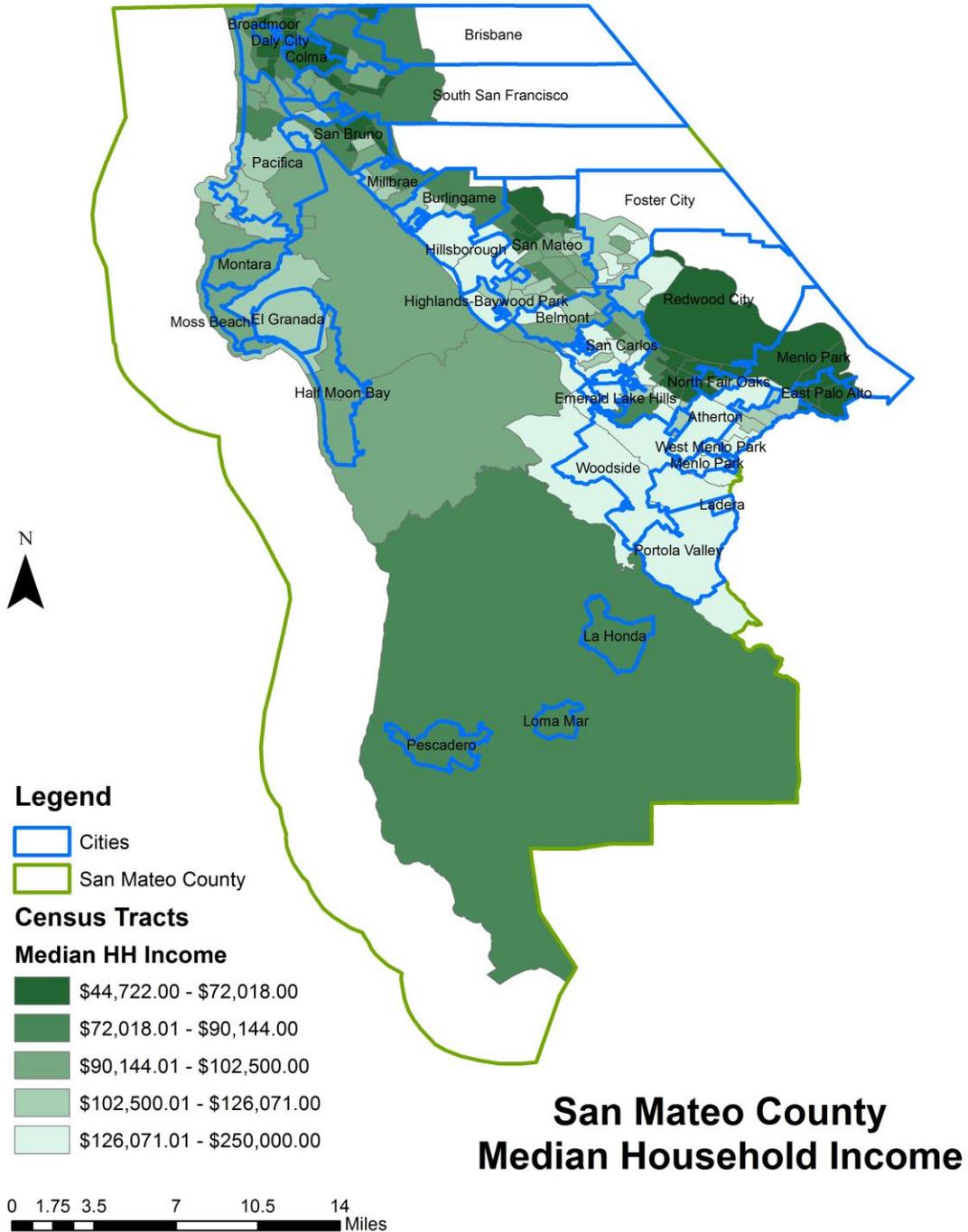
SP-30 Influence of Market Conditions - 91.415, 91.215(b)

Influence of Market Conditions

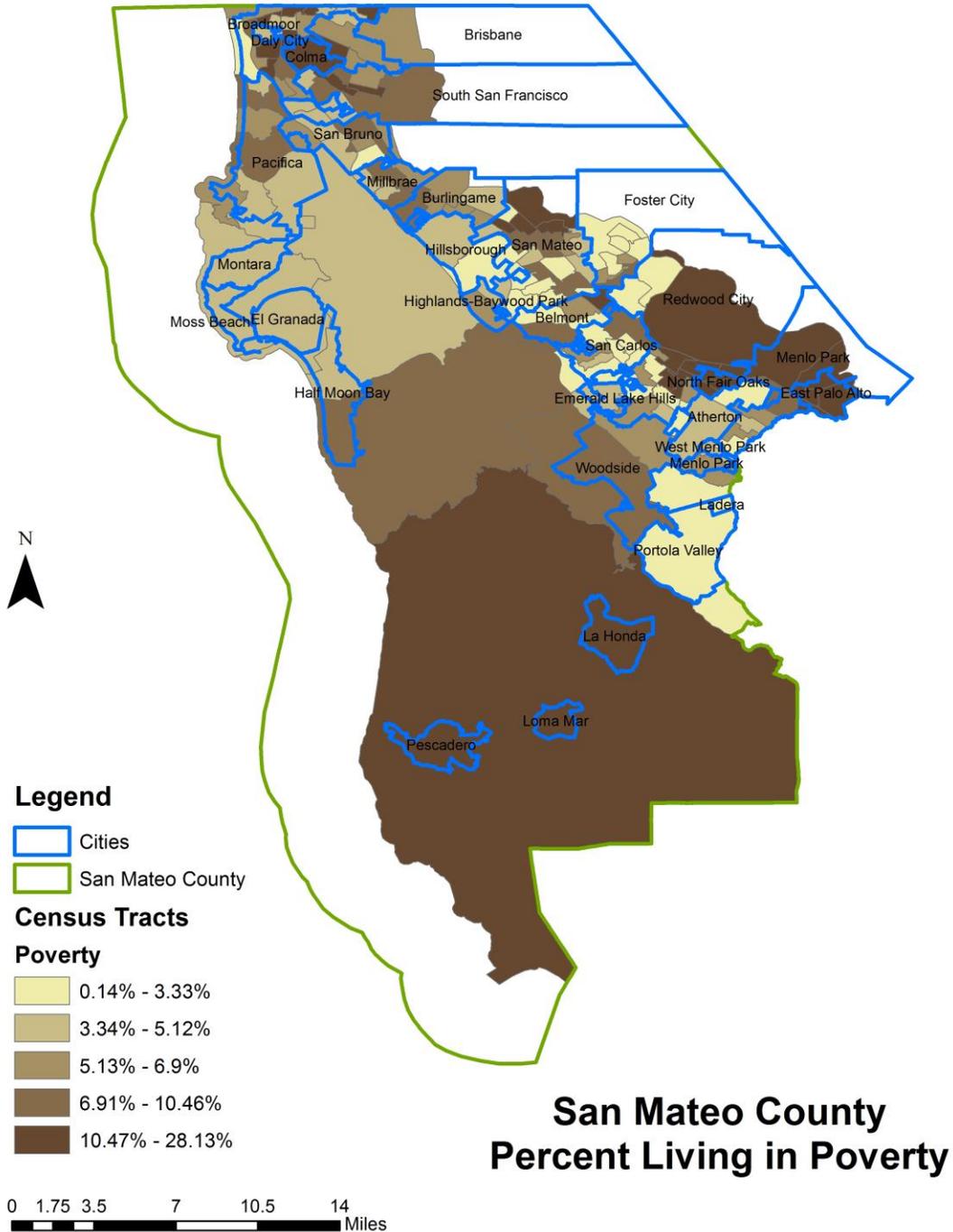
Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The use of tenant-based rental assistance is dependent on rental property owner’s willingness to rent their units to TBRA clients. In many communities, landlords are reluctant to rent to these clients due to their reputation of not taking care of the property as well as other renters do. Other market conditions that could influence the use of TBRA have to do with rents being asked for rental property. If rents are too high, the rental assistance might not be enough to allow clients to lease the units, even if the landlord was willing. San Mateo County does not use CDBG or HOME funding for TBRA. The County's housing authority, however, is a Moving to Work agency and directs most of its funding to Housing Choice Vouchers.
TBRA for Non-Homeless Special Needs	Added to the description of TBRA market characteristics above, non-homeless special needs clients may also encounter housing units that do not meet their accessibility needs. Most housing in any community has not had accessibility improvements that allow persons with mobility issues ease of access. While landlords are obligated to make reasonable accommodations for such renters, many need more accommodations than typical landlords would consider reasonable.
New Unit Production	New unit production in San Mateo County has increased in the past few years as the market struggles to meet the jobs/housing gap. The gap, however, continues to widen. San Mateo County has dedicated millions of dollars to new affordable housing unit development over the past six years, including over \$23 million in 2017. An additional \$16.5 million is earmarked for new production in 2018 from the County's Measure K, a 1/2 cent sales tax the County can use for special projects. Currently, over 800 new affordable units are in the development process and are expected to be completed within the next five years.

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Rehabilitation	<p>Maintaining the habitability of housing is as important as the production of new units. The County funds several agencies that work with homeowners to make minor repairs to their homes. The cost of major rehabilitation in the County currently prevents using federal funds for those activities. There are resources available to homeowners through the minor repair programs that help address pressing needs. The value of homes in the County, along with low interest rates, enable many homeowners to manage their own rehabilitation activities. The County also recognizes the need for rehabilitation work on rental properties. The County has provided funding to non-profit apartment owners to help with their rehabilitation activities as those properties are re-syndicated through the LIHTC process.</p>
Acquisition, including preservation	<p>In a market with historic increases in rental costs, such as is being seen in San Mateo County at this time, preservation of existing affordable housing is of extreme importance. If new affordable unit production is only off-setting the loss of existing affordable housing units, no progress is being made. The County dedicated \$10 million in Measure K funds to the preservation of affordable housing in 2016. That funding facilitated the preservation of 87 rental units at four sites. The County continues to view preservation as an important activity and intends to help prevent the loss of existing affordable units.</p>

Table 49 – Influence of Market Conditions



Median Household Income



Percent Living in Poverty

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

San Mateo County receives funding from the Community Development Block Grant, Home Investment Partnership, and Emergency Solutions Grant programs. Together, these programs will bring an expected \$4.429 million in new funding to the County each of the next five years in support of affordable housing, homeless, and community development programs and projects. Additional funding will come from program income for both the CDBG and HOME programs.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,606,598	400,000	1,500,000	4,506,598	12,026,392	Expected amount for remainder of Con Plan equals the Year 1 Annual Allocation plus program income times four. Prior year resources include \$1.5 million Rehab Revolving Loan Fund.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,617,142	450,000	0	2,067,142	8,268,568	Expected amount for remainder of Con Plan equals the Year 1 Annual Allocation plus program income times four.
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	205,222	0	0	205,222	820,888	Expected amount for remainder of Con Plan equals the Year 1 Annual Allocation times four.

Table 50 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Federal funds will be leveraged by local funding from the County's Measure K 1/2 cent sales tax discretionary fund (about \$16 million in FY 18-19) and through the ability of service organizations to raise program funds through outside sources, other loan sources needed for housing development activities.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Three publicly-owned properties are currently being considered for use in the production of new affordable housing units. These include the Middlefield Junction site in North Fair Oaks CDP that the County recently conducted a site planning exercise for and will soon release an RFP to identify a developer for the site, the North County Courthouse site which also has completed some site planning activities, and the current location of the Maple Street Shelter which is under consideration for redevelopment to include supportive housing units on the site.

Discussion

The County has \$6,778,962 available for the 2018-2019 CDBG/HOME/ESG program year. This amount includes \$4,428,962 from 2018 entitlement funds, \$850,000 in estimated program income, and approximately \$1.5 million in the Rehabilitation Revolving Loan Fund. These funds will be used to operate a range of private and public services as described later in the Annual Action Plan.

SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
SAN MATEO COUNTY	Government	Economic Development Homelessness Non-homeless special needs Planning neighborhood improvements public facilities public services	Jurisdiction
Housing Authority of the County of San Mateo	PHA	Public Housing	Jurisdiction
County of San Mateo Department of Housing	Government	Non-homeless special needs Planning	Jurisdiction
Housing Leadership Council of San Mateo County	Non-profit organizations	Planning	Jurisdiction
Life Moves	Non-profit organizations	Homelessness	Region
County of San Mateo Human Services Agency	Government	Homelessness Non-homeless special needs public services	Jurisdiction
MIDPEN HOUSING	Developer	Rental	Region
MERCY HOUSING	Developer	Rental	State
Rebuilding Together Peninsula	Non-profit organizations	Non-homeless special needs Ownership neighborhood improvements	Jurisdiction

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Mental Health Association of San Mateo County	Non-profit organizations	Homelessness Non-homeless special needs Rental public services	Jurisdiction
EL CONCILIO	Non-profit organizations	Ownership	Jurisdiction
LEGAL AID SOCIETY OF SAN MATEO COUNTY	Non-profit organizations	Non-homeless special needs public services	Jurisdiction
San Mateo County Continuum of Care	Regional organization	Homelessness Planning	Region
HIP HOUSING CORPORATION	Non-profit organizations	Economic Development Non-homeless special needs Rental public services	Jurisdiction
PROJECT SENTINEL	Non-profit organizations	Homelessness Non-homeless special needs Rental public services	State
Samaritan House	Non-profit organizations	Homelessness Non-homeless special needs public services	Jurisdiction

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The institutional delivery system in San Mateo County is well coordinated and spans a range of community needs. The County has many years of experience managing and implementing the programs addressed in the Consolidated Plan, as well as working with outside agencies that fill some of the needs as outlined in the Consolidated Plan.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X		
Mortgage Assistance	X		X
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	X
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X		
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X		X
Life Skills	X	X	
Mental Health Counseling	X	X	X
Transportation	X	X	X
Other			
	X		X

Table 52 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

According to a 2017 San Mateo County HIV Program Community Board presentation, Core HIV Services provided in San Mateo County include Early Intervention Services, Medical Case Management, Oral Health/Dental Care, and Outpatient/Ambulatory Care. Support Services include Emergency Financial Assistance, Bank/Home-Delivered Meals, Housing Services, and Medical Transportation Services. Services with the highest use include Medical Case Management, Outpatient/Ambulatory Care, Medical Transportation Services, and Food Bank/Home-Delivered meals.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

San Mateo County's homeless service delivery system benefits from a commitment to make progress toward ending homelessness, a strong history and culture of inter-agency collaboration to improve service delivery for homeless people, and several major funding streams that can be leveraged and aligned to support the development and refinement of an effective Homeless Crisis Response System. Over the past several years, the community has put in place all the key elements of the system, including outreach (HOT), Coordinated Entry, interim housing (emergency shelters and short-term transitional housing), and expanding supply of rapid re-housing and permanent supportive housing. Robust performance measurement and data analysis is used to assess progress and make improvements on an ongoing basis.

System challenges include the need for greater targeting and prioritization of unsheltered individuals and families, right-sizing the system to speed movement from homelessness to housing, and expanding permanent housing options in a high cost rental market. While most families in the community experiencing a housing crisis can access shelter or transitional housing, unsheltered homelessness among single adults continues to be an ongoing challenge in San Mateo County. Single adults make up the majority of homeless people in the community, and there is a need to invest proportionally greater resources for single adults while maintaining the commitment to families and ending family homelessness. There are also challenges related to program access in both family and adult programs, and a need for greater prioritization based on housing need and vulnerability.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

San Mateo County's 2016-2020 Strategic Plan to End Homelessness outlines five goals for addressing challenges in the homeless services delivery system:

- 1) Create a Housing Crisis Resolution System that includes a coordinated entry system, robust shelter diversion program, right-sizing of interim housing programs, expansion of rapid re-housing capacity, and maximization of permanent supportive housing programs.
- 2) Ending veteran homelessness by 2017 by creating and implementing an optimal structure that includes a registry, prioritization of veterans for housing assistance program access, and ensuring case management for homeless veterans is focused on housing.
- 3) End family homelessness by 2020 by redesigning existing interim housing programs for homeless families.
- 4) Ending youth homelessness by 2020 by prioritizing homeless youth, including former foster youth, through the coordinated entry system.
- 5) Ensuring that individuals exiting institutions will not discharge into homelessness by aligning the

housing crisis system with institutions to ensure that homeless people have interim housing and a permanent housing plan prior to discharge.

SP-45 Goals - 91.415, 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	AHF Goal: Affordable Housing Fund	2018	2019	Affordable Housing		AFH Factor: Availability of affordable units AFH Factor: Loss of Affordable Housing		Other: 1 Other
2	AFH Goal: Publicly Supported Housing Units	2018	2019	Affordable Housing		AFH Factor: Availability of affordable units AFH Factor: Loss of Affordable Housing		Other: 1 Other
3	AFH Goal: Affordable Units Near Transit	2018	2022	Affordable Housing		AFH Factor: Availability of affordable units AFH Factor: Loss of Affordable Housing		Other: 1 Other
4	AFH Goal: Development of Larger Affordable Units	2018	2019	Affordable Housing		AFH Factor: Availability of affordable units		Other: 1 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	AFH Goal: Housing for County Clients	2018	2020	Affordable Housing Homeless Non-Homeless Special Needs		AFH Factor: Availability of affordable units AFH Factor: Displacement AFH Factor: Loss of Affordable Housing		Other: 1 Other
6	AFH Goal: Development for ELI Households	2018	2020	Affordable Housing		AFH Factor: Availability of affordable units AFH Factor: Displacement AFH Factor: Loss of Affordable Housing		Other: 1 Other
7	AFH Goal: Housing for Transition-Aged Youth	2018	2020	Affordable Housing Non-Homeless Special Needs		AFH Factor: Availability of affordable units AFH Factor: Displacement AFH Factor: Loss of Affordable Housing		Other: 1 Other
8	AFH Goal: Housing for Behavioral Health Clients	2018	2020	Affordable Housing Non-Homeless Special Needs		AFH Factor: Availability of affordable units AFH Factor: Displacement AFH Factor: Loss of Affordable Housing		Other: 1 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	AFH Goal: Housing for Mental Health Clients	2018	2020	Affordable Housing Non-Homeless Special Needs		AFH Factor: Availability of affordable units AFH Factor: Displacement AFH Factor: Loss of Affordable Housing		Other: 1 Other
10	AFH Goal: Workforce Housing	2018	2020	Affordable Housing		AFH Factor: Availability of affordable units AFH Factor: Development Barriers AFH Factor: Spillover Effect		Other: 1 Other
11	AFH Goal: MF Rehab and Accessibility Improvements	2018	2019	Affordable Housing		AFH Factor: Availability of affordable units AFH Factor: Displacement AFH Factor: Loss of Affordable Housing		Other: 1 Other
12	AFH Goal: Naturally Occurring Affordable Rental	2018	2019	Affordable Housing		AFH Factor: Displacement AFH Factor: Loss of Affordable Housing		Other: 1 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
13	AFH Goal: Subsidy Loan Terms	2018	2022	Affordable Housing		AFH Factor: Availability of affordable units AFH Factor: Loss of Affordable Housing AFH Factor: Development Barriers AFH Factor: Historical Discrimination		Other: 1 Other
14	AFH Goal: Publicly-Owned Land for Housing	2018	2019	Affordable Housing		AFH Factor: Development Barriers		Other: 1 Other
15	AFH Goal: Support AFFH Throughout County	2018	2019	Affordable Housing		AFH Factor: Availability of affordable units AFH Factor: Lack of access to opportunity AFH Factor: Development Barriers		Other: 1 Other
16	AFH Goal: Support Outreach Services	2018	2022	Affordable Housing Fair Housing and Legal Services		AFH Factor: Lack of access to opportunity AFH Factor: Loss of Affordable Housing Public Services AFH Factor: Development Barriers		Other: 1 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
17	AFH Goal: Outreach Services for Renters at Risk	2018	2019	Affordable Housing Fair Housing and Legal Services		AFH Factor: Availability of affordable units AFH Factor: Displacement AFH Factor: Loss of Affordable Housing		Other: 1 Other
18	AFH Goal: Regional Affordable Housing Planning	2018	2019	Affordable Housing Housing Policy		AFH Factor: Availability of affordable units AFH Factor: Development Barriers AFH Factor: Spillover Effect		Other: 1 Other
19	AFH Goal: Stakeholder and Resident Education	2018	2019	Affordable Housing Housing Policy		AFH Factor: Land Use and Zoning Laws AFH Factor: Development Barriers AFH Factor: Spillover Effect		Other: 1 Other
20	AFH Goal: Collaboration Among Jurisdictions	2018	2022	Affordable Housing Housing Policy		AFH Factor: Availability of affordable units AFH Factor: Development Barriers AFH Factor: Spillover Effect		Other: 1 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
21	AFH Goal: Regional ADU Effort	2018	2020	Affordable Housing		AFH Factor: Availability of affordable units AFH Factor: Loss of Affordable Housing AFH Factor: Development Barriers		Other: 1 Other
22	AFH Goal: ADU Certification Program	2018	2020	Affordable Housing		AFH Factor: Availability of affordable units AFH Factor: Land Use and Zoning Laws AFH Factor: Loss of Affordable Housing AFH Factor: Development Barriers		Other: 1 Other
23	AFH Goal: Strategic Partnerships	2018	2022	Affordable Housing		AFH Factor: Availability of affordable units AFH Factor: Development Barriers AFH Factor: Spillover Effect		Other: 1 Other
24	AFH Goal: Education Opportunities for Youth	2018	2022	Non-Housing Community Development		AFH Factor: Lack of access to opportunity AFH Factor: Historical Discrimination		Other: 1 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
25	AFH Goal: Caltrain Strategic Plan FY 15-24	2018	2022	Non-Housing Community Development		AFH Factor: Public Transportation		Other: 1 Other
26	AFH Goal: Barriers to Transit Access	2018	2022	Non-Housing Community Development		AFH Factor: Public Transportation		Other: 1 Other
27	AFH Goal: Transit-Supportive Development	2018	2022	Affordable Housing Non-Housing Community Development		AFH Factor: Availability of affordable units AFH Factor: Public Transportation		Other: 1 Other
28	AFH Goal: Strengthen Ties Between Housing/Transit	2018	2022	Affordable Housing Non-Housing Community Development		AFH Factor: Availability of affordable units AFH Factor: Public Transportation		Other: 1 Other
29	AFH Goal: Caltrain Business Plan	2018	2020	Non-Housing Community Development		AFH Factor: Public Transportation		Other: 1 Other
30	AFH Goal: SamTrans Business Plan	2018	2019	Non-Homeless Special Needs Non-Housing Community Development		AFH Factor: Public Transportation		Other: 1 Other
31	AFH Goal: Air Quality Studies	2018	2019	Non-Housing Community Development		AFH Factor: Public Transportation		Other: 1 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
32	Develop New Multifamily & Perm Supportive Units	2018	2022	Affordable Housing Homeless		AFH Factor: Availability of affordable units Housing Development	CDBG: \$6,519,425 HOME: \$9,302,140	Rental units constructed: 930 Household Housing Unit
33	Home Repair Programs	2018	2022	Affordable Housing		Minor Home Repairs and Modifications Rental Housing Repairs	CDBG: \$1,945,000	Homeowner Housing Rehabilitated: 1260 Household Housing Unit
34	Rental Housing Repair Programs	2018	2022	Affordable Housing		Rental Housing Repairs	CDBG: \$2,000,000	Rental units rehabilitated: 175 Household Housing Unit
35	Public Services Homelessness	2018	2022	Homeless		Public Services	CDBG: \$1,004,760 ESG: \$949,150	Public service activities other than Low/Moderate Income Housing Benefit: 21555 Persons Assisted Tenant-based rental assistance / Rapid Rehousing: 70 Households Assisted Homeless Person Overnight Shelter: 7665 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
36	Public Services Supportive Services	2018	2022	Affordable Housing Non-Homeless Special Needs		Public Services	CDBG: \$1,250,185	Public service activities other than Low/Moderate Income Housing Benefit: 61875 Persons Assisted
37	Public Facilities (Including Shelters)	2018	2022	Homeless		Public Facilities	CDBG: \$768,520	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 46085 Persons Assisted
38	Community Facilities	2018	2022	Non-Housing Community Development		Community Facilities	CDBG: \$228,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 10300 Persons Assisted
39	Micro-Enterprise and Job Creation/Retention	2018	2022	Non-Housing Community Development		Micro-enterprise and Job Creation/Retention	CDBG: \$310,500	Businesses assisted: 550 Businesses Assisted

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	AFH Goal: Affordable Housing Fund
	Goal Description	<p>AFH Goal 1: Continue to dedicate Affordable Housing Fund (Measure K) dollars to the development of publicly-supported affordable housing.</p> <p>Metrics and Milestones: Allocate \$32.5 M in County Measure K funds over two years to the Department of Housing for the creation or preservation of below market rent, deed-restricted housing units.</p>
2	Goal Name	AFH Goal: Publicly Supported Housing Units
	Goal Description	<p>AFH Goal 2: Continue to support the addition of publicly supported housing units - housing with affordability restrictions - to the market.</p> <p>Metrics and Milestones: Begin construction on 600 units of County-subsidized, affordable housing throughout the county. Units will typically serve households earning up to 60% of AMI. Units will typically be income-restricted for a period of 55 years. Ensure that recipients of funds have strong affirmative marketing plans.</p>
3	Goal Name	AFH Goal: Affordable Units Near Transit
	Goal Description	<p>AFH Goal 3: Continue to support the addition of publicly supported affordable housing units located near transit.</p> <p>Metrics and Milestones: Include preference criteria within funding NOFAs that favor projects a) sited within easy walking distance of services, amenities, and transit; and/or b) submitting applications for Affordable Housing and Sustainable Communities (AHSC) funds.</p>
4	Goal Name	AFH Goal: Development of Larger Affordable Units
	Goal Description	<p>AFH Goal 4: Support the development of larger publicly-supported affordable housing units (2- and 3-bedroom units, or larger).</p> <p>Metrics and Milestones: Include units for larger families (two- and three-bedroom units, or larger) in the Preference Criteria for San Mateo County's Affordable Housing Fund allocations. Prioritize the development of family-sized units in the Request for Proposal for Midway/Bayshore Redevelopment Project.</p>

5	Goal Name	AFH Goal: Housing for County Clients
	Goal Description	AFH Goal 5: Continue to support the development of publicly-supported housing for County Clients - residents with special needs (experiencing homelessness, frail elderly, mental health issues, substance abuse issues). Metrics and Milestones: 5% of units receiving County subsidy in FY18 and FY19 will be targeted towards County Clients.
6	Goal Name	AFH Goal: Development for ELI Households
	Goal Description	AFH Goal 6: Continue to support the development of publicly-supported housing for Extremely Low Income Households. Metrics and Milestones: 10% of units receiving County subsidy in FY18 and FY19 will be targeted towards extremely low income households (earning up to 30% of AMI).
7	Goal Name	AFH Goal: Housing for Transition-Aged Youth
	Goal Description	AFH Goal 7: Support the development of publicly-supported affordable housing for Transition-Aged Youth. Metrics and Milestones: HSA to provide DOH with \$1.3M in Measure A/K funds to finance the creation of up to 18 units of permanent affordable housing targeted towards transition-aged youth. Funds to be allocated to a developer via Notice of Funding Availability.
8	Goal Name	AFH Goal: Housing for Behavioral Health Clients
	Goal Description	AFH Goal 8: Continue to support the development of publicly-supported affordable housing for Behavioral Health Recovery Services Clients. Metrics and Milestones: BHRS to provide DOH with \$1M in Measure A/K funds to finance the creation of up to 6 units of permanent affordable housing targeted towards BHRS clients. Funds to be allocated to a developer via Notice of Funding Availability.
9	Goal Name	AFH Goal: Housing for Mental Health Clients
	Goal Description	AFH Goal 9: Continue to support the development of publicly-supported affordable housing for CA Mental Health Services Act-eligible households. Metrics and Milestones: Develop plan for CA HCD No Place Like Home funds and release corresponding NOFA.

10	Goal Name	AFH Goal: Workforce Housing
	Goal Description	AFH Goal 10: Support the development of workforce housing. Metrics and Milestones: Provide HEART with \$5M in Measure K seed funds and technical assistance to 1) Leverage County commitment with investment from additional jurisdictions and other investor partners 2) Support development of affordable and workforce housing through predevelopment, acquisition, preservation, bridge, and construction loans.
11	Goal Name	AFH Goal: MF Rehab and Accessibility Improvements
	Goal Description	AFH Goal 11: Explore a multifamily rehabilitation and accessibility improvement program using CDBG revolving loan or other public funds to provide an incentive for landlords to participate in the HCV program. Metrics and Milestones: Complete analysis and determine program feasibility.
12	Goal Name	AFH Goal: Naturally Occurring Affordable Rental
	Goal Description	AFH Goal 12: Research and implement best practices around supporting naturally occurring affordable rental housing. Metrics and Milestones: 21 Elements to release final report on Displacement and Displacement Prevention tactics which includes a discussion of "tenants' rights of first refusal" in the No Net Loss Policy section. Jurisdictions to review, discuss, and implement as appropriate.
13	Goal Name	AFH Goal: Subsidy Loan Terms
	Goal Description	AFH Goal 13: Research and implement best practices around subsidy loan terms for publicly-supported affordable rental housing. Metrics and Milestones: DOH staff to review current loan terms, research best practices, and make recommendations to revise terms as seen fit. Example: review requirements around restrictive covenants on CDBG funding.
14	Goal Name	AFH Goal: Publicly-Owned Land for Housing
	Goal Description	AFH Goal 14: Begin planning and determine site assembly process for publicly-owned land. Establish criteria for development (for inclusion of RFPs). Metrics and Milestones: Issue RFPs and select developers for two County-Owned sites - Midway Village and Middlefield Junction - for development of affordable housing units. Issue RFQ/P for master planner to evaluate additional site(s) for appropriateness of housing development.

15	Goal Name	AFH Goal: Support AFFH Throughout County
	Goal Description	<p>AFH Goal 15: Support Affirmatively Furthering Fair Housing throughout the entire county regardless of HUD entitlement status.</p> <p>Metrics and Milestones: Prepare and execute a new Cooperative Agreement between the County and non-entitlement cities within the County to add additional language (per HUD) compelling jurisdictions to abide by the Fair Housing Act and affirmatively further fair housing.</p>
16	Goal Name	AFH Goal: Support Outreach Services
	Goal Description	<p>AFH Goal 16: Continue to fund and support outreach services for homeowners and renters at risk of losing their homes and/or experiencing fair housing impediments.</p> <p>Metrics and Milestones: Support five public service organizations that serve approximately 2,200 households per year. Provide funding up to \$200,000 annually.</p>
17	Goal Name	AFH Goal: Outreach Services for Renters at Risk
	Goal Description	<p>AFH Goal 17: Provide additional funding to support outreach services for renters at risk of losing their homes and/or having disputes with their landlords.</p> <p>Metrics and Milestones: Support public service organizations that serve vulnerable low-income households by providing referrals, "rapid rehousing", fair housing counseling, and other services. Provide up to \$977,000 over two years to supplement support services funded by HUD.</p>
18	Goal Name	AFH Goal: Regional Affordable Housing Planning
	Goal Description	<p>AFH Goal 18: Continue and strengthen regional affordable housing planning.</p> <p>Metrics and Milestones: Home for All to update local housing policy status tracker on Home for All website. Home for All to launch RHNA sharing pilot legislation for San Mateo County. 21 Elements to support Decision Maker Events with coordination from Home for All and Housing Leadership Council to educate decision makers about housing issues.</p>

19	Goal Name	AFH Goal: Stakeholder and Resident Education
	Goal Description	<p>AFH Goal 19: Continue efforts to educate community stakeholders and residents about housing gaps and the effects of programs and policies on addressing those gaps.</p> <p>Metrics and Milestones: Launch Community Engagement Pilot Projects to test out new approaches to community engagement on housing. Launch County Library American Conversations Project which will include conversations regarding housing. 21 Elements to produce handout "How Housing Fits" that presents a continuum of housing design, types, and density ranges that inform strategies to increase housing stock.</p>
20	Goal Name	AFH Goal: Collaboration Among Jurisdictions
	Goal Description	<p>AFH Goal 20: Continue efforts to foster collaboration among jurisdictions regarding local challenges to housing, community engagement strategies, encouraging new housing development.</p> <p>Metrics and Milestones: Home for All launches bi-monthly Learning Network, bringing together elected officials and staff from all 21 county jurisdictions for information sharing, pilot project updates, research, best practices, and other learning opportunities. The group will discuss challenges and successes around group-identified pressing topics such as ADUs, reducing parking impacts of new housing, and partnering with school districts to evaluate the possibility of using surplus school district land for future housing development.</p>
21	Goal Name	AFH Goal: Regional ADU Effort
	Goal Description	<p>AFH Goal 21: Continue regional efforts to develop program to encourage and assist with construction of new, permitted ADUs to increase supply of naturally occurring affordable housing (NOAH).</p> <p>Metrics and Milestones: Present final ADU ordinance for adoption by the Board of Supervisors. Complete extensive marketing and outreach to public. Share ordinance and outreach best practices with other 20 county jurisdictions via 21 Elements and Home for All. Work with lenders to develop ADU loan product for construction of new ADUs.</p>

22	Goal Name	AFH Goal: ADU Certification Program
	Goal Description	<p>AFH Goal 22: Continue regional efforts to develop ADU certification program targeted toward owners of non-permitted accessory dwelling units (ADUs) to improve the quality of naturally occurring affordable housing (NOAH).</p> <p>Metrics and Milestones: Develop and roll out ADU Certification Program. Select loan program administrator via RFP, development and roll out loan program. Complete extensive marketing and outreach to public. Share Certificate and Loan Program best practices with other 20 county jurisdictions via 21 Elements and Home for All.</p>
23	Goal Name	AFH Goal: Strategic Partnerships
	Goal Description	<p>AFH Goal 23: Explore strategic partnerships with CDFIs, large regional employers, and investors to add to the financial resources available for the creation and preservation of deed-restricted affordable housing units.</p> <p>Metrics and Milestones: Creation of leverage, acquisition, or other appropriate fund.</p>
24	Goal Name	AFH Goal: Education Opportunities for Youth
	Goal Description	<p>AFH Goal 24: Improve access to high quality education opportunities for vulnerable students, particularly Hispanic and African-American children.</p> <p>Metrics and Milestones: A) Pilot "Big Lift" initiative focused on improving educational attainment for pre-K through 3rd graders by focusing on: (1) sending kids to kindergarten who are ready to learn, (2) making sure they attend school regularly, (3) supporting learning at home, and (4) providing enriching summer experiences so they don't fall behind. Fulfill fundraising campaign of \$50M (currently at \$28M raised), complete proof of concept phase, evaluate continuation and expansion. B) Administer the Summer Learning Challenge program through the library system in order to halt the "summer slide," or the loss in some of the achievement gains students made during the school year. The summer slide disproportionately affects students from families with low incomes.</p>

25	Goal Name	AFH Goal: Caltrain Strategic Plan FY 15-24
	Goal Description	<p>AFH Goal 25: Caltrain as an independent agency will assume jurisdictional leadership in partnership with other agencies in the furtherance of the implementation of goals and objectives of Caltrain Strategic Plan FY 15-24.</p> <p>Metrics and Milestones: Improve multinodal station access: 1) Develop a station access plan based on the Caltrain Access Policy Statement; 2) Reduce the incidence of "bike bumps" by complementing the bikes onboard program with improved capacity information and wayside improvements (e.g. secure parking and expanded bikeshare); 3) Pursue strategies that enhance first- and last-mile connections to stations. Improve connectivity to local and regional transportation systems: a) Explore mutually beneficial ways to plan and coordinate services with local transit providers; b) Prioritize partnerships and efforts related to key intermodal stations including the Transbay Transit Center, Millbrae and San Jose Diridon; c) Improve physical, electronic, and web-based intermodal way finding and transfer information; d) Participate in and influence regional initiatives related to the integration of fares and payment, information systems, and marketing.</p>
26	Goal Name	AFH Goal: Barriers to Transit Access
	Goal Description	<p>AFH Goal 26: Continue to convene meetings between SamTrans and disability advocates to discuss how to address barriers to transit access. Explore partnerships with private providers of transportation services to better address the transportation needs of persons with disabilities.</p> <p>Metrics and Milestones: The Citizens Advisory Committee and the Paratransit Coordinating Council will continue monthly reporting to the SamTrans board regarding concerns raised during formal and informal meetings with the disability community. Needs of the disabled community will continue to be incorporated into all service and development planning.</p>

27	Goal Name	AFH Goal: Transit-Supportive Development
	Goal Description	<p>AFH Goal 27: Encourage transit-supportive development at and around transit and explore preferring or requiring development within Priority Development Areas (PDAs). Any transit agencies listed as a responsible party will assume jurisdictional leadership in partnership with other agencies in the furtherance of the goal(s).</p> <p>Metrics and Milestones: Caltrain to: 1) Adopt a transit-oriented development policy; 2) Participate in and influence local station area planning efforts along the corridor; 3) Develop JPB real estate assets in a way that supports the system financially and operationally with local land use goals; 4) Develop land use policy. DOH to: 1) Require that all developments eligible for County funding be located near transit and 2) Research including a requirement or preference for DOH-funded development projects to be located within a PDA, incorporating into future funding NOFAs if appropriate. SamTrans to develop land near the San Carlos Caltrain station as a mixed-use TOD with 202 dwelling units and commercial space.</p>
28	Goal Name	AFH Goal: Strengthen Ties Between Housing/Transit
	Goal Description	<p>AFH Goal 28: Strengthen ties between housing and transportation agencies.</p> <p>Metrics and Milestones: County to convene quarterly funding and pipeline meetings to discuss strategic partnerships.</p>
29	Goal Name	AFH Goal: Caltrain Business Plan
	Goal Description	<p>AFH Goal 29: Caltrain as an independent agency will assume jurisdictional leadership in partnership with other agencies to complete the Caltrain Business Plan.</p> <p>Metrics and Milestones: The Caltrain Business Plan will form the framework for a 2020 ballot measure that seeks to resolve funding deficiencies at the railroad and will answer the following questions:</p> <ul style="list-style-type: none"> • What infrastructure is needed to support that service? • How much funding will be needed? • How should Caltrain be governed to successfully meet the region's need for expanded rail service? • How much service should Caltrain provide to accommodate our regional needs?

30	Goal Name	AFH Goal: SamTrans Business Plan
	Goal Description	<p>AFH Goal 30: SamTrans as an independent agency will assume jurisdictional leadership in partnership with other agencies to complete the SamTrans Business Plan.</p> <p>Metrics and Milestones: The SamTrans Business Plan will form the framework for a ballot measure in 2018 to address funding deficiencies the agency is facing, particularly with respect to the need for new and more effective paratransit models. The plan will: 1) Build upon the SamTrans Strategic Plan and the SamTrans Short Range Transit Plan (SRTP) to enhance and complement them; 2) Incorporate the fundamentals of being a mobility manager, including everyday matters such as service planning and organizational management; 3) Encourage the agency to embrace an attitude of innovation as a mobility manager as it responds to a changing marketplace, including being open to: a) Experimenting to find the right mix and type of services; and b) Exploring organizational improvements to position the District as a mobility manager.</p>
31	Goal Name	AFH Goal: Air Quality Studies
	Goal Description	<p>AFH Goal 31: Explore relevance of past and feasibility of future air quality studies.</p> <p>Metrics and Milestones: County to meet with the Bay Area Air Quality Management District regarding past and future studies of air quality at Highway 101 and other congested roadways. Explore the feasibility and soundness of completing a study on this issue.</p>

32	Goal Name	Develop New Multifamily & Perm Supportive Units
	Goal Description	<p>Goal: Support the acquisition, creation, rehabilitation, and preservation of affordable housing units, including the adaptive re-use of non-housing structures for use as affordable housing.</p> <p>Objective 1.1: Support the development of new housing, acquisition/rehabilitation of existing housing, conversion of non-housing structures to provide affordable housing, permanent supportive housing, or transitional housing for extremely-low and very low-income individuals, families, and persons with special needs*. At least 50% of the housing development allocation will be targeted to projects providing permanent supportive housing units for special needs population. Priority will be given to projects that incorporate supportive housing services**, transit-oriented development, support the County's Strategic Plan to End Homelessness 2016-2022, and contain units for larger families (2-and 3-bedroom). (Includes Section 108 loan repayments.)</p> <p>* Persons with Special Needs. Under CDBG, this category includes: abused children; homeless veterans and veterans at risk of homelessness; survivors of domestic violence; seniors (62+); adult persons with serious disabilities; homeless persons; illiterate persons; and migrant farm workers. For County purposes, this category shall also include, but not be limited to, mentally ill persons; emancipated youth; seniors aging in place (for service-related programs); frail seniors (for housing); persons recovering from substance abuse; and persons recently released from jail or prison.</p> <p>** Supportive Housing Services. These are services that assist special needs persons to stabilize, maintain their housing, and live as independently as possible, and without which the special needs person might have difficulty maintaining their housing.</p>
33	Goal Name	Home Repair Programs
	Goal Description	<p>Goal: Support the acquisition, creation, rehabilitation, and preservation of affordable housing units, including the adaptive re-use of non-housing structures for use as affordable housing.</p> <p>Objective 1.2: Support housing repair and modification programs operated by non-profit agencies that provide cost-effective improvements focusing on health and safety, housing quality standards, and/or accessibility modifications.</p>

34	Goal Name	Rental Housing Repair Programs
	Goal Description	<p>Goal: Support the acquisition, creation, rehabilitation, and preservation of affordable housing units, including the adaptive re-use of non-housing structures for use as affordable housing.</p> <p>Objective 1.2: Support housing repair and modification programs operated by non-profit agencies that provide cost-effective improvements focusing on health and safety, housing quality standards, and/or accessibility modifications. Totals include use of the Rehabilitation Revolving Loan Fund.</p>
35	Goal Name	Public Services Homelessness
	Goal Description	<p>Goal: Support public services, including shelter operations, rapid re-housing, and shelter diversion, that address the goals of the County's plan to prevent and end homelessness.</p> <p>Objective 1.1: Prevent and address homelessness by providing operational support for emergency shelters and transitional housing programs that serve individuals and families, support for rapid re-housing activities, including rental assistance and supportive services, to assist individuals and families who are homeless to move as quickly as possible into permanent housing, and shelter diversion services to help households address their housing crises.</p>
36	Goal Name	Public Services Supportive Services
	Goal Description	<p>Goal: Support agencies and facilities that provide housing-related supportive services aimed at keeping people housed.</p> <p>Objective 1.3: Provide support for agencies that provide supportive services aimed at keeping people housed, including financial literacy programs, tenant-landlord mediation, and fair housing services.</p>
37	Goal Name	Public Facilities (Including Shelters)
	Goal Description	<p>Goal: Support public facilities, including emergency shelters and supportive housing facilities, that address County goals to prevent and end homelessness.</p> <p>Objective 1.1: Provide funding for the development or rehabilitation of emergency shelters or facilities providing service-enriched supportive housing for persons with special needs to meet the goals of the County's Strategic Plan to End Homelessness 2016-2022,</p>

38	Goal Name	Community Facilities
	Goal Description	Goal: Support community facilities that serve lower income households Objective 1.2: Provide funding for the development or rehabilitation of community facilities serving lower income individuals and households, including community centers, childcare facilities, youth centers, and job training facilities.
39	Goal Name	Micro-Enterprise and Job Creation/Retention
	Goal Description	Goal: Support job creation/retention programs. Objective 1.3: Provide support for activities which result in the creation or retention of permanent employment opportunities for lower income persons.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

Extrapolating from the funding designated for FY18-19, new housing development over five years should be about 930 units, rehab of rental properties about 175 units, and rehab of homeowner occupied properties about 1,260 units.

SP-50 Public Housing Accessibility and Involvement - 91.415, 91.215(c)
Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

Not required.

Activities to Increase Resident Involvements

Prior to December 1, 2017, Colma Village (a 30-unit development) was the only Public Housing development HACSM administered. Through the HUD RAD conversion process, effective December 1, 2017, HACSM received approval from HUD to convert all of Colma Village units to Section 8 Project-Based units. Regardless of how funding is received, program participants are always encouraged to report maintenance or other issues to HACSM. We post Public Notice in our lobby, website, and local newspapers as part of our Annual Plan process. Program participants may submit their comments by mail, fax, or email or may attend public hearings to express their concerns and needs.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the 'troubled' designation

Not required.

SP-55 Strategic Plan Barriers to Affordable Housing - 91.415, 91.215(h)

Barriers to Affordable Housing

The major public policy impact on the production of affordable housing and residential investment in San Mateo County is the fees that local communities charge for the development of residential units. In most states, as home values rise taxing jurisdictions adjust the taxable value of homes generating additional revenues for the communities. In California, Prop 13 limits the amount that taxing jurisdictions can adjust as values rise leading to a situation where a home's taxable value is often much lower than the market value of a home. It is not uncommon, in San Mateo County, for a \$1 million home's taxable value to be less than \$400,000. As a result, potential revenues that the taxing jurisdiction could collect from property taxes has not kept up with the rising costs of operating that community's government structure. To make ends meet, communities have had to add fees for new developments that go to offset the cost of providing services. Those fees can include impact fees to support parks, street maintenance, and affordable housing, along with fees to offset the cost of reviewing building plans and processing permit requests. Some communities now even charge public benefit fees to bring some of the appreciated value of a property resulting from rezoning from commercial to residential uses. The total costs of these fees can run from tens of thousands to hundreds of thousands of dollars, depending on the size of the development. Most cities have provisions to forgive some or all of these fees for affordable housing projects, but some do not. Housing projects that do pay the fees are bearing the costs of providing government services, while being saddled with taxes based on the value of the home when completed, taking on the responsibility of funding government not only for their own homes, but also for those homeowners not paying what might be considered their fair share.

Otherwise, the State of California has done much in recent years to try to stimulate the production of affordable housing. These efforts include dedicating millions of dollars to development activities, relaxing zoning requirements for affordable housing, instituting a density bonus for serving certain income groups, and support through the Low Income Housing Tax Credit.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

San Mateo County awards points in scoring development proposals for funding consideration for those projects where local jurisdictions provide relief from fees to affordable housing development. These may include waivers of impact fees and design review charges. At times, where such relief is not forthcoming, the County contributes funding to offset those fees and charges of part of the development costs of the project. While the County cannot change State taxation laws, it has been working with local jurisdictions toward an understanding of the need for more affordable housing in the county and the financial impact the local jurisdictions policies can have on the viability of new affordable housing projects.

SP-60 Homelessness Strategy - 91.415, 91.215(d)

Describe how the jurisdiction's strategic plan goals contribute to:

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

County staff will continue its work with the San Mateo County Continuum of Care, the local coalition that organizes the Continuum of Care and submits grant applications for homeless initiatives. The coalition also conducts yearly point-in-time counts of the homeless and conducts a bi-yearly survey of the homeless. County staff participates in the counts and surveys. The point-in-time counts and the surveys work to reach out to homeless persons, including unsheltered persons, and assess individual and family needs, contributing to the consultation brought to the Consolidated Plan forums and survey from which priorities are formed.

Addressing the emergency and transitional housing needs of homeless persons

The Strategic Plan's 35th and 37th goals are to support services and facilities that address the County's Strategic Plan to End Homelessness, including emergency shelters and transitional housing.

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 Strategic Plan's 32nd goal is not only to produce more permanent supportive housing units, but to incentivize both the creation of units targeted to homeless and veteran individuals and families, the provision of robust supportive housing services, and the production of large family units.

The Strategic Plan's 35th goal includes support for rapid re-housing activities that help homeless individuals and families move as quickly as possible to permanent housing and shelter diversion services that help households address their housing crises.

The Strategic Plan's 36th goal is to support services that help individuals and families, including the recently homeless, remain housed.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The Strategic Plan's 32nd goal is to add more affordable and supportive housing units so that more low-income individuals and families have affordable and safe housing options. It also incentivizes the creation of units and supportive housing services targeted to both special needs populations and mentally ill persons, emancipated youth, seniors aging in place, frail seniors, persons recovering from substance abuse; and persons recently released from jail or prison.

The Strategic Plan's 35th goal includes homeless prevention and shelter diversion activities that help individuals and families avoid becoming homeless.

The Strategic Plan's 36th goal is to support services that help individuals and families remain housed.

SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

While the County no longer operated major rehabilitation programs where concerns about LBP hazards would be addressed, the County still funds minor repair programs through partner non-profit agencies. These agencies are required to take all necessary precautions with respect to LBP hazards. Testing is conducted where a hazard can be presumed to exist (units built prior to 1980) and remediation is required where surfaces will be disturbed.

How are the actions listed above related to the extent of lead poisoning and hazards?

These programs target some of the oldest housing stock in the county, which is typically in the worst condition and most likely to have lead-based paint hazards. To the extent that lead-based paint hazards are found in the older housing stock, these programs address the issue directly.

How are the actions listed above integrated into housing policies and procedures?

The County's non-profit partners currently perform visual inspections of housing units included in their housing programs. Where defective paint is observed, surfaces are prepped and repainted, following abatement guidelines provided by HUD. All rehabilitation programs include provisions requiring that all painted surfaces be in good condition.

SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

Several of the County's Consolidated Plan goals and objectives address issues related to poverty and assisting those who fall below the poverty level. Examples include:

- Address non-housing community development for special needs populations through public service programs;
- Programs providing job preparedness activities, and
- Continue to collaborate with homeless providers to support Continuum of Care services.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

Activities to reduce the number of poverty-level families will center around strengthening existing collaborations and seeking new ways to partner with agencies and organizations that work directly with poverty-level households to provide intervention and assistance services (homelessness prevention services). Such services may include but are not limited to: counseling, substance abuse, mental health treatment, health services, adult education and job re/training, employment assistance, financial management and credit counseling, parenting programs, after-school and day care assistance programs, and interim cash assistance programs with respect to paying for food, shelter and utility bills.

The County will continue to notify such agencies of funding opportunities to enable them to continue providing and/or expanding their services.

SP-80 Monitoring - 91.230

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

Organizations funded are regularly monitored by HCD staff through review of quarterly performance reports as well as through on-site monitoring visits in accordance with a risk assessment protocol established in the CDBG/ESG subrecipient monitoring manual jointly developed by the five CDBG entitlement jurisdictions in the County (Daly City, South San Francisco, San Mateo, Redwood City, County). In addition, capital projects funded through federal entitlement HOME/CDBG funding are monitored for compliance with applicable environmental, procurement, financial and labor regulations plus receipt of construction progress report, quarterly status reports, and the occasional site visit.

County HCD staff also monitors HOME-funded projects in accordance with HOME requirements. On-site inspections are conducted annually for completed projects with 25 or more units, every other year for projects with 5 to 24 units and every three years for projects with less than 5 units. HCD staff conducts on-site physical inspections of the development and reviews tenant income certification. The County is exploring efficiencies to effectively collaborate and/or cooperate with other partnering jurisdictions in the monitoring of HOME-funded projects since many projects receive dual HOME funding – from the County plus a HOME entitlement city.

In order to be more vigilant regarding timeliness of expenditures, HCD has developed an excel database to track project activity under the three HUD entitlement grants. All HUD-funded projects are entered into this database. On a monthly basis, and more often if needed, HCD staff meet to review project status, including funding commitments and expenditures, particularly under CDBG and HOME. The information is updated from and compared to recent IDIS set-up and expenditure data. This database will also track Davis-Bacon and Section 3 compliance projects. At these meetings, Staff will also make quarterly projections of expenditures, including any necessary revisions to reflect recent expenditures not yet drawn down in IDIS or to fine-tune projections.

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

San Mateo County receives funding from the Community Development Block Grant, Home Investment Partnership, and Emergency Solutions Grant programs. Together, these programs will bring an expected \$4.429 million in new funding to the County each of the next five years in support of affordable housing, homeless, and community development programs and projects. Additional funding will come from program income for both the CDBG and HOME programs.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,606,598	400,000	1,500,000	4,506,598	12,026,392	Expected amount for remainder of Con Plan equals the Year 1 Annual Allocation plus program income times four. Prior year resources include \$1.5 million Rehab Revolving Loan Fund.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,617,142	450,000	0	2,067,142	8,268,568	Expected amount for remainder of Con Plan equals the Year 1 Annual Allocation plus program income times four.
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	205,222	0	0	205,222	820,888	Expected amount for remainder of Con Plan equals the Year 1 Annual Allocation times four.

Table 54 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Federal funds will be leveraged by local funding from the County's Measure K 1/2 cent sales tax discretionary fund (about \$16 million in FY 18-19) and through the ability of service organizations to raise program funds through outside sources, other loan sources needed for housing development activities.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Three publicly-owned properties are currently being considered for use in the production of new affordable housing units. These include the Middlefield Junction site in North Fair Oaks CDP that the County recently conducted a site planning exercise for and will soon release an RFP to identify a developer for the site, the North County Courthouse site which also has completed some site planning activities, and the current location of the Maple Street Shelter which is under consideration for redevelopment to include supportive housing units on the site.

Discussion

The County has \$6,778,962 available for the 2018-2019 CDBG/HOME/ESG program year. This amount includes \$4,428,962 from 2018 entitlement funds, \$850,000 in estimated program income, and approximately \$1.5 million in the Rehabilitation Revolving Loan Fund. These funds will be used to operate a range of private and public services as described later in the Annual Action Plan.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	AHF Goal: Affordable Housing Fund	2018	2019	Affordable Housing		AFH Factor: Availability of affordable units AFH Factor: Loss of Affordable Housing		Other: 1 Other
2	AFH Goal: Publicly Supported Housing Units	2018	2019	Affordable Housing		AFH Factor: Availability of affordable units AFH Factor: Loss of Affordable Housing		Other: 1 Other
3	AFH Goal: Affordable Units Near Transit	2018	2022	Affordable Housing		AFH Factor: Availability of affordable units AFH Factor: Loss of Affordable Housing		Other: 1 Other
4	AFH Goal: Development of Larger Affordable Units	2018	2019	Affordable Housing		AFH Factor: Availability of affordable units		Other: 1 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	AFH Goal: Housing for County Clients	2018	2020	Affordable Housing Homeless Non-Homeless Special Needs		AFH Factor: Availability of affordable units AFH Factor: Displacement AFH Factor: Loss of Affordable Housing		Other: 1 Other
6	AFH Goal: Development for ELI Households	2018	2020	Affordable Housing		AFH Factor: Availability of affordable units AFH Factor: Displacement AFH Factor: Loss of Affordable Housing		Other: 1 Other
7	AFH Goal: Housing for Transition-Aged Youth	2018	2020	Affordable Housing Non-Homeless Special Needs		AFH Factor: Availability of affordable units AFH Factor: Displacement AFH Factor: Loss of Affordable Housing		Other: 1 Other
8	AFH Goal: Housing for Behavioral Health Clients	2018	2020	Affordable Housing Non-Homeless Special Needs		AFH Factor: Availability of affordable units AFH Factor: Displacement AFH Factor: Loss of Affordable Housing		Other: 1 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	AFH Goal: Housing for Mental Health Clients	2018	2020	Affordable Housing Non-Homeless Special Needs		AFH Factor: Availability of affordable units AFH Factor: Displacement AFH Factor: Loss of Affordable Housing		Other: 1 Other
10	AFH Goal: Workforce Housing	2018	2020	Affordable Housing		AFH Factor: Availability of affordable units AFH Factor: Development Barriers AFH Factor: Spillover Effect		Other: 1 Other
11	AFH Goal: MF Rehab and Accessibility Improvements	2018	2019	Affordable Housing		AFH Factor: Availability of affordable units AFH Factor: Displacement AFH Factor: Loss of Affordable Housing		Other: 1 Other
12	AFH Goal: Naturally Occurring Affordable Rental	2018	2019	Affordable Housing		AFH Factor: Displacement AFH Factor: Loss of Affordable Housing		Other: 1 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
13	AFH Goal: Subsidy Loan Terms	2018	2022	Affordable Housing		AFH Factor: Availability of affordable units AFH Factor: Loss of Affordable Housing AFH Factor: Development Barriers AFH Factor: Historical Discrimination		Other: 1 Other
14	AFH Goal: Publicly-Owned Land for Housing	2018	2019	Affordable Housing		AFH Factor: Development Barriers		Other: 1 Other
15	AFH Goal: Support AFFH Throughout County	2018	2019	Affordable Housing		AFH Factor: Availability of affordable units AFH Factor: Lack of access to opportunity AFH Factor: Development Barriers		Other: 1 Other
16	AFH Goal: Support Outreach Services	2018	2022	Affordable Housing Fair Housing and Legal Services		AFH Factor: Lack of access to opportunity AFH Factor: Loss of Affordable Housing Public Services AFH Factor: Development Barriers		Other: 1 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
17	AFH Goal: Outreach Services for Renters at Risk	2018	2019	Affordable Housing Fair Housing and Legal Services		AFH Factor: Availability of affordable units AFH Factor: Displacement AFH Factor: Loss of Affordable Housing		Other: 1 Other
18	AFH Goal: Regional Affordable Housing Planning	2018	2019	Affordable Housing Housing Policy		AFH Factor: Availability of affordable units AFH Factor: Development Barriers AFH Factor: Spillover Effect		Other: 1 Other
19	AFH Goal: Stakeholder and Resident Education	2018	2019	Affordable Housing Housing Policy		AFH Factor: Land Use and Zoning Laws AFH Factor: Development Barriers AFH Factor: Spillover Effect		Other: 1 Other
20	AFH Goal: Collaboration Among Jurisdictions	2018	2022	Affordable Housing Housing Policy		AFH Factor: Availability of affordable units AFH Factor: Development Barriers AFH Factor: Spillover Effect		Other: 1 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
21	AFH Goal: Regional ADU Effort	2018	2020	Affordable Housing		AFH Factor: Availability of affordable units AFH Factor: Loss of Affordable Housing AFH Factor: Development Barriers		Other: 1 Other
22	AFH Goal: ADU Certification Program	2018	2020	Affordable Housing		AFH Factor: Availability of affordable units AFH Factor: Land Use and Zoning Laws AFH Factor: Loss of Affordable Housing AFH Factor: Development Barriers		Other: 1 Other
23	AFH Goal: Strategic Partnerships	2018	2022	Affordable Housing		AFH Factor: Availability of affordable units AFH Factor: Development Barriers AFH Factor: Spillover Effect		Other: 1 Other
24	AFH Goal: Education Opportunities for Youth	2018	2022	Non-Housing Community Development		AFH Factor: Lack of access to opportunity AFH Factor: Historical Discrimination		Other: 1 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
25	AFH Goal: Caltrain Strategic Plan FY 15-24	2018	2022	Non-Housing Community Development		AFH Factor: Public Transportation		Other: 1 Other
26	AFH Goal: Barriers to Transit Access	2018	2022	Non-Housing Community Development		AFH Factor: Public Transportation		Other: 1 Other
27	AFH Goal: Transit-Supportive Development	2018	2022	Affordable Housing Non-Housing Community Development		AFH Factor: Availability of affordable units AFH Factor: Public Transportation		Other: 1 Other
28	AFH Goal: Strengthen Ties Between Housing/Transit	2018	2022	Affordable Housing Non-Housing Community Development		AFH Factor: Availability of affordable units AFH Factor: Public Transportation		Other: 1 Other
29	AFH Goal: Caltrain Business Plan	2018	2020	Non-Housing Community Development		AFH Factor: Public Transportation		Other: 1 Other
30	AFH Goal: SamTrans Business Plan	2018	2019	Non-Homeless Special Needs Non-Housing Community Development		AFH Factor: Public Transportation		Other: 1 Other
31	AFH Goal: Air Quality Studies	2018	2019	Non-Housing Community Development		AFH Factor: Public Transportation		Other: 1 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
32	Develop New Multifamily & Perm Supportive Units	2018	2022	Affordable Housing Homeless		Housing Development	CDBG: \$1,303,885 HOME: \$1,617,857	Rental units constructed: 186 Household Housing Unit
33	Home Repair Programs	2018	2022	Affordable Housing		Minor Home Repairs and Modifications	CDBG: \$389,000	Homeowner Housing Rehabilitated: 252 Household Housing Unit
34	Rental Housing Repair Programs	2018	2022	Affordable Housing		Rental Housing Repairs	CDBG: \$1,500,000	Rental units rehabilitated: 35 Household Housing Unit
35	Public Services Homelessness	2018	2022	Homeless		Public Services	CDBG: \$200,952 ESG: \$189,830	Public service activities other than Low/Moderate Income Housing Benefit: 4311 Persons Assisted Tenant-based rental assistance / Rapid Rehousing: 14 Households Assisted Homeless Person Overnight Shelter: 1533 Persons Assisted
36	Public Services Supportive Services	2018	2022	Affordable Housing Non-Homeless Special Needs		Public Services	CDBG: \$250,037	Public service activities other than Low/Moderate Income Housing Benefit: 12375 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
37	Public Facilities (Including Shelters)	2018	2022	Homeless		Public Facilities	CDBG: \$153,704	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 9217 Persons Assisted
38	Community Facilities	2018	2022	Non-Housing Community Development		Community Facilities	CDBG: \$45,600	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2060 Persons Assisted
39	Micro-Enterprise and Job Creation/Retention	2018	2022	Non-Housing Community Development		Micro-enterprise and Job Creation/Retention	CDBG: \$62,100	Businesses assisted: 110 Businesses Assisted

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	AHF Goal: Affordable Housing Fund
	Goal Description	Assessment of Fair Housing Goal.
2	Goal Name	AFH Goal: Publicly Supported Housing Units
	Goal Description	Assessment of Fair Housing Goal.
3	Goal Name	AFH Goal: Affordable Units Near Transit
	Goal Description	Assessment of Fair Housing Goal.

4	Goal Name	AFH Goal: Development of Larger Affordable Units
	Goal Description	Assessment of Fair Housing Goal.
5	Goal Name	AFH Goal: Housing for County Clients
	Goal Description	Assessment of Fair Housing Goal.
6	Goal Name	AFH Goal: Development for ELI Households
	Goal Description	Assessment of Fair Housing Goal.
7	Goal Name	AFH Goal: Housing for Transition-Aged Youth
	Goal Description	Assessment of Fair Housing Goal.
8	Goal Name	AFH Goal: Housing for Behavioral Health Clients
	Goal Description	Assessment of Fair Housing Goal.
9	Goal Name	AFH Goal: Housing for Mental Health Clients
	Goal Description	Assessment of Fair Housing Goal.
10	Goal Name	AFH Goal: Workforce Housing
	Goal Description	Assessment of Fair Housing Goal.
11	Goal Name	AFH Goal: MF Rehab and Accessibility Improvements
	Goal Description	Assessment of Fair Housing Goal.
12	Goal Name	AFH Goal: Naturally Occurring Affordable Rental
	Goal Description	Assessment of Fair Housing Goal.
13	Goal Name	AFH Goal: Subsidy Loan Terms
	Goal Description	Assessment of Fair Housing Goal.
14	Goal Name	AFH Goal: Publicly-Owned Land for Housing
	Goal Description	Assessment of Fair Housing Goal.

15	Goal Name	AFH Goal: Support AFFH Throughout County
	Goal Description	Assessment of Fair Housing Goal.
16	Goal Name	AFH Goal: Support Outreach Services
	Goal Description	Assessment of Fair Housing Goal.
17	Goal Name	AFH Goal: Outreach Services for Renters at Risk
	Goal Description	Assessment of Fair Housing Goal.
18	Goal Name	AFH Goal: Regional Affordable Housing Planning
	Goal Description	Assessment of Fair Housing Goal.
19	Goal Name	AFH Goal: Stakeholder and Resident Education
	Goal Description	Assessment of Fair Housing Goal.
20	Goal Name	AFH Goal: Collaboration Among Jurisdictions
	Goal Description	Assessment of Fair Housing Goal.
21	Goal Name	AFH Goal: Regional ADU Effort
	Goal Description	Assessment of Fair Housing Goal.
22	Goal Name	AFH Goal: ADU Certification Program
	Goal Description	Assessment of Fair Housing Goal.
23	Goal Name	AFH Goal: Strategic Partnerships
	Goal Description	Assessment of Fair Housing Goal.
24	Goal Name	AFH Goal: Education Opportunities for Youth
	Goal Description	Assessment of Fair Housing Goal.
25	Goal Name	AFH Goal: Caltrain Strategic Plan FY 15-24
	Goal Description	Assessment of Fair Housing Goal.

26	Goal Name	AFH Goal: Barriers to Transit Access
	Goal Description	Assessment of Fair Housing Goal.
27	Goal Name	AFH Goal: Transit-Supportive Development
	Goal Description	Assessment of Fair Housing Goal.
28	Goal Name	AFH Goal: Strengthen Ties Between Housing/Transit
	Goal Description	Assessment of Fair Housing Goal.
29	Goal Name	AFH Goal: Caltrain Business Plan
	Goal Description	Assessment of Fair Housing Goal.
30	Goal Name	AFH Goal: SamTrans Business Plan
	Goal Description	Assessment of Fair Housing Goal.
31	Goal Name	AFH Goal: Air Quality Studies
	Goal Description	Assessment of Fair Housing Goal.
32	Goal Name	Develop New Multifamily & Perm Supportive Units
	Goal Description	
33	Goal Name	Home Repair Programs
	Goal Description	
34	Goal Name	Rental Housing Repair Programs
	Goal Description	
35	Goal Name	Public Services Homelessness
	Goal Description	
36	Goal Name	Public Services Supportive Services
	Goal Description	

37	Goal Name	Public Facilities (Including Shelters)
	Goal Description	
38	Goal Name	Community Facilities
	Goal Description	
39	Goal Name	Micro-Enterprise and Job Creation/Retention
	Goal Description	

AP-35 Projects - 91.420, 91.220(d)

Introduction

These projects have been approved by the Housing and Community Development Committee and the Board of Supervisors for PY2018 funding.

#	Project Name
1	Bradford Senior Housing
2	Cypress Point at Moss Beach
3	Center for Independence of Individuals with Disabilities (CIID) Housing Accessibility Modification
4	El Concilio of SMC - Peninsula Minor Home Repair Program
5	Habitat for Humanity - Neighborhood Revitalization Program
6	Rebuilding Together Peninsula - National Rebuilding Day Home Rehab
7	Rebuilding Together Peninsula - Safe At Home
8	Senior Coastsiders - Coastside Minor Home Repair Project
9	City of Menlo Park: Belle Haven Youth Center Improvements
10	CORA - Lisa's House Roof Replacement
11	Latino Commission - Casa Maria Perinatal Project
12	Samaritan House Facility Rehab Projects
13	Rebuilding Together Peninsula - National Rebuilding Day Community Facilities
14	Child Care Coordinating Council of SMC - Family Child Care Business Program
15	Renaissance Entrepreneurship Center - Creating Economic Opportunity program
16	Bay Area Legal Aid - Domestic Violence Legal Safety Net
17	CALL Primrose Community Pantry
18	Coastside Adult Day Health Center - Aging In Place
19	Free At Last: Clean and Sober Transitional Housing
20	Human Investment Project - Home Sharing Program
21	Legal Aid Society of San Mateo County
22	Peninsula Volunteers - Meals on Wheels
23	Project Sentinel - Fair Housing
24	Samaritan House - Safe Harbor Emergency Shelter
25	Daly City Peninsula Partnership Collaborative
26	El Concilio of SMC - Emergency Services Partnership
27	Pacifica Resource Center - Safety Net of Pacifica
28	Samaritan House - Core Services
30	CORA Safe House Emergency Shelter
31	LifeMoves Emergency Shelter Operations

#	Project Name
32	Rehabilitation Revolving Loan Fund
33	Section 108 Loan Repayment - Trestle Glen
34	CDBG Administration
35	HOME Administration
36	Community Legal Services of East Palo Alto
37	ESG18 - San Mateo County ESG Program

Table 56 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The County’s funding priorities were crafted and refined annually as part of a public process described in the County’s Citizen Participation Plan. Minimum contract amounts are set at \$25,000. However in the PY2018 there are a number of exceptions to the minimum contract amount in order to partially fund several smaller programs. San Mateo County continues to expand local support for affordable housing and community development funded by the local Measure K funding, a ½ cent sales tax dedicated to, among other things, affordable housing and community development activities. The FY 2018-19 priorities for CDBG, HOME and ESG specifically call for housing developments that: incorporate on-site supportive services; transit-oriented; and meet the County’s HOPE Plan to prevent and end homelessness.

In recent years, two County agencies – the Department of Housing, the administering agency for the HUD entitlements, and the Human Services Agency (HSA) – entered into a Memorandum of Understanding in which a certain dollar amount of CDBG and ESG are allocated for core service agencies (which provide safety net services) and shelters at the recommendation of HAS. The County is committed to working smarter with fewer resources continuing to address underserved needs that might otherwise go unfunded.

In line with HUD’s emphasis on coordinated assessment and prioritizing housing resources for low income persons with special needs, the County established the “Housing our County Clients” workgroup, a collaborative effort between the County’s housing, homeless services and health-focused agencies. The workgroup is identifying those individuals who utilize services from multiple County agencies, so that DOH can prioritize affordable units and rental assistance for them. The County now requires through a Notice of Funding Availability (NOFA) for Affordable Housing Program (AHP) funding from Measure A/K and other sources, that developers of affordable housing in San Mateo County set aside 10% of units for extremely low income households at or below 30% of Area Median Income and at least 5% (with a minimum of 2 units) targeted to serve homeless.

AP-38 Project Summary

Project Summary Information

1	Project Name	Bradford Senior Housing
	Target Area	
	Goals Supported	Develop New Multifamily & Perm Supportive Units
	Needs Addressed	Housing Development
	Funding	CDBG: \$641,556 HOME: \$1,217,857
	Description	Construction of 116 units of affordable housing for low and very low income seniors with incomes under 50% of Area Median Income in Redwood City, CA. Bradford Senior Housing will also serve 10 homeless veterans, 6 additional homeless households and 12 households who are dually eligible for Medi-Cal and Medicare through San Mateo County's Coordinated Care Initiative.
	Target Date	2/28/2021
	Estimate the number and type of families that will benefit from the proposed activities	116 households will benefit from the construction of Bradford Senior Housing project in Redwood City, CA. This project will target low and very low income seniors with incomes under 50% of Area Median Income in Redwood City, CA. Bradford Senior Housing will also serve 10 homeless veterans, 6 additional homeless households and 12 households who are dually eligible for Medi-Cal and Medicare through San Mateo County's Coordinated Care Initiative.
	Location Description	707-777 Bradford Street, Redwood City, CA 94063-1701
	Planned Activities	Construction of 116 units of affordable housing for low and very low income seniors with incomes under 50% of Area Median Income in Redwood City, CA. Bradford Senior Housing will also serve 10 homeless veterans, 6 additional homeless households and 12 households who are dually eligible for Medi-Cal and Medicare through San Mateo County's Coordinated Care Initiative.
2	Project Name	Cypress Point at Moss Beach
	Target Area	
	Goals Supported	Develop New Multifamily & Perm Supportive Units
	Needs Addressed	Housing Development
	Funding	:

	Description	Construction of 70 units of affordable rental housing (plus 1 manager's unit) in Moss Beach, CA. Cypress Point will provide affordable housing for families, including larger families as 44 of the units will be 2 and 3 bedroom units. The developer of Cypress Point has committed to setting aside 4 units for formerly homeless individuals and will provide supportive services to those individuals to support them to be successfully housed.
	Target Date	8/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	70 low, and very low income families, including 44 larger families, will benefit from the construction of Cypress Point, an affordable rental housing in Moss Beach.
	Location Description	Sierra Street at Carlos Street, Moss Beach, CA
	Planned Activities	Construction of 70 units of affordable rental housing (plus 1 manager's unit) in Moss Beach, CA. Cypress Point will provide affordable housing for families, including larger families as 44 of the units will be 2 and 3 bedroom units. The developer of Cypress Point has committed to setting aside 4 units for formerly homeless individuals and will provide supportive services to those individuals to support them to be successfully housed.
3	Project Name	Center for Independence of Individuals with Disabilities (CIID) Housing Accessibility Modification
	Target Area	
	Goals Supported	Home Repair Programs
	Needs Addressed	Minor Home Repairs and Modifications
	Funding	CDBG: \$55,000
	Description	The Center for the Independence of Individuals with Disabilities will undertake the Housing Accessibility Modification Program (HAM) which will provide accessibility modifications and safety upgrades and repairs to homes of persons with disabilities to improve access and increase health and safety.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	30 persons will benefit from this program

	Location Description	2001 Winward Way, Suite 103, San Mateo, CA (projects will be at various locations throughout the County)
	Planned Activities	Provide individuals with disabilities, who have access to few resources, to become more independent in their own home and prevent these individuals from needing to be institutionalized.
4	Project Name	El Concilio of SMC - Peninsula Minor Home Repair Program
	Target Area	
	Goals Supported	Home Repair Programs
	Needs Addressed	Rental Housing Repairs
	Funding	CDBG: \$55,000
	Description	El Concilio of SMC will provide home repairs for Extremely Low, Very Low and Low Income residents, focusing on health and safety issues, energy/water savings and conservation, and other repairs that contribute to an improved housing quality.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	El Concilio will provide services to benefit 60 low, very low and extremely low income beneficiaries.
	Location Description	3180 Middlefield Road, Redwood City, CA (projects will be at various locations around the country)
	Planned Activities	El Concilio of SMC will provide home repairs for Extremely Low, Very Low and Low Income residents focusing on health and safety issues, and energy/water savings and conservation and other repairs that contribute to an improved housing quality. Repairs are focused on health and safety, housing quality standards, increasing energy/water conservation, making homes more eligible for energy/water weatherization improvements and/or access modifications.
5	Project Name	Habitat for Humanity - Neighborhood Revitalization Program
	Target Area	
	Goals Supported	Home Repair Programs
	Needs Addressed	Minor Home Repairs and Modifications
	Funding	CDBG: \$60,000

	Description	Provide critical repairs on homes in East Palo Alto to support low-income homeowners to retain their homes by focusing on safety, accessibility and deferred maintenance issues that affect the homeowners peace of mind, long term ability to age in place and ability to maintain the home as a legacy for future generations.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Habitat proposes to assist 21 families through the Neighborhood Revitalization Program
	Location Description	500 Washington Street, Suite 250, San Francisco (projects will be at various locations throughout East Palo Alto).
	Planned Activities	No Target Area has been defined for the Consolidate Plan and Annual Action Plan.
6	Project Name	Rebuilding Together Peninsula - National Rebuilding Day Home Rehab
	Target Area	
	Goals Supported	Home Repair Programs
	Needs Addressed	Minor Home Repairs and Modifications
	Funding	CDBG: \$34,000
	Description	Rebuilding Together Peninsula (RTP) preserves the supply of affordable housing for low-income individuals and families so they can live more independently in safer, cleaner and healthier environments. For National Rebuilding Day, RTP purchases eligible building materials and supplies and mobilizes numerous teams of volunteers to improve the condition of eligible homes in San Mateo County to benefit the eligible homeowner/renter and revitalize distressed neighborhoods and communities.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	21 households will benefit from the proposed activities
	Location Description	841 Kaynyne Street, Redwood City, CA (projects will be at various locations around the county)

	Planned Activities	Rebuilding Together Peninsula (RTP) preserves the supply of affordable housing for low-income individuals and families so they can live more independently in safer, cleaner and healthier environments. For National Rebuilding Day, RTP purchases eligible building materials and supplies and mobilizes numerous teams of volunteers to improve the condition of eligible homes in San Mateo County to benefit the eligible homeowner/renter and revitalize distressed neighborhoods and communities.
7	Project Name	Rebuilding Together Peninsula - Safe At Home
	Target Area	
	Goals Supported	Home Repair Programs
	Needs Addressed	Minor Home Repairs and Modifications
	Funding	CDBG: \$125,000
	Description	Rebuilding Together Peninsula's Safe At Home program preserves the supply of affordable housing for low-income homeowners before the needs become serious deferred maintenance issues so that beneficiary households can live more independently in safer, cleaner and healthier environments.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	Rebuilding Together Peninsula (RTP) estimates benefiting 50 households with the Safe at Home program.
	Location Description	841 Kaynyne Street, Redwood City, CA (projects will be at various locations around the county)
Planned Activities	Rebuilding Together Peninsula's Safe At Home program preserves the supply of affordable housing for low-income homeowners before the needs become serious deferred maintenance issues so that beneficiary households can live more independently in safer, cleaner and healthier environments.	
8	Project Name	Senior Coastsiders - Coastside Minor Home Repair Project
	Target Area	
	Goals Supported	Home Repair Programs
	Needs Addressed	Minor Home Repairs and Modifications
	Funding	CDBG: \$60,000

	Description	Senior Coastsiders provides minor home repair to low income seniors and adults with disabilities to make their homes safer, more accessible and healthier
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Senior Coastsiders estimates that 25 households will benefit from these proposed activities.
	Location Description	925 Main Street, Half Moon Bay, CA (projects will be at various locations around the Coastal area of the County.)
	Planned Activities	Senior Coastsiders provides minor home repair to low income seniors and adults with disabilities to make their homes safer, more accessible and healthier
9	Project Name	City of Menlo Park: Belle Haven Youth Center Improvements
	Target Area	
	Goals Supported	Public Facilities (Including Shelters)
	Needs Addressed	Public Facilities
	Funding	CDBG: \$45,600
	Description	Address deferred maintenance and repairs to provide an improved and modern looking childcare facility for low and very low income households at the Belle Haven Youth Center. The Belle Haven Youth Center serves the Belle Haven neighborhood and the community of East Palo Alto.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	The childcare facility at the Belle Haven Youth Center provides benefits to 60 families.
	Location Description	701 Laurel Street, Menlo Park, CA
	Planned Activities	Address deferred maintenance and repairs to provide an improved and modern looking childcare facility for low and very low income households at the Belle Haven Youth Center. The Belle Haven Youth Center serves the Belle Haven neighborhood and the community of East Palo Alto. Repairs and improvements include replacing the windows, floor, ceiling, and cabinets as well as repainting the interior of the Belle Haven Youth Center.

10	Project Name	CORA - Lisa's House Roof Replacement
	Target Area	
	Goals Supported	Public Facilities (Including Shelters)
	Needs Addressed	Public Facilities
	Funding	CDBG: \$26,823
	Description	Replace the roof of Lisa's House, a shelter for victims of domestic violence.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Lisa's House will provide transition shelter and supportive services to 150 persons over the course of the next twelve month period.
	Location Description	CORA's offices are located at 2211 Palm Avenue, San Mateo, CA Lisa's House location is suppressed for confidentiality and client safety.
	Planned Activities	CORA proposes to replace the aging roof at Lisa's House.
11	Project Name	Latino Commission - Casa Maria Perinatal Project
	Target Area	
	Goals Supported	Public Facilities (Including Shelters)
	Needs Addressed	Public Facilities
	Funding	CDBG: \$26,681
	Description	Latino Commission will make much needed repairs at Casa Maria, a licensed perinatal substance abuse recovery home for extremely low income women in San Mateo County. The proposed repairs include building out of the garage and bringing the existing loft up to current building code in order to serve more beneficiaries.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Casa Maria will provide transitional housing and supportive services to 56 low income women in the upcoming twelve month period.
	Location Description	508 7th Avenue, San Bruno, CA

	Planned Activities	Latino Commission will make much needed repairs at Casa Maria a licensed perinatal substance abuse recovery home for extremely low income women in San Mateo County. The proposed repairs include building out of the garage and bringing the existing loft up to current building code in order to serve more beneficiaries.
12	Project Name	Samaritan House Facility Rehab Projects
	Target Area	
	Goals Supported	Public Facilities (Including Shelters)
	Needs Addressed	Public Facilities
	Funding	CDBG: \$71,700
	Description	Undertake critical infrastructure improvements needed at the client services and food & nutrition programs and the free clinic of San Mateo for property maintenance of Samaritan House facilities to ensure the health, safety and security of Samaritan House clients.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Samaritan House will serve 9,013 persons at the scattered site facilities being rehabilitated with funding from CDBG in the upcoming twelve month period
	Location Description	4031 Pacific Boulevard, San Mateo, 94403
	Planned Activities	Undertake critical infrastructure improvements needed at the client services and food & nutrition programs and the free clinic of San Mateo for property maintenance of Samaritan House facilities to ensure the health, safety, and security of Samaritan House clients.
13	Project Name	Rebuilding Together Peninsula - National Rebuilding Day Community Facilities
	Target Area	
	Goals Supported	Community Facilities
	Needs Addressed	Community Facilities
	Funding	CDBG: \$28,500
	Description	Rebuilding Together Peninsula (RTP) will rehabilitate six community facilities in San Mateo County, such as childcare facilities, homeless shelters, and residential care facilities, using purchased materials and supplies and mobilizing teams of community volunteers.
	Target Date	6/30/2019

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	841 Kaynyne Street, Redwood City, CA (projects will be at various locations around the County)
	Planned Activities	Rebuilding Together Peninsula (RTP) will rehabilitate six community facilities in San Mateo County, such as childcare facilities, homeless shelters, and residential care facilities, using purchased materials and supplies and mobilizing teams of community volunteers.
14	Project Name	Child Care Coordinating Council of SMC - Family Child Care Business Program
	Target Area	
	Goals Supported	Micro-Enterprise and Job Creation/Retention
	Needs Addressed	
	Funding	CDBG: \$17,100
	Description	The Child Care Coordinating Council of San Mateo County provides new and aspiring family childcare providers with the foundation and knowledge needed to start and sustain a successful business.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Child Care Coordinating Council of San Mateo County estimates they will benefit 25 new businesses and help to create 30 new low income jobs.
	Location Description	330 Twin Dolphin Drive, Redwood City, CA
	Planned Activities	The Child Care Coordinating Council of San Mateo County provides new and aspiring family childcare providers with the foundation and knowledge needed to start and sustain a successful business.
15	Project Name	Renaissance Entrepreneurship Center - Creating Economic Opportunity program
	Target Area	
	Goals Supported	Micro-Enterprise and Job Creation/Retention
	Needs Addressed	Micro-enterprise and Job Creation/Retention
	Funding	CDBG: \$45,000

	Description	Renaissance Entrepreneurship Center will support 150 low-income, English and Spanish speaking women and men with customized small business training, one-on-one consulting, and access to resources and networks to assist them in starting and growing their own sustainable small business.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Renaissance Entrepreneurship Center estimates that they will provide assistance to 80 small businesses and provide jobs for 25 low-income individuals in San Mateo County
	Location Description	1848 Bay Road, East Palo Alto, CA
	Planned Activities	Renaissance Entrepreneurship Center will support 150 low-income, English and Spanish speaking women and men with customized small business training, one-on-one consulting and access to resources and networks to assist them in starting and growing their own sustainable small business.
16	Project Name	Bay Area Legal Aid - Domestic Violence Legal Safety Net
	Target Area	
	Goals Supported	Public Services Supportive Services
	Needs Addressed	Public Services
	Funding	CDBG: \$27,368
	Description	Bay Area Legal Aid provides free, multi-lingual help to low-income survivors of domestic violence and sexual assault so they can escape abuse and establish long-term safety and stability for themselves and their children.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	200 low-income individuals
	Location Description	1048 El Camino Real, Redwood City, CA
	Planned Activities	Bay Area Legal Aid provides free, multi-lingual help to low-income survivors of domestic violence and sexual assault so they can escape abuse and establish long-term safety and stability for themselves and their children.
	Project Name	CALL Primrose Community Pantry

17	Target Area	
	Goals Supported	Public Services Supportive Services
	Needs Addressed	Public Services
	Funding	CDBG: \$18,660
	Description	Funding to support a drop-in food pantry program, providing free grocery services to low-income individuals, families and seniors throughout Northern San Mateo County.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	11,244
	Location Description	139 Primrose Road, Burlingame, CA
	Planned Activities	Funding to support a drop-in food pantry program, providing free grocery services to low-income individuals, families, and seniors throughout Northern San Mateo County.
18	Project Name	Coastside Adult Day Health Center - Aging In Place
	Target Area	
	Goals Supported	Public Services Supportive Services
	Needs Addressed	Public Services
	Funding	CDBG: \$25,000
	Description	Provide health care to frail, elderly and disabled, along with respite care for their families, in a comprehensive structured day program, giving them the opportunity to age in place.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	80 beneficiaries will receive services from Coastside Adult Day Health Center
	Location Description	925 Main Street, Half Moon Bay, CA
Planned Activities	Provide health care to frail, elderly and disabled, along with respite care for their families, in a comprehensive structured day program, giving them the opportunity to age in place.	
	Project Name	Free At Last: Clean and Sober Transitional Housing

19	Target Area	
	Goals Supported	Public Services Supportive Services
	Needs Addressed	Public Services
	Funding	CDBG: \$27,368
	Description	Free At Last provides a clean and sober supportive transitional housing program and provides shared supportive clean and sober housing for adult men or women who are working towards goals of long-term sobriety, maintaining stable employment and/or pursuing training and/or education goals.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Free At Last will provide support and services to 9 individuals who will benefit from this program.
	Location Description	211 Wisteria, East Palo Alto, CA
	Planned Activities	Free At Last provides a clean and sober supportive transitional housing program and provides shared supportive clean and sober housing for adult men or women who are working towards goals of long-term sobriety, maintaining stable employment and/or pursuing training and/or education goals.
20	Project Name	Human Investment Project - Home Sharing Program
	Target Area	
	Goals Supported	Public Services Supportive Services
	Needs Addressed	Public Services
	Funding	CDBG: \$48,641
	Description	HIP Housing's Home Sharing Program creates new affordable housing in San Mateo County by matching people who have space in their homes to share with people searching for an affordable place to live.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	HIP Housing estimates they will serve 90 households in the homesharing program for the fiscal year 2018-2019
	Location Description	800 Claremont #210, San Mateo, CA

	Planned Activities	HIP Housing's Home Sharing Program creates new affordable housing in San Mateo County by matching people who have space in their homes to share with people searching for an affordable place to live.
21	Project Name	Legal Aid Society of San Mateo County
	Target Area	
	Goals Supported	Public Services Supportive Services
	Needs Addressed	Public Services
	Funding	CDBG: \$25,000
	Description	Legal Aid Society of SMC provides legal assistance to people threatened with losing their homes or living in substandard conditions with the goal of keeping people in their homes and preventing homelessness through enforcement of legal rights, in and out of court and remedying substandard living conditions.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Legal Aid Society anticipates providing services to benefit 300 low-income individuals.
	Location Description	330 Twin Dolphin Drive, Redwood City, CA 94065-1455
	Planned Activities	Legal Aid Society of SMC provides legal assistance to people threatened with losing their homes or living in substandard conditions with the goal of keeping people in their homes and preventing homelessness through enforcement of legal rights, in and out of court and remedying substandard living conditions.
22	Project Name	Peninsula Volunteers - Meals on Wheels
	Target Area	
	Goals Supported	Public Services Supportive Services
	Needs Addressed	Public Services
	Funding	CDBG: \$25,000
	Description	Meals on Wheels is a vital safety net service providing hot, delicious, home delivered meals to qualified homebound older adults and to adults who are less than 60 years old, but who have a disability. Meals on Wheels operates three primary services: Food Security and Health Food, Safety Check, and Assessment and Referral.
	Target Date	6/30/2019

	Estimate the number and type of families that will benefit from the proposed activities	Peninsula Volunteers estimates that 108 individuals will receive benefits from these proposed activities.
	Location Description	800 Middle Avenue, Menlo Park, CA 94024
	Planned Activities	Meals on Wheels is a vital safety net service providing hot, delicious, home delivered meals to qualified homebound older adults and to adults who are less than 60 years old, but who have a disability. Meals on Wheels operates three primary services: Food Security and Health Food, Safety Check and Assessment and Referral.
23	Project Name	Project Sentinel - Fair Housing
	Target Area	
	Goals Supported	Public Services Supportive Services
	Needs Addressed	Public Services
	Funding	CDBG: \$28,000
	Description	Project Sentinel provides comprehensive fair housing services of complaint investigation, consultation, information and referral, and community outreach and education.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Project Sentinel estimates providing benefits to 299 individuals.
	Location Description	1615 Hudson St., Suite A, Redwood City, CA
	Planned Activities	Project Sentinel provides comprehensive fair housing services of complaint investigation, consultation, information and referral, and community outreach and education.
24	Project Name	Samaritan House - Safe Harbor Emergency Shelter
	Target Area	
	Goals Supported	Public Services Homelessness
	Needs Addressed	Public Services
	Funding	CDBG: \$30,000

	Description	Samaritan House provides emergency shelter and transitional housing at a 90 bed homeless shelter in South San Francisco, providing emergency shelter and transitional housing to homeless men and women from throughout San Mateo County.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Samaritan House estimates that they will provide emergency shelter and transitional housing to 107 individuals.
	Location Description	295 Access Road, South San Francisco, CA
	Planned Activities	Samaritan House provides emergency shelter and transitional housing at a 90 bed homeless shelter in South San Francisco, providing emergency shelter and transitional housing to homeless men and women from throughout San Mateo County.
25	Project Name	Daly City Peninsula Partnership Collaborative
	Target Area	
	Goals Supported	Public Services Homelessness
	Needs Addressed	Public Services
	Funding	CDBG: \$10,000
	Description	Daly City Peninsula Partnership Collaborative provides supportive, core services to low income families and individuals facing homelessness, helping connect them to emergency shelter and housing in addition to other safety net services.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Daly City Peninsula Partnership Collaborative estimates serving 2,500 individuals.
	Location Description	350 90th Street, Daly City, CA
	Planned Activities	Daly City Peninsula Partnership Collaborative provides supportive, core services to low income families and individuals facing homelessness, helping connect them to emergency shelter and housing in addition to other safety net services.
26	Project Name	El Concilio of SMC - Emergency Services Partnership
	Target Area	

	Goals Supported	Public Services Homelessness
	Needs Addressed	Public Services
	Funding	CDBG: \$10,000
	Description	El Concilio of SMC will provide emergency services, access to food, homeless prevention, including a drop-in center tied to resources and other critical family needs for the benefit of individuals and families in East Palo Alto and Menlo Park.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	El Concilio estimates providing services to 1,250 individuals
	Location Description	2396 University Avenue, East Palo Alto, CA
	Planned Activities	El Concilio of SMC will provide emergency services, access to food, homeless prevention, including a drop-in center tied to resources and other critical family needs for the benefit of individuals and families in East Palo Alto and Menlo Park.
27	Project Name	Pacifica Resource Center - Safety Net of Pacifica
	Target Area	
	Goals Supported	Public Services Homelessness
	Needs Addressed	Public Services
	Funding	CDBG: \$10,000
	Description	Pacifica Resource Center will provide safety net services to eligible individuals to increase food security and reduce homelessness in Pacifica with case management, advocacy and referral, emergency food, showers for homeless clients and other critical support services.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Pacifica Resource Center estimates they will provide services to 300 people
	Location Description	1809 Palmetto Avenue, Pacifica 94044

	Planned Activities	Pacifica Resource Center will provide safety net services to eligible individuals to increase food security and reduce homelessness in Pacifica with case management, advocacy and referral, emergency food, showers for homeless clients and other critical support services.
28	Project Name	Samaritan House - Core Services
	Target Area	
	Goals Supported	Public Services Homelessness
	Needs Addressed	Public Services
	Funding	CDBG: \$45,000
	Description	Samaritan House Core Services provides a safety net for low-income residents of Central San Mateo County who struggle to meet basic human needs such as food, clothing, shelter and healthcare. Samaritan House provides individualized and comprehensive assessment, case management, education, and referrals.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Samaritan House will provide core services to benefit 807 individuals
	Location Description	4031 Pacific Boulevard, 2nd Floor, San Mateo, CA
Planned Activities	Samaritan House Core Services provides a safety net for low-income residents of Central San Mateo County who struggle to meet basic human needs such as food, clothing, shelter and healthcare. Samaritan House provides individualized and comprehensive assessment, case management, education, and referrals.	
29	Project Name	CORA Safe House Emergency Shelter
	Target Area	
	Goals Supported	Public Services Homelessness
	Needs Addressed	Public Services
	Funding	CDBG: \$40,000
	Description	CORA's Safe Houses (emergency shelters) provide a confidential and safe living environment for survivors of domestic violence for up to six months.
	Target Date	6/30/2019

	Estimate the number and type of families that will benefit from the proposed activities	CORA estimates serving 70 individuals at their emergency shelters.
	Location Description	CORA Administrative Offices are located at 2211 Palm Avenue, San Mateo, CA CORA emergency shelters locations are suppressed for confidentiality and safety purposes
	Planned Activities	CORA's Safe Houses (emergency shelters) provide a confidential and safe living environment for survivors of domestic violence for up to six months.
30	Project Name	LifeMoves Emergency Shelter Operations
	Target Area	
	Goals Supported	Public Services Homelessness
	Needs Addressed	Public Services
	Funding	CDBG: \$55,952
	Description	LifeMoves provides shelter and supportive services to homeless families and individuals to return to stable housing and long-term self-sufficiency.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	LifeMoves estimates providing emergency shelter to 670 individuals
	Location Description	181 Constitution Drive, Menlo Park, CA (LifeMoves has multiple shelters in their system with additional addresses where shelter and supportive services are provided)
Planned Activities	LifeMoves provides shelter and supportive services to homeless families and individuals to return to stable housing and long-term self-sufficiency.	
31	Project Name	Rehabilitation Revolving Loan Fund
	Target Area	
	Goals Supported	Rental Housing Repair Programs
	Needs Addressed	Rental Housing Repairs

	Funding	CDBG: \$1,500,000
	Description	Use of the Rehabilitation Revolving Loan Fund for apartment housing repairs. First up, HIP Housing Development Corporation will resyndicate and rehabilitate 35 units of rental housing affordable to low and very low income households, preserving this housing for existing and future low and very low income households. The project includes 11 units set aside for extremely low income households that receive supportive services. The rehab will also allow HIP Housing Development Corporation to convert two ground floor units to full ADA accessibility. Other projects will be identified during the program year for further use of revolving loan funds.
	Target Date	5/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	The resyndication and rehabilitation of Redwood Oaks Apartments in San Mateo will benefit 36 low and very low income families, preserving affordability and preventing displacement and potential homelessness. Additional families to be assisted as sites are identified.
	Location Description	330 - 340 Redwood Avenue, San Mateo, CA 94401-6302 other sites to be determined
	Planned Activities	Use of Rehabilitation Revolving Loan Fund for apartment repairs. First up, HIP Housing Development Corporation will resyndicate and rehabilitate 35 units of rental housing affordable to low and very low income households, preserving this housing for existing and future low and very low income households. The project includes 11 units set aside for extremely low income households that receive supportive services. The rehab will also allow HIP Housing Development Corporation to convert two ground floor units to full ADA accessibility. Other project to be determined during the program year.
32	Project Name	Section 108 Loan Repayment - Trestle Glen
	Target Area	
	Goals Supported	Develop New Multifamily & Perm Supportive Units
	Needs Addressed	Housing Development
	Funding	CDBG: \$662,329
	Description	Repayment of Section 108 Loan used for the development of the Trestle Glen multi-family housing project
	Target Date	6/30/2019

	Estimate the number and type of families that will benefit from the proposed activities	No new benefit. Repayment of loan for project with previously reported benefit.
	Location Description	264 Harbor Boulevard, Belmont, CA
	Planned Activities	Repayment of Section 108 loan
33	Project Name	CDBG Administration
	Target Area	
	Goals Supported	Develop New Multifamily & Perm Supportive Units Home Repair Programs Rental Housing Repair Programs Public Services Homelessness Public Services Supportive Services Public Facilities (Including Shelters) Community Facilities Micro-Enterprise and Job Creation/Retention
	Needs Addressed	Housing Development Minor Home Repairs and Modifications Rental Housing Repairs Public Facilities Community Facilities Public Services Micro-enterprise and Job Creation/Retention
	Funding	CDBG: \$601,320
	Description	Administrative expenses related to the use of CDBG Program funds
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	General Administrative costs. No direct benefits.
	Location Description	264 Harbor Boulevard, Belmont, CA 94002
	Planned Activities	Administrative expenses related to the use of CDBG Program funds
34	Project Name	HOME Administration
	Target Area	
	Goals Supported	Develop New Multifamily & Perm Supportive Units Rental Housing Repair Programs

	Needs Addressed	Housing Development Rental Housing Repairs
	Funding	HOME: \$206,714
	Description	Administrative costs related to the use of HOME Investment Partnership Program funding.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Administrative expenses, no direct benefit
	Location Description	264 Harbor Boulevard, Belmont, CA 94002
	Planned Activities	Administrative expenses related to the use of HOME Program Funds
35	Project Name	Community Legal Services of East Palo Alto
	Target Area	
	Goals Supported	Public Services Supportive Services
	Needs Addressed	Public Services
	Funding	CDBG: \$25,000
	Description	Community Legal Services of East Palo Alto provides legal services and advice to residents facing displacement and unsafe housing conditions in order to prevent homelessness and maintain the economic and racial diversity of San Mateo County.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Community Legals Services of East Palo Alto will support 150 individuals by providing direct legal services to low income and minority families at risk of displacement and homelessness in the county. These services will help families to avoid or mitigate eviction and displacement, and help to maintain the diversity of San Mateo County.
	Location Description	1861 Bay Road East Palo Alto, CA 943903-9991

	Planned Activities	Community Legals Services of East Palo Alto will support 150 individuals by providing direct legal services to low income and minority families at risk of displacement and homelessness in the county. These services will help families to avoid or mitigate eviction and displacement, and help to maintain the diversity of San Mateo County.
36	Project Name	ESG18 - San Mateo County ESG Program
	Target Area	
	Goals Supported	Public Services Homelessness
	Needs Addressed	Public Services
	Funding	ESG: \$205,222
	Description	Emergency Solutions Grant funding for Administration - \$15,392, LifeMoves Shelter Operations - \$77,742, LifeMoves Rapid Rehousing - \$82,088, Star Vista Shelter Operations - \$30,000
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	LifeMoves Shelter Operations will provide assistance to 670 homeless individuals at five emergency shelter locations around San Mateo County. LifeMoves Rapid Rehousing will provide homeless prevention services to 14 individuals at risk of homelessness through the Rapid Rehousing Program. Star Vista Shelter Operations will provide temporary housing and services to 16 homeless youth.
Location Description	LifeMoves Shelter Operations, 415 East 2nd, San Mateo CA 94401 LifeMoves Rapid Rehousing, multiple locations Star Vista Shelter Operations, 610 Elm Street, San Carlos, CA 94070	

	<p>Planned Activities</p>	<p>LifeMoves Rapid Rehousing Program proposes to provide comprehensive case management, housing readiness counseling and rental assistance to homeless individuals and families in San Mateo County.</p> <p>Live Moves Shelter Operations will provide emergency shelter and interim housing and comprehensive services for homeless families and individuals in San Mateo County at four emergency shelters across the county.</p> <p>Star Vista Shelter operations will provide short term housing and independent living skills to homeless youth between the ages of 16 and 21.</p>
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AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Assistance will be directed across the entire county. No geographic priorities have been identified, other than the low-mod census block groups in the county.

Geographic Distribution

Target Area	Percentage of Funds

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Investments were not allocated geographically.

Discussion

The County distributes funding where it makes the most sense, either from demonstrated need, low-mod area benefit, or as opportunities present. The County does not have target areas where funding is directed.

Affordable Housing

AP-55 Affordable Housing - 91.420, 91.220(g)

Introduction

The County uses CDBG and HOME funding to supplement Measure K 1/2 cent sales tax funding for new housing development projects. Those numbers are reflected in the "production of new units" category. The County funds non-profit efforts to provide home repairs to lower income homeowners, reflected in the "rehab of existing units" category. The County does not provide rental assistance or acquisition of existing units with CDBG or HOME funding.

One Year Goals for the Number of Households to be Supported	
Homeless	20
Non-Homeless	201
Special-Needs	0
Total	221

Table 58 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	186
Rehab of Existing Units	35
Acquisition of Existing Units	0
Total	221

Table 59 - One Year Goals for Affordable Housing by Support Type

Discussion

The numbers provided above include 186 of new rental units to be developed with CDBG and HOME contributions, supplemented by the County with Measure K funding. The 35 units of rehab include the Redwood Oaks Apartments funded through the County's Rehab Revolving Loan Fund.

AP-60 Public Housing - 91.420, 91.220(h)

Introduction

The County of San Mateo no longer has any public housing.

Actions planned during the next year to address the needs to public housing

NA

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

NA

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

NA

Discussion

NA

AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)

Introduction

The Annual Action Plan implements the priorities, goals, and objectives outlined in the Strategic Plan. Actions to address specific needs of homeless families and individuals are discussed below.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

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

County staff will continue its work with the San Mateo County Continuum of Care, the local coalition that organizes the Continuum of Care and submits grant applications for homeless initiatives. The coalition also conducts yearly point-in-time counts of the homeless and conducts a bi-yearly survey of the homeless. County staff participates in the counts and surveys. The point-in-time counts and the surveys work to reach out to homeless persons, including unsheltered persons, and assess individual and family needs, contributing to the consultation brought to the Consolidated Plan forums and survey from which priorities are formed.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Annual Action Plan's 35th and 37th goals are to support services and facilities that address the County's Strategic Plan to End Homelessness, including emergency shelters and transitional housing.

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 Annual Action Plan's 32nd goal is not only to produce more permanent supportive housing units, but to incentivize both the creation of units targeted to homeless and veteran individuals and families, the provision of robust supportive housing services, and the production of large family units.

The Annual Action Plan's 35th goal includes support for rapid re-housing activities that help homeless individuals and families move as quickly as possible to permanent housing and shelter diversion services that help households address their housing crises.

The Annual Action Plan's 36th goal is to support services that help individuals and families, including the

recently homeless, remain housed.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: 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); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The Annual Action Plan's 32nd goal is to add more affordable and supportive housing units so that more low-income individuals and families have affordable and safe housing options. It also incentivizes the creation of units and supportive housing services targeted to both special needs populations and mentally ill persons, emancipated youth, seniors aging in place, frail seniors, persons recovering from substance abuse; and persons recently released from jail or prison.

The Annual Action Plan's 35th goal includes homeless prevention and shelter diversion activities that help individuals and families avoid becoming homeless.

The Annual Action Plan's 36th goal is to support services that help individuals and families remain housed.

Discussion

AP-75 Barriers to affordable housing - 91.420, 91.220(j)

Introduction

As discussed previously, the major barrier to affordable housing in San Mateo County is the fees associated with the development of affordable housing, prompted by limitations imposed by Prop 13.

Actions it planned 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

San Mateo County awards points in scoring development proposals for funding consideration for those projects where local jurisdictions provide relief from fees to affordable housing development. These may include waivers of impact fees and design review charges. At times, where such relief is not forthcoming, the County contributes funding to offset those fees and charges of part of the development costs of the project. While the County cannot change State taxation laws, it has been working with local jurisdictions toward an understanding of the need for more affordable housing in the county and the financial impact the local jurisdictions policies can have on the viability of new affordable housing projects.

Discussion

All notices of funding availability for the County's Affordable Housing Fund, as well as federally funded CDBG and HOME notices, include a point system in the evaluation process. One factor included in the point system is consideration from local jurisdictions in the reduction of local fees and ordinances on the financial feasibility of the development project.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

The County currently provides a variety of services to the residents of San Mateo County, some funded by CDBG and HOME allocations, with private, State, and County funding bringing additional assets to bear on these problems. Below are some of the actions currently performed by the County or under consideration for the future.

Actions planned to address obstacles to meeting underserved needs

The County will continue to look for new funding sources for programs to address underserved needs. Funding is the major obstacle in providing the services needed to focus on the vast variety of issues that prevent families from breaking out of poverty and from living in the best, most affordable housing possible. Local funding through Measure K, the County's 1/2 cent sales tax, provides a flexible source of funding for such activities. The fund has contributed to local reading initiatives, home sharing programs, and the development of affordable housing units, along with many other initiatives to address local needs.

Actions planned to foster and maintain affordable housing

The County continues to dedicate a large portion of its CDBG funding to predevelopment activities associated with affordable housing development, along with the entire HOME allocation. In addition, the County has earmarked a total of \$40 million from local Measure K funding for housing development in the County's FY 17-18 and FY 18-19 budget. These funds are dedicated to the development of new affordable housing and the preservation of existing affordable housing units, including the rehabilitation of affordable apartments as they go through tax credit resyndication. The County also funds local agencies working with homeowners to effect minor home repairs and accessibility improvements.

Actions planned to reduce lead-based paint hazards

While no specific actions are presented to reduce lead-based paint hazards, partners to the County's CDBG funded rehab programs will continue to ensure that any lead-based paint hazards are identified and controlled.

Actions planned to reduce the number of poverty-level families

The County will continue its efforts in conjunction with the Continuum of Care to reduce the number of poverty-level families through the development of services needed to assist those families with educational opportunities, job growth, and life skills training through the various social service agencies

operating in the county.

Actions planned to develop institutional structure

To continue to build the local institutional structure, the County will:

- Work with non-profit organizations to address community needs and provide support to federal and non-federal funding initiatives.
- Work with private industry to address important issues that hamper housing and community development efforts.
- Identify opportunities to create private/public partnerships for project finance and development to leverage federal funds.

Actions planned to enhance coordination between public and private housing and social service agencies

The County will continue to coordinate planning activities with private housing and social service agencies, including participation in the Continuum of Care meetings, development of the Continuum of Care, and enumeration of point-in-time and homeless surveys. County staff will also continue its participation in other coalitions and study groups, such as the local 21 Elements group and Home for All, as the opportunity arises.

Discussion

These actions are primarily the continuation of what the County is currently doing in the various areas. No major obstacles in the institutional structure have been identified that need to be addressed. The County is also satisfied with its efforts to coordinate with private housing and social service agencies, but continues to work to strengthen those ties.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

The County leverages its CDBG, HOME, and ESG funds with other resources to augment the impact on housing and community development issues. Applicants requesting funds to support its programs and projects are required to show that they are garnering other funds to meet their needs. Affordable housing developers must compete for other precious available funding and work proactively with affected stakeholders to develop innovative funding sources. These include funds related to transportation, and cap and trade energy trades.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	80.00%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

As always, HOME funds in a housing development must be leveraged by other financing to render the project financially feasible. The following comprise other potential funding sources to leverage HOME.

Housing Endowment and Regional Trust of San Mateo County (HEART). This is the county's housing trust fund, whose mission is to meet critical housing needs in San Mateo County by raising funds from both public and private sources. HEART provides financing in the construction, rehabilitation and purchase of homes affordable to middle- and low-income employees of local businesses, as well as to seniors and other fixed-income residents. HEART is a joint powers authority with membership comprising all 20 cities in San Mateo County plus the County itself. HEART is governed by a public/private board of directors of 11 elected officials and 10 at-large members from the private sector. Most recently, it garnered \$2 million from the State's Proposition 1c funding for local trust funds. \$700,000 is available for rental projects and \$1.3 million for homebuyer housing.

State Housing-Related Restructuring. Both a cost saving and an administrative streamlining measure, the Governor has recommended restructuring certain State agencies and departments that administer various housing funds. One recommendation calls for merger of State HCD and the CalHFA under the auspices of State HCD. Another is the elimination of the Department of Mental Health and shifting most of the Mental Health Services Act (MHSA) functions and the Projects for Assistance in Transition from Homelessness program to the Department of Health Care Services.

Tax-Exempt Financing. Many affordable developments also take advantage of tax exempt bond financing provided through the CalHFA and through other municipal bond financing entities. These various entities are able to originate loans with fairly attractive interest rates when compared with conventional financing. Use of tax exempt dollars is governed by the California Debt Limit Allocation Committee (CDLAC), which also approves MCC allocations to local jurisdictions for first time homebuyers. Tax exempt loans can be combined with 4% tax credits (which are automatically approved if CDLAC approves the tax exempt financing) for an added boost, but this financing structure tends to work more effectively for projects not in great need of deep subsidies.

Project-Based Vouchers. In San Mateo County, the Housing Authority has revived a program for using project-based vouchers. By providing a dependable revenue stream indexed to fair market rents, vouchers enable nonprofit developers to obtain a larger conventional loan for the permanent phase of the project. Because the Housing Authority has a limited number of vouchers and must direct them toward multiple priorities, the project-based voucher initiative requires careful targeting to projects serving extremely low-income(ELI) households associated with supportive housing

services.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

HOME Resale Guidelines - Recapture. When using HOME funds for homeownership, the County will use HOME Recapture guidelines as the method for enforcing HOME affordability requirements. No HOME funds are anticipated for homeownership programs in the upcoming program year.

Prior to County disbursement of HOME funds through an escrow held by a title company, the following documents will be executed: (1) a written agreement between the County and homebuyer memorializing County HOME loan requirements described below; (2) a promissory note in the loan amount in favor of the County; and (3) a deed of trust in the amount of the Note recorded in the County recorder's office.

Purchase price limit. While the County may develop an alternate 95% of purchase price limits based on a survey of recently sold homes, under this Action Plan the County is using the HUD-determined 95% limits for 2012 for San Mateo County (effective March 29, 2012). This is the cap for both the HOME maximum purchase price and after rehab value limit. For a single family home, the HUD 95% of median limit is \$735,300. Notwithstanding the foregoing amount, the County will use whatever is the most recent 95% of median limit in effect.

Recapture provisions. All HOME funds for homeownership are in the form of a loan recorded in second or subordinate mortgage lien position. The loan becomes due upon sale, transfer, or non-compliance with HOME requirements. Repayment may be deferred for an initial period, be interest only, or amortized. In no case will interest exceed 3%.

Net proceeds upon sale. Regardless of whether the home is sold during the affordability period, the amount due at re-sale will be limited to the net proceeds of the sale. Net proceeds are calculated as the sales price less senior debt and closing costs. Should the amount owed the County be calculated at an amount that exceeds the net sales proceeds, the borrower is not be held liable for the difference.

Affordability term. The term of the HOME loan will not be shorter than the HOME affordability term and will be in accordance with County START Program provisions, described later. The HOME affordability period is based on the amount of the HOME investment in the loan.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

Annual compliance monitoring: In the situation in which the borrower pays off the HOME loan

before the affordability period has lapsed, the County will continue to monitor the unit for primary residency during the course of the affordability period. In the different situation in which the borrower no longer occupies the unit as primary resident during the affordability period while the loan is still in place, upon discovery of noncompliance, the County will require the borrower to cure the deficiency within a 60-day cure period. Should the borrower not comply, the loan will become immediately due and payable. While it may be admittedly difficult to enforce residency in both the above situations, repayment to the County will be treated differently depending on the situation.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

HOME Rehab Refinancing Guidelines. In accordance with County HOME policy, all HOME funds must be invested in housing that is nonprofit-owned or controlled. Should the property ownership be a for-profit entity formed to take advantage of tax credits, the nonprofit must have a controlling or managing interest.

HOME cannot be used to take out any CDBG loans or loans insured by any federal program.

HOME investment cannot be used directly to take out other pre-existing loans or financing under the same property ownership unless it is to preserve long-term affordability of existing units and/or to create additional affordable units. Regardless of the foregoing, rehab must constitute the primary activity for use of HOME funds. Refinancing with HOME proceeds must meet one of two tests: (a) HOME investment cannot exceed 85% of the rehab costs; or (b) HOME investment must involve a level of rehab costing at least \$20,000 per HOME-assisted unit. The County will review this number from time to time in order to keep pace with the impact of inflation on rehab costs.

Rehab will be to upgrade the units to meet life and safety code requirements and/or to extend the useful life of one or more of the systems of the building or property, including improving the integrity of the structure.

In accordance with HOME requirements, the HOME affordability term will be not less than 15 years from date of completion of the rehab, evidenced by a notice of completion or other document acceptable to DOH.

As with County HOME funds in general, criteria for property location will be the same as the County HOME investment policy. HOME funds may be invested anywhere in the San Mateo County HOME Consortium PJ plus contiguous areas, so long as projects outside the County PJ meet HOME criteria, including that the project will also be funded by the applicable contiguous jurisdiction and will benefit residents from both jurisdictions.

As with other projects requesting HOME funds, DOH underwriting of the project to be refinanced

with HOME funds will involve review of the ownership's property management practices and capacity to perform long-term management. A property management plan is requested for review. DOH underwriting will include a HOME subsidy layering analysis, including review of the project's sources and uses and operating budget proformas to ensure that HOME funds are not over-subsidizing the project. This review will further include evaluating the project's replacement reserves to ensure that it is adequate to address certain long term physical needs. On-site monitoring will be undertaken in compliance with HOME requirements and for projects of greater than 25 units, DOH will request annual project operating budgets.

**Emergency Solutions Grant (ESG)
Reference 91.220(l)(4)**

1. Include written standards for providing ESG assistance (may include as attachment)

Because the County allocation of ESG is small relative to its CDBG or HOME allocations, County policy has been to allocate all the ESG program funds for shelter services to one shelter provider, in this case, Life Moves, the largest shelter provider in the County. In terms of rapid re-housing written standards, the San Mateo County Continuum of Care has begun a process of designing and implementing a county-wide rapid re-housing program modeled on the Homelessness Prevention and Rapid Re-Housing Program. Given that the resources provided under ESG are only a fraction of what is was available under HPRP, this will begin as a significantly scaled-down program, targeting families and individuals residing in shelters. The program will be operated by a service provider collaborative, with Life Moves as the lead agency. Partnering agencies will include Samaritan House, CORA and Project WeHOPE. a. Standard policies and procedures for evaluating eligibility Eligible households will include homeless families and individuals residing in emergency shelters and transitional housing in San Mateo County. All participants will be "literally homeless" per the HUD Category 1 definition of homelessness. The program will serve Life Moves shelter-based families and individuals, Samaritan House clients at Safe Harbor shelter, CORA clients in emergency shelter, and shelter-based clients of Project WeHOPE. The program may also consider referrals of homeless people from other partners, provided they are literally homeless. Families and individuals served will be those who are most likely to retain permanent housing and those who face primarily economic barriers to self-sufficiency and permanent housing. Priority may be given to those who are currently enrolled in behavioral health and recovery services, including mental health treatment and alcohol and other drug treatment and recovery services. Priority may also be given to those with rental subsidies from a non-ESG source such as Housing Readiness Program. All case managers at each of the four primary partnering agencies, as well as other intake personnel and other staff as appropriate, will be trained in the program's eligibility requirements and will screen all clients for eligibility for participation in the program. The screening, verification and documentation procedures will ensure that all households served meet ESG requirements. The screening and documentation procedures will draw upon the providers' past and current experience with HPRP and SSVF. A detailed intake includes questions regarding housing status, income and available

assets, determination of need for financial assistance, potential housing options with friends or family, and more. Life Move's Director of Housing will oversee the initial and ongoing training in this area. b. Policies and procedures for coordination among providers. The ESG-funded activities will be a collaboration between Life Moves, Samaritan House, CORA, and Project We Hope. Life Moves, Samaritan House and CORA have extensive collaborative experience providing emergency shelter, homelessness prevention and rapid re-housing services. As the lead applicant, Life Moves will establish a bi-monthly working group with staff from each of the subcontractors and referring agencies to review progress toward goals and to ensure that services, clients, and outreach efforts are complementary and unduplicated. As needed, staff from the Core Service Agencies, from other service providers, from the community will be engaged to assist with outreach, service provision, and policy development.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

San Mateo County developed a system for coordinated access and assessment about 15 years ago, when the CoC Lead Agency (San Mateo County H.S.A.) created a network of eight Core Service Agencies located throughout the county. The Cores all receive County General Funds to serve as the entry point into safety net services, emergency shelter and housing assistance for people who are homeless or at-risk of homelessness. All providers, including the County's "211" phone-in system, direct homeless people to the Cores for a standardized initial assessment to determine the type of assistance that will be offered. In 2018, the CoC will work to further standardize and strengthen the assessment and referral processes conducted at the Cores to ensure there is a fully coordinated system. This work will be coordinated with the San Mateo County Homeless Continuum of Care Steering Committee and the County's Community Action Agency, which oversees the use of CSBG funding, one of the community's main sources of funds for homelessness prevention activities.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

In FY 2018-19, the County developed a policy of two-year funding commitments for ESG as well as for CDBG grant-funded programs (ie, public services, minor home repair programs, microenterprise, fair housing enforcement). This streamlining effort is aimed at both facilitating staff contract administration and assisting with budget planning by affected providers. In response to a Notice of Funding Availability, shelter providers applied for funding for shelter operations. Because of ESG reporting requirements and the relative small ESG allocation, County policy is to direct ESG program funds to a single shelter provider under each category, shelter operations and rapid re-housing. Life Moves was the successful recipient for both categories.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions

regarding facilities and services funded under ESG.

The San Mateo County Board of Supervisors is the recipient of the ESG funds. It is not possible to require inclusion of a homeless or formerly homeless person on this elected body. However, the bylaws of the San Mateo County Continuum of Care Steering Committee require representation of a homeless or formerly homeless individual, and this slot is currently held by a formerly homeless person. In the coming year the CoC will develop a plan to further involve homeless people in policy-making relating to ESG and CoC funding. The County's Housing and Community Development Committee, an advisory body to the County Board of Supervisors on CDBG, HOME, and ESG funding allocations, includes a member from the CoC on its 15-member body.

5. Describe performance standards for evaluating ESG.

The workplan process begun in FY 2011-12, has since been in the process of being refined toward development of more current standards for evaluating both recipients of ESG and CoC funding. A performance standards and system re-design working group has been convened, which includes representation from the CoC lead agency, providers, and other stakeholders. As a first step towards developing the standards, the CoC lead agency is working on extracting data from the HMIS to determine how the system as a whole as well as individual providers are performing on three key indicators: (1) exits to permanent housing; (2) length of stay in emergency shelter and/or transitional housing; and (3) returns to homelessness from permanent housing. Once the baseline has been established, the working group will set benchmarks that the system and providers will work to meet to improve performance on these indicators.

The County strives to meet all program specific requirements as detailed in the enabling legislation and program guidelines. County staff work with sub-grantees to ensure that these requirements are met and oversees internal operations towards the same goal.

Attachments



COUNTY OF SAN MATEO DEPARTMENT OF HOUSING

<p>COMMENT CARD TARJETA DE COMENTARIO 评论卡 KOMENTO CARD</p>	<p>2018-2022 CONSOLIDATED PLAN PUBLIC MEETING</p> <p>Please share your thoughts and comments below. Por favor, comparta sus pensamientos o comentarios a continuación. 请在底下留下意见! Palibaka ang mawagdal sa dula.</p>
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What city do you live in?

¿En qué ciudad vives?
你住在哪个城市?

Alin ang iyong nakatira sa lungsod? I have clients in every SM County City

Developmentally Disabled
and their parent families

have needs to keep them from being displaced
from their city

If displaced they lose any job
they do have. They lose a social network of
family and familiar friends and places to go

Parents face mortgage issues
or rental issues

Both Housing and
Rent costs are skyrocketing

This situation is forcing residents to flee
to out of state to survive

Our Community fabric is being split to
pieces - Community is no longer possible. Only
one economic status

Please contact us with any questions or comments: conplan@smchousing.org
 Póngase en contacto con nosotros para cualquier pregunta o solicitud de asistencia: conplan@smchousing.org
 如有任何问题或协助请求, 请联系电邮: conplan@smchousing.org
 Mangyaring makipag-ugnay sa amin para sa tulong sa anumang mga katanungan o kaalili ng: conplan@smchousing.org

Department of Housing | (650) 802-5050 | <http://housing.smcgov.org/con-plan>

Be Realistic & do something to stop this
Discrimination



<p>COMMENT CARD TARJETA DE COMENTARIO 评论卡 KOMENTO CARD</p>	<p>2018-2022 CONSOLIDATED PLAN PUBLIC MEETING</p> <p>Please share your thoughts and comments below. Por favor comparta sus pensamientos o comentarios a continuación. 请在底下留下意见。 Palibabehang magka komento siribaba.</p>
---	--

What city do you live in?

¿En qué ciudad vives?

你住在哪个城市?

Ain ang iynag nakatira sa lungsod?

San Carlos

*Look for ~~senior~~ affordable senior housing
 for my parents. They're on County waitlist
 since 2000 (over 7 years).*

Please contact us with any questions or comments: complan@smcdhousing.org
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 如有任何問題或協助請求，請聯繫電郵: complan@smcdhousing.org
 Mangyaring magling-ugray sa amin para sa tubig sa aking mga katanungan o kahilingan: complan@smcdhousing.org
 Department of Housing | (650) 802-5050 | <http://housing.smcgov.org/com-plan>



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What city do you live in?

¿En qué ciudad vives?

你住在哪个城市?

Alin ang iyong nakatira sa lungsod?

REWOOD CITY

*RENT CONTROL NOW!!

- CULTURAL CENTER (MUSIC, THEATRE, ART)
- HEALTHY FOOD OPTIONS / EDUCATION
(MORE HEALTHY RESTAURANTS)
- LIGHTING (BETTER LIT STREETS) IN N. FAIROAKS

Please contact us with any questions or comments: complan@smchousing.org
 Póngase en contacto con nosotros para cualquier pregunta o solicitud de asistencia: comple@smchousing.org
 如有任何問題或協助請求，請聯繫電郵: comple@smchousing.org
 Mangyaring makipag-ugnay sa amin para sa tulong sa anumang mga katanungan o kahilingan. complan@smchousing.org
 Department of Housing | (650) 802-5956 | <http://housing.smcgov.org/cun-plan>



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What city do you live in?

¿En qué ciudad vives?

你住在哪个城市?

Alin ang iyong nakatira sa lungsod?

Atherton

Someone needed to edit the San Mateo County Survey

"Affordable" housing isn't available or affordable for many.

Needed more and better translation. Discriminatory!

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COMMENT CARD

TARJETA DE COMENTARIO

评论卡

KOMENTO CARD

2018-2022 CONSOLIDATED PLAN PUBLIC MEETING

Please share your thoughts and comments below.

Por favor, comparta sus pensamientos y comentarios a continuación.

请在底下留下意见。

Pakibahagi ang iyong mga komento sa ibaba.

What city do you live in?

¿En qué ciudad vives?

你住在哪个城市?

Alin ang iyong nakatira sa lungsod?

Redwood City Maple Street Station

My name is TARA Amado works for SFMTA

I feel that the affordable housing and the Section 8 housing needs an overhaul.

I believe if there were ~~more~~ ^{more} affordable housing to help support the homeless, disable and veterans then that would lower the rate of addiction in this area.

If the federal government along with the SFMTA would open up abandon buildings ~~to~~ to help house people by building SRO's or studio etc and make these spaces widely available then it would be a win win situation plus help those who's credit is not good to obtain these places the homeless and addiction rate would drop. ~~Stop~~ Stop allowing big businesses to come and buy the properties and jack up prices. Stop the discrimination

Please contact us with any questions or comments: complan@smchousing.org

Por favor en contacto con nosotros para cualquier pregunta o solicitud de asistencia: complan@smchousing.org

如有任何问题或协助请求, 请联系电邮: complan@smchousing.org

Mangyaring malipag-ugnay sa amin para sa tulong sa a numero ng mga kaucangan o kahilingan: complan@smchousing.org

Department of Housing | (650) 802-5050 | <http://housing.smcgov.org/can-plan>



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What city do you live in? Atherton

¿En qué ciudad vives?

你住在哪个城市?

Allin ang iyong nakatira sa lungsod? _____

Define affordable! (any is that for most or for a few?)

Need better translation!!! (most can't understand English.)

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Mangyaring makipag-ugnay sa amin para sa tulong sa arin maging mga katawagan o kahilingan: conplan@smchousing.org
Department of Housing | (650) 802-6050 | <http://housing.smgov.org/con-plan>



COUNTY OF SAN MATEO DEPARTMENT OF HOUSING

<p>COMMENT CARD TARJETA DE COMENTARIO 评论卡 KOMENTO CARD</p>	<p>2018-2022 CONSOLIDATED PLAN PUBLIC MEETING</p> <p>Please share your thoughts and comments below. Por favor, conpártanos pensamientos y comentarios a continuación. 请在底下留下意见。 Pakibabag ang iyong mga komento sa ibaba.</p>
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What city do you live in?

¿En qué ciudad vives?

你住在哪个城市?

Alin ang iyong nakatira sa langsd? MENLO PARK

Me Sinto Feliz de vivir en la ciudad de Menlo Park. Pero Recientemente me parece mas cara la Renta. Scomo Latinos y ami me gustaria que hubiera una estabilidad en la RENTA

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 Mangyaring makiusap ngay sa amin para sa tulong sa anumang mga katanungan o kahilingan: complan@smchousing.org

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What city do you live in?

¿En qué ciudad vives?

你住在哪个城市?

Alin ang iyong nakatira sa lungsod? Menlo Park

Necesitamos con urgencia la reducción de los
 costos del alquiler, muchos de los que vivimos
 en el condado de San Mateo trabajamos
 solo para pagar donde poder vivir.

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 Department of Housing | (650) 802-5050 | <http://housing.smcgov.org/cpn-plan>



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What city do you live in?

¿En qué ciudad vives?

你住在哪个城市?

Alin ang iyong nakatira sa lungsod?

Redwood City

ayuda para discapacitados

- más actividades para jóvenes

- más áreas de trabajo

Please contact us with any questions or comments: corplan@smchousing.org

Póngase en contacto con nosotros para cualquier pregunta o solicitud de asistencia: corplan@smchousing.org

如有任何問題或協助請求，請聯繫電郵: corplan@smchousing.org

Mangyaring makiusap sa amin para sa tulong sa anumang mga kaanungan o kahilingan: corplan@smchousing.org

Department of Housing | (650) 802-5050 | <http://housing.smcgov.org/cor-plan>



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What city do you live in?

¿En qué ciudad vives?

你住在哪个城市?

Alin ang iyong nakatira sa lungsod?

Redwood City

- California tiene muchas oportunidades y/o protecciones a la ciudadanía; sin embargo creo que están obligados a trabajar muchas horas al día, mamá, papá... diganle a los hijos a cuidado de otros o solos. estos niños (algunos) crecen solos, sin tener alguna madrección.
 Es trónico que una baby-sitter deje a su hijo para salir a cuidar a otros niños.

Please contact us with any questions or comments: comp@smehousing.org
 Please en contacto con nosotros para cualquier pregunta o solicitud de asistencia: oa-plan@smehousing.org
 如有任何 向或求助请求, 请联系电邮: comp@smehousing.org
 Mangyaring makipag-ugnay sa amin para sa tulong sa anumang mga katanungan o kaibigang: oa-plan@smehousing.org
 Department of Housing | (650) 802-5050 | <http://housing.sm.gov.org/our-plan>



COMMENT CARD

TARJETA DE COMENTARIO

评论卡

KOMENTO CARD

2018-2022 CONSOLIDATED PLAN PUBLIC MEETING

Please share your thoughts and comments below.

Por favor, comparta sus pensamientos y comentarios a continuación.

请在底下留下意见

Pakibahagi ang iyong mga komento sa ibaba.

What city do you live in?

¿En qué ciudad vives?

你住在哪个城市?

Alin ang iyong nakalira sa lungsod?

Pacifica

- Affordable housing is so important to this community for all income levels!
- Low-income to middle income housing is very much needed - NOW - !!
- Seniors, Veterans, Disabled have already been displaced !!
- Rents have risen by 50% to 100% if not more in Pacifica.
- Coastsides need better transportation services to get to services

Please contact us with any questions or comments: complan@smchousing.org

Por favor en contacto con nosotros para cualquier pregunta o solicitud de asistencia: complan@smchousing.org

如有任何问题或协助请求, 请联系电话: complan@smchousing.org

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Department of Housing | (350) 802-5050 | <http://housing.smcgov.org/ccn-plan>



COMMENT CARD

TARJETA DE COMENTARIO

评论卡

KOMENTO CARD

2018-2022 CONSOLIDATED PLAN PUBLIC MEETING

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Por favor, comparta sus pensamientos y comentarios a continuación.

请在底下留下意见。

Pakibahagi ang iyong mga komento sa ibaba.

What city do you live in?

¿En qué ciudad vives?

你住在哪个城市?

Alin ang iyong nakatira sa lungsod?

San Mateo

多提供低收入家庭可负担的住宅
租金稳定

"More affordable housing for low-income families
to provide stable rent."

Please contact us with any questions or comments: conplan@smchousing.org

Póngase en contacto con nosotros para cualquier pregunta o solicitud de asistencia: conplan@smchousing.org

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Mangyaring malipag-agrey sa amih para sa lubag sa anumang mga katanungan o kahilingan: conplan@smchousing.org

Department of Housing | (650) 832-5050 | <http://housing.smcgov.org/con-plan>



COMMENT CARD
TARJETA DE COMENTARIO
评论卡
KOMENTO CARD

2018-2022 CONSOLIDATED PLAN PUBLIC MEETING

Please share your thoughts and comments below.
Por favor, comparta sus pensamientos y comentarios a continuación.
请在底下留下意见。
Pa-kiibahagi ang iyong mga komento sa ibaba.

What city do you live in?

¿En qué ciudad vives?

你住在哪个城市?

Alin ang iyong nakatira sa lungsod?

San Mateo

多提供低收入家庭可负担的住宅。
租金稳定。

"More affordable housing for low-income families
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Department of Housing | (650) 802-6050 | <http://housing.smcgov.org/eon-plan>

10/20/2017

Mail - conplan@smchousing.org

Re: Upcoming Community Meetings on Housing and Community Development Funding Priorities

Lourdes V. Blanco <stilpretty0608@yahoo.com>

Fri 10/6/2017 4:09 AM

To: DOH_conplan <conplan@smchousing.org>;

To whom it may concern,

Share my experience! Like telling them I am aging and disabling applicant supposed to be priority but never given a chance.

[Sent from Yahoo Mail on Android](#)

On Thu, Oct 5, 2017 at 8:36, DOH_conplan <conplan@smchousing.org> wrote:

Please join us!

You are invited to share your experiences and ideas at a San Mateo County 2018-2022 Consolidated Plan Public Meeting:

Monday, October 23rd

7:00-8:30pm

Municipal Services Building

33 Arroyo Drive
South San Francisco, CA 94080

Wednesday, October 25th

7:00 - 8:30pm

Fair Oaks Community Center

Multipurpose Room
2600 Middlefield Road
Redwood City, CA 94063

Thursday, October 26th

10:00-11:30am

Department of Housing

Jupiter Room
264 Harbor Boulevard, Building A
Belmont, CA 94002

Thursday, October 26th

7:00-8:30pm

San Mateo County Health System

Multipurpose Room
225 37th Avenue
San Mateo, CA 94003

The Consolidated Plan

Every five years, San Mateo County evaluates the housing and community development needs of low-income residents and develops a Consolidated Plan which establishes the goals of federal funding for local programs and projects. The consolidated planning process serves as the framework for a community-wide dialogue to identify priorities that align and focus funding from the U.S. Department of Housing and Urban Development (HUD) Community and Planning Department (CPD) formula block grant programs: CDBG, HOME, and ESG.

Your Opinion Matters

One of the most important parts of the Consolidated Planning process is gathering input from local residents. We use your feedback on housing and community development funding priorities to inform goals and

<https://outlook.office365.com/owa/conplan@smchousing.org?offline=disabled>

1/2

strategies in the Consolidated Plan. Let us know about your neighborhood's needs to help the County prioritize funding for the next five years!

Take our Survey

To gather information about housing needs, San Mateo County has developed the San Mateo County Consolidated Plan Survey which is available electronically (see link below) or paper versions (attached) in English, Spanish, Tagalog and Chinese. The electronic surveys will be live until October 30, 2017:

English: <https://www.surveymonkey.com/r/smccconplan>

Spanish: <https://www.surveymonkey.com/r/89YPYRV>

Tagalog: <https://www.surveymonkey.com/r/893BR5Z>

Chinese: <https://www.surveymonkey.com/r/99swd8k>

Paper surveys can be returned electronically to housing@smchousing.org or mailed to:

Department of Housing
264 Harbor Boulevard
Building A
Belmont, CA 94002
Attn: Con Plan Survey

Help Spread the Word!

Please share the San Mateo County Consolidated Plan Survey and Meeting Announcement with your friends, family, and neighbors as well as your mailing lists and networks.

10/20/2017

Mail - conplan@smchousing.org

affordable housing and TOD development

Laurence Kinsella <taragroups@astound.net>

Tue 10/17/2017 11:12 PM

To: DOH_conplan <conplan@smchousing.org>;

Two comments:

One, the TOD development along the Peninsula has little to no real numbers regarding Caltrain usage from the actual TOD developments that have been built over the past few years.

Rather there are only some broad indicators of traffic in the TOD district areas, done by the city's (San Mateo for example) under some kind of so-called local transportation/traffic plan. They really don't tell you much. These public transit plans are also typically shepherded by committees populated by the same developers that are building in those same TOD districts.

We need some real numbers on TOD and Caltrain use. To date, I don't know that there are any studies that have been done to quantify TOD success. As you know much of what is sold to the public over the past few years is development based around the Caltrain track area, but numbers are actually down at 19 of the 29 Caltrain stations for 2016 and again, no one actually knows what the percent of new development is actually using Caltrain.

Two, there needs to be serious mitigation for both the new TOD developments and that can take many forms. No matter what the regulations are governing development impact fees, the market for market rate units has been so strong that developers are making tremendous profit. They have been able to build stacked units (and now "micro" units) in and around the tracks for the past 10 plus years. Cities in the County need to ask developers for more than the underfunded impact fees for schools, parking etc. They need to ask developers, as good neighbors, for more than the state or regulatory development standards allow. The developers will "pay" for more than you would expect for market rate approvals on the Peninsula. To date the city's themselves typically don't ask for more, and so we are left, with approvals that allow developers to be able to sell 500 sq.ft micro units at the market rate and per sq. ft. cost of luxury homes.

My point is that affordable housing units could be a much larger part these days of what developers "pay" for getting market rate residential approvals on the Peninsula.

Thanks for listening.

<https://outlook.office365.com/owa/conplan@smchousing.org?offline=disabled>

1/1

11/14/2017

Affordable housing - DOH_conplan

Affordable housing

Danny Cheung <dannyncheung@gmail.com>

Wed 10/25/2017 8:52 PM

To: DOH_conplan <conplan@smchousing.org>;

To: who may concern

Affordable housing for rent/ sale is absolutely leak. Pls develop more and more to us ASAP.

I cannot find any available affordable housing to rent. Maybe due to there are leak of new develop affordable house
Also it seems DOH do not hv any specific sub-dept can help people to understand the program/ to apply/ to find affordable house/Apt to rent. Especially English not my first language.... Cantonese is my first language and I have very hard time to try to find the affordable unit to rent, eventually I hv no choice but rent it from the market....

I highly suggest DOH consider to provide following service

- should create a team to help people understand the affordable housing program by mult languages service
- should always updated & know how many affordable unit available in the market for rent/ for sale and show them to applicant, so applicant no need to find it by themselves. Most of applicant hv job but with longer working hours and beside that they even hv to take care the family too, so really no time to do such searching things, but the worse things is that we always waste time to do that because we going to the wrong direction etc.. If DOH hv record and know how many available affordable unit in market upto date, then DOH can figure out how many unit leak for us...
- affordable unit ownership: It is our dream to own a house... but it seems it cannot be happen... DOH hv to hv develop more and more unit to us and give us more support (increase down payment amount, so even low income level family can buy a home, so we can stay here as long as we can which can help us built up our citizenship inspirit and contribute back to the community).

thx
Mr. Cheung

<https://outlook.office365.com/owa/conplan@smchousing.org/?viewmodel=ReadMessageItem&ItemID=AAMkADQ5YTdlM2JmLTNmODgtNGFjNC1iNjYyLTcxMmVlY2ZkOGIzMQBGAAAAAABeQO%2Bfp...> 1/1

11/14/2017

Mail - conplan@smchousing.org

RE: Department of Housing | Public Meetings on Housing This Week

Craig McCulloh

Wed 10/25/2017 3:53 PM

To: DOH_conplan <conplan@smchousing.org>;

Disappointed that this notice came out only 1-2 days in advance of the public meetings. Also, that the survey offered no opportunity to comment on anything.

From: DOH_conplan

Sent: Tuesday, October 24, 2017 5:03 PM

Subject: Department of Housing | Public Meetings on Housing This Week



COUNTY OF SAN MATEO
DEPARTMENT OF HOUSING

Please join us!

How do you want San Mateo County to invest federal funding on housing and community development? Let us know and your input will be incorporated into our new goals in the [2018-2022 Consolidated Plan](#).

We invite you to join us and share your housing and community development needs at one of the following meetings:

Wednesday, October 25th

7:00 - 8:30pm

Fair Oaks Community Center

Multipurpose Room

2600 Middlefield Road

Redwood City, CA 94063

Thursday, October 26th

<https://outlook.office365.com/owa/conplan@smchousing.org?offline=disabled&path=/mail/inbox>

1/2

11/14/2017

Mail - conplan@smchousing.org

10:00-11:30am
Department of Housing, Jupiter Room
264 Harbor Boulevard, Building A
Belmont, CA 94002

Thursday, October 26th
7:00-8:30pm
San Mateo County Health System
Multipurpose Room
225 37th Avenue
San Mateo, CA 94003

Take our Survey

Another way to provide input is to complete our short online [Consolidated Plan Survey](#), also available in [Spanish](#), [Chinese](#), and [Tagalog](#). Please share the San Mateo County Consolidated Plan Survey and Meeting Announcement with your friends, family, and neighbors as well as your mailing lists and networks. We will be collecting responses until **October 30th**.

Thank you!

If you have any questions or requests for special assistance, please email conplan@smchousing.org or call us at (650) 802-5050.

Thank you for your help and support for the Department of Housing to expand affordable housing and build stronger, more vibrant communities throughout the County.

<https://outlook.office365.com/owa/conplan@smchousing.org?offline=disabled&path=/mail/inbox>

2/2

11/14/2017

Mail - conplan@smchousing.org

I need help

Bobby Herrera <bobitapinay883@gmail.com>

Wed 10/25/2017 11:39 AM

To: DOH_conplan <conplan@smchousing.org>;

Hi ive been applying for place to stay im H.I.V. my name is albert herrera ive been in & out of the hospital for the last couple of yrsdue to i was afraid to tell my family about my condition after i told that i got infectedof H.I.V everything change they kicking me out i just told them that let me stay until i get a place of my own.pluz theirLandlord is harassing me. They said im not allowed to stay here its really bugging me..i hope you can help me to get into housing...you can reah me by my emailin the above..

THANKYOU SO MUCH
ALBERT HERRERA

<https://outlook.office365.com/owa/conplan@smchousing.org?offline=disabled&path=/mail/inbox>

1/1

11/14/2017

Mail - conplan@smchousing.org

DISCRIMINATION AGAINST A DISABLED PERSON

Tara Amado <tamado16@gmail.com>

Wed 10/25/2017 1:31 AM

To: DOH_conplan <conplan@smchousing.org>;

I have a valid complaint and will be speaking on Wednesday at FairOaks. I have been homeless since hurricane Katrina and been going to shelters. First I went to the Bay AREA Rescue Mission in Richmond ,ca that's when I applied for Section 8 i think in 2007. Then the mission gave me a job and housing stayed there until 2012 when I started working for SFMTA as a Bus Operator. On 9/8/12 I got injured severely so I wasn't able to work in the mean time I was receiving workers compensation so I was able to hold on to my apartment until 2014. In 2013 i got approved for Section 8. At that time in 2013 the Government shut down and I was about to undergo surgery. I called went to meet landlords and they wouldn't accept it because they were afraid that they wouldn't get paid. I asked could or would they port my voucher closer to my doctor my doctor even wrote a letter requesting to port it over due to medical reasons but the county said no. So I continue to search in San mateo county but the landlords were hesitant to accept it due to the fact the Government was still in disagreement SMHA gave me an extra month but nothing moved. Then in 2015 workers compensation decreased my income and I was homeless for real then so the monies I was getting I started looking for something I could afford that was even in the worse areas. I used the Daly city address because this guy I was my companion he allowed me to stay there but it was conditional and ALWAYS about MONEY he wanted to charge me rent and pay bills but wanted to be sexual also. I am an independent person LOVE to work but I am disabled and been that way since my injury. I need my own space for a peace of mind. I have been from san rafael shelter and many more st Vincent now at Maple Street Shelter in Redwood CITY can't afford a studio or 1 bedroom. I was given an opportunity but SMHA WOULDN'T WORK FOR ME. I HAVE NO FAMILY IN CALIFORNIA TO HELP AND CAN'T LEAVE DUE TO ALL THE DOCTORS APPOINTMENTS.

PLEASE WOULD THE COUNTY PLEASE PLEASE HELP ME WITH A VOUCHER. I HAVE BEEN ON MTW EVERY SINCE IT STARTED.

<https://outlook.office365.com/owa/conplan@smchousing.org?offline=disabled&path=/mail/inbox>

1/1

11/14/2017

Housing application - DOH_conplan

Housing application

Dora Martinez <ddmartine@comcast.net>

Wed 10/25/2017 5:45 PM

To: DOH_conplan <conplan@smchousing.org>;

Hello Good morning
My name is Dora Martinez
Can I have information about my housing application .
I'll be attending Thursday meeting
At 10:00 am

Thank you so much

Sent from my iPhone

<https://outlook.office365.com/owa/conplan@smchousing.org/?viewmodel=ReadMessageItem&ItemID=AAMkADQ5YTdlM2JmLTNmODgtNGFjNC1iNjYyLTcxMmVlY2ZkOGIzMQBGAaaaaaBeQO%2Bfp...> 1/1

11/14/2017

Mail - conplan@smchousing.org

Can I just say some Positive Things Please

Patricia Carolyne Cornett <pkc7771@gmail.com>

Wed 10/25/2017 12:30 AM

To: DOH_conplan <conplan@smchousing.org>;

Dear Housing,

I wanted to take the time to let everyone know from Supervisors, to Workers and even Housing Participants, this program is a much needed program for so many families in San Mateo County... But can I take a moment and tell you a story of a family that was starting off. The family structure consisted of a man and woman marrying for the second time, and the young woman came into this relationship with 4 children, but 3 were basically on their own but I wasn't... The young mom became homeless with her new husband and lived at the San Francisco International Airport, Bart Stations, Skyline College Parking Lot, San Bruno 24 hour Starbucks, several different parks, school benches up and down the peninsula even outside of the young ladies parents house in San Mateo. But because they loved each other so much, nothing was going to split them up. They both continued to support and love the kids but the kids were safe with the ex spouse of the young lady...

As years gone by about 4 years, the young lady managed to get off the street continue to work and supported her husband in school and he eventually received 3 Associates Degree from Skyline College... One day they ran into some Missionaries from the church this couple belonged to and ended up getting out of their homeless situation and ended up living with members of the church... One day the young lady saw an add on San Mateo County Housing Move to Work Program, she signed up 2013... Years passed and they moved out with both her and hubby working found a 2 bedroom duplex in South San Francisco and the youngest daughter of the 4 children moved in... In June 2014 the young lady found out she was accepted to the Moving to Work Program, and this began a relationship that she had enjoyed and workshops that educated her family...

Now its October 2017, she has left the state and moved to Hawaii, kids have moved onto universities and they are empty nesters... This story concluded with a couple that never stopped believing in their Faith and this program... This program was the beginning of a journey that ends with a Thank You is all I can say to the people of this program... I never wanted to cheat anyone and this program made me open up bank accounts, re do my credit, knowing how to fix my finances and even build working relationships with the community... I wanted to break the stereotype of people that are on the program, this program lets us parents, single parents, working parents and even young people to get a head of the rising awful rents that growing on the most expensive city on the Western Hemisphere... I applied this short term program I didn't utilize it for the 5 years, but I used it to my fullest capacity and I applaud this program...

Thank You I have received a license for my husband, an ITIN, a Valid Passport, and started my immigration process for my husband, yes it works and I do tell many many people about this program, how it works and how it has blessed my family and I used it and got off just in time for myself to be self reliant... Thank You...

Don't ever judge any program from the past, this program and its time limit is perfect for anyone, thank you and I will miss San Mateo County...

Please use this for this night that we need this program to proceed.... No matter what....

THANKS SOO MUCH...

Patricia Carolyne Cornett

<https://outlook.office365.com/owa/conplan@smchousing.org?offline=disabled>

1/1

11/14/2017

Shettlesworth, Kendall Brooke 're: - DOH_conplan

Shettlesworth, Kendall Brooke 're:

Kendall Brooke Shettlesworth <kendallworth1@gmail.com>

Wed 10/25/2017 9:19 PM

To: DOH_conplan <conplan@smchousing.org>;

ust writing to check in with you the Department of Housing, as I have been on the waiting list now for over 5 years. I am disabled and on a low set income. I'm unable to find housing and will be on the street by November.

is there anything I can do to bring my name up faster on the list? I have reapplied and renewed my application nearly as required by the Department of Housing my address is current and so I believe is my phone number, if not it is 650 271 5631.

Being disabled and also homeless is quite demanding and challenging I'm not sure that it's worth sticking around for.

your housing list is the only hope I have to try to stay here or with the only support system I have which is my family but they too are in hard times and cannot have me move in with them. It's tough everywhere and expensive. my disability limits the activities I can do. But I will do my best to find a place if I can only be pulled up on the list to get a voucher.

sincerely,

Kendall BrookevShettlesworth

<https://outlook.office365.com/owa/conplan@smchousing.org/?viewmodel=ReadMessageItem&ItemID=AAMkADQ5YTdIM2JmLTmODgtNGFJNC1iNJyLTcxMmVY2ZkOGIzMQBGAAAAAABeQO%2Bfp...> 1/1

11/14/2017

Need housing - DOH_conplan

Need housing

emreyes60@gmail.com

Fri 10/27/2017 12:25 PM

To: DOH_conplan <conplan@smchousing.org>;

I need housing support

Sent from my iPhone

<https://outlook.office365.com/owa/conplan@smchousing.org/?viewmodel=ReadMessageItem&ItemID=AAMkADQ5YTdlM2JmLTNmODgtNGFjNC1iNjYyLTcxMmVlY2ZkOGIzMQBGAAAAAABeQO%2Bfp...> 1/1

11/14/2017

对不起，我不能参加你们的会议 - DOH_conplan

对不起，我不能参加你们的会议

吴扬俊 <wyj6273@126.com>

Fri 10/27/2017 2:20 AM

To: DOH_conplan <conplan@smchousing.org>;

对不起，我不能参加你们的会议。我不会说英语，我是一个老人也不会开车。

【网易自营】好吃到爆！鲜香弹滑加热即食，经典13香/麻辣小龙虾仅75元3斤>>

<https://outlook.office365.com/owa/conplan@smchousing.org/?viewmodel=ReadMessageItem&itemID=AAMkADQ5YTdlM2JmLTNmODgtNGFjNC1iNjYyLTcxMmVlY2ZkOGZMQBGAaaaaaBeQO%2Bfp...> 1/1

11/14/2017

Re: Department of Housing | Public Meetings on Housing This Week - DOH_conplan

Re: Department of Housing | Public Meetings on Housing This Week

samantha alcazar <samanthaymanitas@gmail.com>

Thu 10/26/2017 5:32 AM

To: DOH_conplan <conplan@smchousing.org>;

Please I will like to know more about how to stop been a homeless and as a single mom able to affordable home now. Than going to meeting for nothing

Sent from my iPhone

On Oct 24, 2017, at 5:05 PM, DOH_conplan <conplan@smchousing.org> wrote:

<pastedImage.png>

Please join us!

How do you want San Mateo County to invest federal funding on housing and community development? Let us know and your input will be incorporated into our new goals in the [2018-2022 Consolidated Plan](#).

We invite you to join us and share your housing and community development needs at one of the following meetings:

Wednesday, October 25th

7:00 - 8:30pm

Fair Oaks Community Center

Multipurpose Room

2600 Middlefield Road

Redwood City, CA 94063

<https://outlook.office365.com/owa/conplan@smchousing.org/?viewmodel=ReadMessageItem&ItemID=AAMkADQ5YTdIM2JmLTmODgtNGFjNC1iNjYyLTcxMmVlY2ZkOGIzMQBGAAAAAABeQO%2Bfp...> 1/3

Thursday, October 26th

10:00-11:30am

Department of Housing, Jupiter Room

264 Harbor Boulevard, Building A

Belmont, CA 94002

Thursday, October 26th

7:00-8:30pm

San Mateo County Health System

Multipurpose Room

225 37th Avenue

San Mateo, CA 94003

Take our Survey

Another way to provide input is to complete our short online [Consolidated Plan Survey](#), also available in [Spanish](#), [Chinese](#), and [Tagalog](#). Please share the San Mateo County Consolidated Plan Survey and Meeting Announcement with your friends, family, and neighbors as well as your mailing lists and networks. We will be collecting responses until **October 30th**.

<https://outlook.office365.com/owa/complan@smchousing.org/?viewmodel=ReadMessageItem&ItemID=AAMkADQ5YTdlM2JmLTlhmODgtNGFjNC1iNjYyLTcxMmVlY2ZkOGIzMQBGAaaaaaBeQO%2Bfp...> 2/3

11/14/2017

Re: Department of Housing | Public Meetings on Housing This Week - DOH_conplan

Thank you!

If you have any questions or requests for special assistance, please email conplan@smchousing.org or call us at (650) 802-5050.

Thank you for your help and support for the Department of Housing to expand affordable housing and build stronger, more vibrant communities throughout the County.

<https://outlook.office365.com/owa/conplan@smchousing.org/?viewmodel=ReadMessageItem&ItemID=AAMkADQ5YTdIM2JmLTmODgtNGFJNC1iNjYyLTcxMmVlY2ZkOGIzMQBGAAAAAABeQO%2Bfp...> 3/3

11/14/2017

Help with housing cost rent payment - DOH_conplan

Help with housing cost rent payment

Christina Holloway <calblue93@gmail.com>

Fri 10/27/2017 9:31 PM

To: DOH_conplan <conplan@smchousing.org>;

SMC Housing,

I was told by my church that there may be some help with rental payment for seniors on a low income budget.

Thank you,

Christina Holloway
650-5668917

<https://outlook.office365.com/owa/conplan@smchousing.org/?viewmodel=ReadMessageItem&ItemID=AAMkADQ5YTdlM2JmLTlhmODgtNGFjNC1iNjYyLTcxMmVlY2ZkOGIzMQBGAAAAAABeQO%2Bfp...> 1/1

11/1/2017

Mail - conplan@smchousing.org

Re: Consolidated Plan Community Meeting Follow Up

beautifulwmn <beautifulwmn@yahoo.com>

Tue 10/31/2017 9:54 AM

To: DOH_conplan <conplan@smchousing.org>;

It was obvious that you have no intentions of using this federal money for housing. I have asked for an investigation into this by the federal government.

If this grant was given to you for housing then it needs to be used for that. I suggest that you start being honest about the terms of the grant.

This email is being forwarded.

Muneerah Crawford
650-304-7166

From: DOH_conplan <conplan@smchousing.org>
To: yo
Sent: Monday, October 30, 2017 3:51 PM
Subject: Consolidated Plan Community Meeting Follow Up



COUNTY OF SAN MATEO
DEPARTMENT OF HOUSING

Thank you for attending our Consolidated Plan Community Meeting.

We greatly appreciate your participation and will be incorporating your comments as we prepare the draft **2018-2022 Consolidated Plan**. We will email you a copy of the draft 2018-2022 Consolidated Plan, which will also be available online for your review and comment in early 2018. We encourage your continued involvement and feedback in helping us to identify the highest priority needs to inform not only the 2018-2022 Consolidated Plan, but other efforts undertaken by San Mateo County and our partners to develop more affordable housing and build stronger, more vibrant communities throughout the County.

The online Priority Needs Survey ends today, October 30th.

If you have not taken the **Consolidated Plan Survey**, please take a few minutes to let us know about your neighborhood's priority needs by completing the survey. The English version can be accessed at the following link: www.surveymonkey.com/r/smconplan. The survey is also available online in [Español](#), [中文](#), and [Tagalog](#).

To complete a hard copy version of the survey, please print and complete the attached Consolidated Plan Survey (see attached) and return to:

Department of Housing
Attn: Con Plan Survey
264 Harbor Boulevard, Building A

<https://outlook.office365.com/owa/conplan@smchousing.org?offline=disabled&path=/mail/inbox>

1/2

11/1/2017

Mail - conplan@smchousing.org

Belmont, CA 94002

Thank you again for participating in this process and for bringing the needs of your community to the attention of the Department of Housing as we work to expand affordable housing and provide needed services for the most vulnerable populations who reside in the County.

For additional questions or comments, please email conplan@smchousing.org or call us at (650) 802-5050.

<https://outlook.office365.com/owa/conplan@smchousing.org?offline=disabled&path=/mail/inbox>

2/2

1/4/2018

Mail - conplan@smchousing.org

federal housing funds and how they are used

Muneerah Aouad <onenicelady1@gmail.com>

Wed 11/29/2017 9:41 PM

To: DOH_conplan <conplan@smchousing.org>;

I attended a meeting at the harbor blvd office of housing. I was disturbed when no one was talking about using the federal housing funds for what? housing? I am taking this a step further and I am speaking to our representatives, state senator, and tomorrow with Kevin Mullin, and Assembly member Marc Berman.

<https://outlook.office365.com/owa/conplan@smchousing.org?offline=disabled&path=/mail/search>

1/1

12/1/2017

Mail - conplan@smchousing.org

Application considered

[sunil lalji <slalji13@sbcglobal.net>](mailto:slalji13@sbcglobal.net)

Thu 11/30/2017 5:47 PM

To: DOH_conplan <conplan@smchousing.org>;

Please see my application for Sunil Lalji. E mail is slalji13 @sbcglobal.net. I am going in hardships to pay my rent. Phone number 650-455-9043. Thanks.
Sent from my iPhone

<https://outlook.office365.com/owa/conplan@smchousing.org?offline=disabled&path=/mail/inbox>

1/1

12/1/2017

Mail - conplan@smchousing.org

Fw: Requesting for assistance

Carolyn Viray <pachuchay1127@yahoo.com>

Thu 11/30/2017 9:02 PM

To: DOH_conplan <conplan@smchousing.org>;

[Sent from Yahoo Mail on Android](#)

----- Forwarded Message -----

From: "pachuchay1127@yahoo.com" <pachuchay1127@yahoo.com>

To: "conplan@smchousing.org" <conplan@smchousing.org>

Sent: Thu, Nov 30, 2017 at 9:58 AM

Subject: Requesting for assistance

Good day sir/madam i just want to know if i can get some help for my apt rent. Im in short term disability unfortunately it ended this november but the insurance under my employer will continuously will pay me after the 22 of december as long term disability. My concern is my apt rent which normally should pay every 1st of the month. My landlord is strict and eventhough i have check it will not be enough to pay my rent. I just want to know if there is any benefits i can apply in order for me to get some help. And i really need some help bcoz im having 2 up coming surgery. Pls. Im asking your kindly consideration upon my situation.

Sincerely your

Carolyn viray

[Sent from Yahoo Mail on Android](#)

<https://outlook.office365.com/owa/conplan@smchousing.org?offline=disabled&path=/mail/inbox>

1/1

12/11/2017

Mail - conplan@smchousing.org

我們非常需要低收入住房

Kaiyong Wei <weikaiyong2012@gmail.com>

Fri 12/8/2017 1:23 AM

To: DOH_conplan <conplan@smchousing.org>;



www.goshencc.org

Rev. David Wei/魏開水牧師

Mobile:(650)576 1029

Email: weikaiyong2012@gmail.com

<https://www.facebook.com/David.weikaiyong>

<http://i.youku.com/goshen>

<https://outlook.office365.com/owa/conplan@smchousing.org?offline=disabled>

1/1

12/11/2017

Mail - conplan@smchousing.org

Re: Public Meeting Notice | San Mateo County Department of Housing

Susan Urban <onekody@gmail.com>

Fri 12/8/2017 3:42 AM

To: DOH_conplan <conplan@smchousing.org>;

I will not be able to attend unfortunately. It is so important to me!!!

It is terribly hard to get close to filling out applications. People at agencies tell you the lists are closed or the waiting list is 2/5 years. REALLY. Get with established

Complexes an offer good incentives to be LOW INCOME.

Don't say you will use funds for new construction. THAT WILL TAKE YEARS. Use what's out there!!!

By the way new construction must allow 10/ to 15%

Low income or at least below market. I'm sure you knew that.

Well here's some info. Director of Planning Pacifica, Tina Whremeister

ALLOWS Owners to pay fees/fines

not to have to do that!!!!

Check cancelled Planning Commission mtg. agenda Dec. 2 2017.

It took 13 years for me to get a housing VOUCHER an it's only for 5 years. Will I be come a CEO to afford HIGH RENT. BTW I worked 40 years +. I had SSDisability do to back injury an NO compensation. I have qualified since 2003. Do to GREED lies, I had a termination of tenancy with 149 other people at age 70.

Pacific Skies Estates Mobile Home Park!!!! (sound familiar).

Mr. Horsely, Ms. Spiers, an the rest that can make a difference need to STOP the TALK an START taking ACTION!!!!!!

Also I e mailed Mr. Horsely an Ms.

Speirs among many other Officials

all their answers were the same.

We are working on it there is NOTHING we can do. How TERRIBLE our VETERANS are HOMELESS an living in the Streets!!!

With Measure C shot down because of lies to public in Pacifica

an City of Pacifica in SamCar's

pockets. Low income renters are in JEPORADY!!!!!!

Shame to ALL Politicians who

allow working families an children to LIVE in their cars or have to drive 2/3 hours twice a day to afford rent to live!!!!!!

With Respect

In My Opinion

Susan Burwell

On Dec 7, 2017 12:09 PM, "DOH_conplan" <conplan@smchousing.org> wrote:

<https://outlook.office365.com/owa/conplan@smchousing.org?offline=disabled>

1/2



COUNTY OF SAN MATEO
DEPARTMENT OF HOUSING

*This is a reminder that San Mateo County is hosting a public meeting **next Thursday** for the 2018-2022 Consolidated Plan.*

Please join us!

Over the last few months, the Department of Housing has been collecting community input to identify the County's housing and development priorities for federal funding. You are invited to share your feedback on our findings for the draft [2018-2022 Consolidated Plan](#) at the upcoming public meeting:

Thursday, December 14th

7:00 - 8:30PM

Pacifica Community Center

540 Crespi Drive

Pacifica, CA 94044

Refreshments will be provided

Help Spread the Word

Please share the San Mateo County Consolidated Plan meeting announcement with your friends, family, and neighbors as well as your mailing lists and networks. If you have any questions, comments, or requests for special assistance, please email conplan@smchousing.org or call us at [\(650\) 802-5050](tel:6508025050).

Thank you for participating in this process and for bringing the needs of your community to the attention of the Department of Housing as we work to expand affordable housing and provide critical services for County residents.

10/6/2017

Mail - gstreltzov@smchousing.org

Fw: RESCHEDULED: Developer Consolidated Plan Roundtable

Raymond Hodges

Thu 10/5/2017 11:33 PM

To: Grace Streltzov <gstreltzov@smchousing.org>;

Oh, looks like maybe Nevada hadn't noticed the latest email on this, as it looks like you've already rescheduled. Forwarding this email from Kate Comfort Harr at HIP Housing though for the message she wanted to pass along.

From: Kate Comfort <kcomfort@hiphousing.org>
Sent: Thursday, October 5, 2017 8:47 PM
To: DOH_conplan; Raymond Hodges
Subject: Re: RESCHEDULED: Developer Consolidated Plan Roundtable

Hi ray,

Rats! I'm out of state for a conference in No. Carolina on 10/24.

My staff and I responded to the survey but won't be able to attend the meeting. I hope the continued need for preservation housing to avoid widespread displacement comes up in the conversation.

I also hope that Home Sharing as an alternative to building or buying also comes up. We house 700 people a year through Home Sharing. Where would these folks go if the program didn't exist or wasn't a priority? We are so lucky that the County and Cities do make it a priority and we never take this for granted!

Fondly,
Kate

Kate Comfort Harr
Executive Director
HIP Housing, Inc.



800 S. Claremont St., #210 | San Mateo | CA | 94402 | 650.348.6660

Follow us on [Facebook](#), [Twitter](#), [Youtube](#), [LinkedIn](#) & www.HIPhousing.org
Make your purchases count for HIP Housing- use [Amazon Smile](#).

On Thu, Oct 5, 2017 at 4:44 PM, DOH_conplan <conplan@smchousing.org> wrote:

Important Event Update

<https://outlook.office365.com/owa/>

1/3

The Developer Consolidated Plan Roundtable has been moved to **Tuesday, October 24 at 3:30pm:**

Developer Roundtable
Tuesday, October 24th
3:30-5:00pm
Department of Housing, Jupiter Room
264 Harbor Boulevard
Building A
Belmont, CA 94002

We apologize for the confusion and hope you will join the Department of Housing and your colleagues for a discussion on federal funding priorities for addressing housing and community development needs. Below is a link to the event page, where you can RSVP:

<https://www.eventbrite.com/e/smc-consolidated-plan-developer-roundtable-tickets-38519630251>

SMC Consolidated Plan Developer Roundtable

www.eventbrite.com

Please join the San Mateo County Department of Housing and fellow colleagues to provide input on the 2018-2022 Consolidated Plan, which helps determine federal funding priorities for the next five years. We will use feedback on priority housing and community development needs from this session to inform goals and strategies in the Consolidated Plan.

Thank you for your continued participation and support.

From: DOH_conplan
Sent: Tuesday, October 3, 2017 11:44 PM
Subject: Developer Email

You're Invited!

Please join the San Mateo County Department of Housing and your colleagues on for the Developer Consolidated Plan Roundtable, which will help determine federal funding priorities for the next five years.

Every five years, San Mateo County evaluates the housing and community development needs of low-income residents and develops a Consolidated Plan which establishes the allocation of federal funding for local programs and projects. The consolidated planning process serves as the framework for a community-wide dialogue to identify priorities that align and focus funding from the U.S. Department of Housing and Urban Development (HUD) Community and Planning Department (CPD) formula block grant programs: CDBG, HOME, and ESG.

One of the most important parts of the Consolidated Planning process is gathering input from stakeholders like affordable housing developers. We will use your feedback on housing and community development funding priorities to inform goals and strategies in the Consolidated Plan. Let us know about your clients' needs to help the County prioritize funding for the next five years by participating in the upcoming Roundtable. You can register for the event at the link below:

<https://outlook.office365.com/owa/>

2/3

<https://www.eventbrite.com/e/smc-consolidated-plan-developer-roundtable-tickets-38519630251>

Take our Survey

To gather information about housing needs, San Mateo County has also developed the San Mateo County Consolidated Plan Survey which is available electronically (see link below) in English, Spanish, Tagalog and Chinese. The electronic surveys will be live until October 30, 2017:

English: <https://www.surveymonkey.com/r/smconplan>

Spanish: <https://www.surveymonkey.com/r/89YPYRV>

Tagalog: <https://www.surveymonkey.com/r/893BR5Z>

Chinese: <https://www.surveymonkey.com/r/99swd8k>

Paper surveys can be returned electronically to housing@smchousing.org or mailed to:

Department of Housing

264 Harbor Boulevard

Building A

Belmont, CA 94002

Attn: Con Plan Survey

Please share the San Mateo County Consolidated Plan survey and community meetings with your clients, constituents, email and/or mailing lists and networks.

Thank you for your continued engagement with the Department of Housing as it works to expand affordable housing opportunities throughout the County.

October 10, 2017

Re: San Mateo County 2018-2022 Consolidated Plan for CDBG, HOME and ESG Funding

Dear Housing and Community Development Committee:

As you consider the county's needs for 2018-2022 CDBG/HOME/ESG funding, CORA would like to highlight a particularly pervasive community need that continues to affect all sectors of our shared community, namely, domestic violence. To directly confront and address this need, CORA, the only agency of its kind in San Mateo County, provides domestic violence survivors and their children with effective programs and services serving as a direct gateway from abuse to safety.

The Problem

Domestic violence (DV) and its far-reaching social consequences continue to plague all social, economic, educational, and cultural groups. According to the California Department of Public Health (2017), DV is a public health priority, as it directly affects 40% of women in their lifetimes, and in turn, will impact nearly one in five California adults. These statistics predict that, among San Mateo County's 610,308 adults (2016 census), almost 171,000 will experience DV in their lifetimes. Indeed, a 2015 San Mateo County survey found that not only did 28% of respondents report experiencing DV, but this level represented a near-doubling in the proportion affected in 2013 (16%).

In the Bay Area, this increasing demand is particularly complicated by the decreasing attainability of affordable housing. Although CORA is able to provide emergency safe housing for approximately 200 survivors and their children each year, this is only a small fraction of the need that exists. This situation places a special burden on DV victims and survivors, who many times are financially dependent on their abuser and cannot afford homes of their own, forcing them to choose between homelessness and staying with the abuser. This horrific choice means that survivors, already dealing with the traumatic repercussions of an abusive relationship, face the additional serious challenge of lacking safety and security, which can lead to further mental health challenges and crises.

As the problem of DV continues to grow, it has significantly increased demand for CORA's services, now comprising more than 12,000 requests for service annually - a 7% growth from 2014.

CORA's Safe House Program

CORA has been operating San Mateo County's only emergency Safe House program continuously for the last 40 years. This vital program caters to those fleeing a traumatizing environment and needing to restore a sense of safety and connectedness in their lives. Laying the foundation for survivors to secure housing is a key step in helping our clients realize their own power and taking steps toward self-sufficiency. In this way, survivors can move from emergency Safe Housing to safe, alternative housing, with the ultimate goal of securing permanent housing.

Lisa's House, CORA's original and largest shelter facility, is a three-floor apartment building with 22 beds that provides clients with up to an eight-week stay. Opened in 2014, CORA's second shelter, Coni's House, provides six beds and up to a six-month stay. Both sites serve male and female survivors and their children.

While in our Safe Houses, Client Advocates work with survivors to create long-term plans for self-reliance and empowerment to prepare them for life away from the shelter, including a housing plan designed to re-house the client as soon as practical. Services provided to Safe House residents include case management, peer support groups, a children's playgroup, one-on-one peer counseling, emergency

food, life-skills workshops, and referrals to mainstream benefits. All residents also have access to CORA's range of free, culturally appropriate wraparound supportive services.

About CORA

CORA is the only agency in San Mateo County specializing in serving DV-impacted families, and as such, responds to thousands of requests for DV-specific services each year, serving both victims and survivors and their children with a wide range of free, trauma-informed programs.

CORA's mission is to provide safety, support and healing for individuals who experience abuse in an intimate relationship, and educate the community to break the cycle of DV. Our vision is a society where intimate partners treat one another with respect, where DV and other forms of relationship abuse are not tolerated, and where services are accessible to all who need them.

CORA began in 1977 and forty years later, we continue to provide DV victims and survivors with impactful supportive services as they deal with an exceptionally difficult period in their lives. Our free, trauma-informed programming includes: Safe Houses; supportive housing; 24-hour crisis, legal, and law enforcement referral hotlines; legal services; mental health support; children's programming; community advocacy; and community education.

In Fiscal Year 2017 alone, CORA responded to 12,140 requests for service. Specifically, we:

- Responded to 6,546 calls via CORA's 24-hour Crisis Hotline;
- Reached out to 4,085 victims referred by police via CORA's 24-hour law enforcement referral program;
- Provided 1,509 callers with legal information and advice via CORA's Legal Hotline;
- Aided healing by providing 507 adults and 225 children with individual mental health services and 263 individuals with support group services;
- Educated 1,870 community members about DV; and

An efficient, financially sound agency, CORA provides these programs with approximately 50 staff. We are also actively involved in regional and state efforts to address the diverse needs survivors of DV experience as they endeavor to rebuild their lives. For example, our Director of Programs serves on the Board of Directors for the California Partnership to End Domestic Violence. And as CORA's Executive Director, I serve as the Vice Chair of the San Mateo County Domestic Violence Council, leading a countywide effort to assess the local law enforcement in its responses to DV.

Conclusion

As the Housing and Community Development Committee considers our community's various needs, we ask that you please keep CORA in mind as a community leader strategically addressing a very important issue. As the sole agency in the county dedicated to serving DV-impacted households, CORA provides a valuable community service that this particularly vulnerable group would not have access to otherwise.

We sincerely thank you for your consideration.



Melissa Lukin
Executive Director



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
Carole Groom
Don Horsley
Warren Stocum
David Canepa

Director: Ken Cole

HOUSING AND COMMUNITY DEVELOPMENT COMMITTEE HEARING

Date: October 10, 2017

Members: Scott McMullin, Ron Collins, Sandra Council, Ramanan Raghavendran, Jenny Skoble, Laura Escobar

Subject: 2018-2022 Consolidated Plan and Priority Housing and Community Development Needs

Public Comments:

- **Protima Pandey of Bay Area Legal Aid:** Services for domestic violence survivors is critical and need to offer housing services; hoping that as in past consolidated plan prioritized legal services and services for domestic violence survivors. Survivors trying to keep affordable and safe home. 2010 national domestic violence survey showed a connection between homelessness and violence (69% cited homelessness as barrier to leaving and the majority of survivors are low-income). Removing abuser is not enough. Bay area legal aid trying to fill gaps and hope that we can get support
- **Melissa Platte of Mental Health Association San Mateo County:** Support two concepts: 1) MHA clients are predominately extremely low income and low income, typically below 20% AMI, while most projects serve 48% of AMI, meaning that clients don't typically qualify for those services and units. This is why MHA has been developing housing, and County funding is instrumental, not only for first in financing but also acquisition. MHA serves well over 100 people in owned buildings and more through the voucher program. County funding is critical: many clients have been homeless and do go back to work. Having a home makes such a crucial difference for stabilizing life and reintegrating. 2) First Time Homebuyers Assistance: MHA has extraordinary staff, but they can't put roots down in the community and not from lack of interest.
- **David Carducci of SMC Legal Aid Society:** 1,200 families come to 3 housing clinics. High rents and limited housing puts great pressure on low income families. What we're seeing: more illegal inhabitable 2nd units, illegal rent increases, Section 8 landlords demanding under the table payments, evicted people moving out of county, people with disabilities getting evicted, mobile home parks: illegal rents for people who can't afford them, slum lords refusing to make repairs and tenants afraid to make complaints, illegal extra charges, long waiting lists for affordable units, temporary financial hardship leading to loss of affordable housing that leads to homelessness.
- **Melissa Lukin of CORA:** There are many examples of women who stayed in abusive relationship because couldn't find a place to live: Tragic consequences of difficult of finding affordable housing. Average income for a CORA participant is \$12-14,000 per year, and so many are very dependent on their abuser for income and livelihood. 28% of unsheltered respondents report experiencing domestic violence. CORA fields 12,000 calls a year and provides survivors with childcare, job search, food, life skills, and accessing mainstream benefits. Despite providing all of these services, if you don't have a place to stay, can't possibly move from abuse to safety.
- **Kate Comfort of HIP Housing:** San Mateo County has done a great job of creating jobs, and now have a housing scarcity driving up costs. Buildable space is limited, and is always going to be, so we need to use what we have more efficiently, which is why HIP Housing is a big proponent of preservation. Even easier: home sharing. DOH's Con Plan survey characterizes home sharing as a program for seniors, but used for so much more than seniors: librarians, foster car youth, nonprofit professionals. Home Sharing is a creative and cost effective way to create housing in our community that already exists. Encourage the committee to consider preservation and home-sharing.
- **Chris Berry of Meals on Wheels/Peninsular Volunteers:** Meals on Wheels serves 600 seniors each weekday, and are often the only visitor seen each day. Meals on Wheels allows seniors to stay in their homes. Currently have waitlist of 100 people who would like to receive meals.



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- **Alex Manieri of the Center for Independence:** Organization currently receives CDBG funding. In addition to minor home repairs to make housing more accessible, CID is seeing more requests for minor home repair in general, which they refer to Rebuilding Together. Biggest issue is access to affordable housing. Housing workshops are packed. Majority of participants are on social security and disabled, earning an average of \$1,200 per month and a lot of people receiving less than \$900 per month and there is no affordable housing for these individuals; would love to keep people in the community and in home rather than nursing homes which is where they often go.



COMMENT CARD

2018-2022 CONSOLIDATED PLAN

South San Francisco Public Meeting

Please share your thoughts and comments below.

What city do you live in? South San Francisco

Census issues (Senior Housing)

my planning or commenting on housing needs is hampered by my lack of understanding San Mateo's population needs. I am sure san mateo is looking into how population (e.g. seniors) will be changing (increasing) over the next 5 years and am sure those will be considered in planning efforts.

Low Income Housing

- Currently, what percentage of new developments is required to be dedicated to low income?
- What is considered low income?
- Does the county have sufficient resources / infrastructure to outreach, educate, monitor and manage low income housing?

Please contact us with any questions or comments at comment@smcousing.org
Department of Housing | (650) 802-5350 | <http://housing.smcgov.org/ran-plan>



COMMENT CARD

2018-2022 CONSOLIDATED PLAN

South San Francisco Public Meeting

Please share your thoughts and comments below.

What city do you live in? South San Francisco

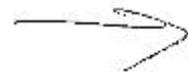
Supportive Housing

- How many supportive housing beds are in the county?
- Would the Behavioral Health Division say that there is sufficient support housing?
- Don't forget to budget for infrastructure to outreach, support, manage & monitor any additional supportive housing facilities.

* PARKING *

- I realize this may ~~be~~ be the purview of another department, but my main #1 concern in my neighborhood is parking!!!
- How many parking spaces must be allocated for each new unit built? (continued on back)

Please contact us with any questions or comments at conplan@smchoousing.org
Department of Housing | (650) 802-5350 | <http://housing.smcgov.org/con-plan>





COMMENT CARD

TARJETA DE COMENTARIO

评论卡

KOMENTO CARD

2018-2022 CONSOLIDATED PLAN PUBLIC MEETING

Please share your thoughts and comments below.

Por favor, comparta sus pensamientos y comentarios a continuación.

请在底下留下意见。

Pak bahagi ang iyong mga komento sa ibaba.

What city do you live in?

¿En qué ciudad vives?

你住在哪个城市?

Alin ang iyong nakatira sa lungsod?

South San Francisco

It's great having these meetings
but we need to have more
outreach for all the
services that the city
provides to the community.

Thanks.

Please contact us with any questions or comments: conplan@smohousing.org

Por favor, contacte con nosotros para cualquier pregunta o solicitud de asistencia: conplan@smohousing.org

如有任何问题或协助请求, 请联系电邮: conplan@smohousing.org

Mangyaring makipag-ugnay sa amin para sa tulong na anumang mga katanungan o kahilingan: conplan@smohousing.org

Department of Housing | (650) 802-5050 | <https://housing.smgov.org/con-plan>



COMMENT CARD

TARJETA DE COMENTARIO

评论卡

KOMENTO CARD

2018-2022 CONSOLIDATED PLAN PUBLIC MEETING

Please share your thoughts and comments below.

Por favor, comparta sus pensamientos y comentarios a continuación.

请在底下留下意见。

Pak bahagi ang iyong mga komento sa ibaba.

What city do you live in? South San Francisco

¿En qué ciudad vives?

你住在哪个城市?

Alin ang iyong nakatira sa lungsod?

- We need more Adult Day Health Centers Not just Senior Centers. Our County has only Burlingame + Half Moon Bay. SF has like 7 or so. Just Senior Centers (w/o health) is not adequate for the needs of the elderly.
- Need more 1st time homebuyer assistance. It's impossible for people to get into the market these days. Downpayment Assistance
- Need Youth Employment Programs - many other places have summer youth jobs ~~SF does not~~. Need more connections w/ biotech industries to job seekers locally
- Need more affordable rental housing for seniors & for Families.

Please contact us with any questions or comments: complan@smchousing.org

Por favor, contáctenos para cualquier pregunta o solicitud de asistencia: complan@smchousing.org

如有任何问题或协助请求, 请联系电邮: complan@smchousing.org

Mangyaring makipag-ugnay sa amin para sa tulong sa anumang mga katanungan o kahilingan: complan@smchousing.org

Department of Housing | (650) 802-5050 | <http://housing.smcgov.org/com-plan>

Grantee Unique Appendices

FY 2018-19 SOURCES & USES		Vendor:			
SOURCES: FY 2018-19		COBES	BEHAB	HOME	ESG
TOTAL					
a	PROJECTED ENTITLEMENT GRANT			1,617,142	205,222
b	PROJECTED NEW PROGRAM INCOME	4,428,352		450,000	
c	OTHER PROGRAMMABLE FUNDS	1,500,000			
	TOTAL SOURCES	6,426,652	1,500,000	2,067,142	205,222
USES: FY 2017-18		COBES	BEHAB	HOME	ESG
TOTAL					
d	Monteale / Supportive Housing Dev.	3,009,413	760,000	1,517,857	
e	CHDO Set-Aside	342,571		242,571	
f	Section 100 Loan Payment (2018-19)				159,830
g	Public Services - Shelter Sites & Rapid Re-Housing	315,253			
h	Public Services - Home Service Centers	175,000			
i	Public Services - Fair Housing	210,000			
j	Public Services - Other	222,037			
k	Public Facility Grants and Loans	190,304			
l	Public Facilities - Other				
m	Public Facilities - Grants				
n	Mixed-Enterprise / etc. Dev. Grants	62,100			
o	Minor Home Repair Grants	389,000			
p	RLP - Single Family/Rental Rehab Program Administration	823,425	700,000		
q	Project Delivery Costs			205,714	15,312
	TOTALS	5,368,833	1,410,229	2,067,142	205,222

FY 2017/2018
 CSBG, HOME, ESG Action Plan

Agency/Project	Project Description	\$ Amt Req	FY 2017/18 Provider County Funding	CSBG Acmt	CSBG P/LF	HOME Acmt	HOME CHDD	ESG	TOTAL Available	\$ Amt Rcv.	2018/17 PDCS Rcv.	Actual Award Rec.	NOTES
A. Housing Development													
FF Issuing	Revised Org. Agreement	\$ 750,000											
MP Revised Associates, L.P.	Revised lease for housing program	\$ 1,250,000											
MP Assoc. Sub-Awarded L.P.	Capital Fund	\$ 1,500,000											
J. Unleashed Child Care													
	Sub-Total	\$ 4,270,000											
B. High School Programs													
Use for the indicated or indicate													
San Mateo County	San Mateo County	\$ 27,000	\$ 60,000	\$ 55,000								\$ 55,000	
San Mateo County	San Mateo County	\$ 92,000	\$ 50,000	\$ 55,000								\$ 55,000	
San Mateo County	San Mateo County	\$ 54,000	\$ 24,000	\$ 30,000								\$ 30,000	
San Mateo County	San Mateo County	\$ 120,000	\$ 50,000	\$ 70,000								\$ 70,000	
San Mateo County	San Mateo County	\$ 60,000	\$ 30,000	\$ 30,000								\$ 30,000	
	Sub-Total	\$ 323,000											
C. Public Expenses													
Public Expense													
Public Expense	San Mateo County	\$ 20,000	\$ 45,000	\$ 45,000								\$ 45,000	
Public Expense	San Mateo County	\$ 20,000	\$ 25,000	\$ 25,000								\$ 25,000	
Public Expense	San Mateo County	\$ 25,000	\$ 25,000	\$ 25,000								\$ 25,000	
Public Expense	San Mateo County	\$ 120,000	\$ 70,000	\$ 70,000								\$ 70,000	
Public Expense	San Mateo County	\$ 50,000	\$ 25,000	\$ 25,000								\$ 25,000	
	Sub-Total	\$ 215,000											
	Total	\$ 5,208,000											

FY 2017/2018
 CPBG, HOME, ESG Active Plan

Application/Project	Project Description	\$ Am Req	FY 2017/18 Previous County Funding	CPBG Actual	HOME RLF	HOME Actual	HOME CHDO	ESG	TOTAL Availability	State Rec.	3/3/2017 HDC Rec.	Actual/Avail Rec.	NOTES
0.28 - Our Sustainable Agriculture													
Central Valley County	Valley of Services for women County	\$ 75,000	\$ 77,070,780	\$ 45,000						\$ 45,000	\$ 45,000	\$ 45,000	
Our Day Program San Joaquin	Our Agency Staff Capacity	\$ 25,000		\$ 10,000						\$ 15,000	\$ 15,000	\$ 15,000	
El Centro of Kern County	Employing Services for women	\$ 15,000		\$ 10,000						\$ 5,000	\$ 5,000	\$ 5,000	
Project Women's Center	State of California	\$ 20,000		\$ 10,000						\$ 10,000	\$ 10,000	\$ 10,000	
HOME - Shelter	Sub-Total	\$ 150,000		\$ 75,000						\$ 75,000	\$ 75,000	\$ 75,000	
Local Area Health Department - LHMS	Sexual Assault - Home CPBG	\$ 17,715	\$ 17,715,000	\$ 17,715						\$ 17,715	\$ 17,715	\$ 17,715	
ESG	Sexual Assault - Home - ESG	\$ 108,514	\$ 108,514,250	\$ 108,514						\$ 108,514	\$ 108,514	\$ 108,514	
State of California - FY15	Project Homeless Housing	\$ 23,771	\$ 23,771,000	\$ 23,771						\$ 23,771	\$ 23,771	\$ 23,771	
San Joaquin County	San Joaquin County - Home	\$ 25,000	\$ 25,000,000	\$ 25,000						\$ 25,000	\$ 25,000	\$ 25,000	
San Mateo County	San Mateo County - Home	\$ 70,000	\$ 70,000,000	\$ 70,000						\$ 70,000	\$ 70,000	\$ 70,000	
CPBG	Sub-Total	\$ 348,999		\$ 348,999						\$ 348,999	\$ 348,999	\$ 348,999	
	Subtotal Available												
1. Other Non-ESG													
San Joaquin County - FY15	San Joaquin County - Home	\$ 182,829	\$ 182,829,000	\$ 182,829						\$ 182,829	\$ 182,829	\$ 182,829	
San Joaquin County - FY17	San Joaquin County - Home	\$ 208,714	\$ 208,714,000	\$ 208,714						\$ 208,714	\$ 208,714	\$ 208,714	
Project Homeless Housing	Project Homeless Housing	\$ 50,000	\$ 50,000,000	\$ 50,000						\$ 50,000	\$ 50,000	\$ 50,000	
ESG - Other Non-ESG													
TOTAL WORK BUDGET	TOTAL			\$ 3,815,938	\$ 1,888,038	\$ 1,888,038	\$ 1,888,038	\$ 3,815,938	\$ 3,815,938	\$ 3,815,938	\$ 3,815,938	\$ 3,815,938	

Grantee SF-424's and Certification(s)

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential anti-displacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

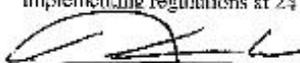
Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-L.L.I., "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, RSG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.


Signature/Authorized Official

Date 6/25/18

Specific CDBG Certifications

The Fairfount Community certifies that:

Citizen Participation – It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan – Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);

2. Overall Benefit. The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) PY 2017 (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force – It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its

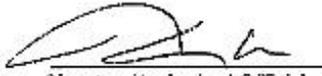
jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

Compliance with Laws -- It will comply with applicable laws.



Signature/Authorized Official
Ken Cole

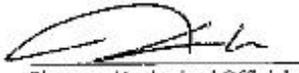
6/25/18
Date

Director, Department of Housing
Title

**OPTIONAL CERTIFICATION
CDBG**

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.


Signature/Authorized Official
Ken Cole

6/25/18
Date

Director, Department of Housing
Title

Specific HOME Certifications

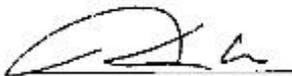
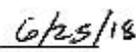
The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing.

Signature/Authorized Official Date
Ken Cole

Director, Department of Housing
Title

ESG Certifications

The Emergency Solutions Grants Program Recipient certifies that:

Major rehabilitation/conversion – If an emergency shelter's rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation. If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion. In all other cases where ESG funds are used for renovation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

Essential Services and Operating Costs – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the jurisdiction will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the jurisdiction serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

Renovation – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services – The jurisdiction will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal, State, local, and private assistance available for such individuals.

Matching Funds – The jurisdiction will obtain matching amounts required under 24 CFR 576.201.

Confidentiality – The jurisdiction has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement – To the maximum extent practicable, the jurisdiction will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

Consolidated Plan – All activities the jurisdiction undertakes with assistance under ESG are consistent with the jurisdiction's consolidated plan.

Discharge Policy – The jurisdiction will establish and implement, to the maximum extent practicable and where appropriate policies and protocols for the discharge of persons from

publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.


Signature/Authorized Official
Ken Cole

6/25/18
Date

Director, Department of Housing
Title

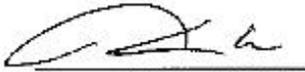
HOPWA Certifications

The HOPWA grantee certifies that:

Activities -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

Building -- Any building or structure assisted under that program shall be operated for the purpose specified in the plan:

1. For at least 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For at least 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.



Signature/Authorized Official
Ken Cole

6/25/18

Date

Director, Department of Housing
Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): _____ * Other (Specify): _____
* 3. Date Received: 06/26/2019	4. Applicant Identifier: _____	
5a. Federal Entity Identifier: E18-UC-08000	5b. Federal Award Identifier: _____	
State Use Only:		
6. Date Received by State: _____	7. State Application Identifier: _____	
8. APPLICANT INFORMATION:		
* 8. Legal Name: County of San Mateo		
* 9. Employer/Taxpayer Identification Number (EIN/TIN): 84-8600592	* 10. Organizational DUNS: 0731521790000	
6. Address:		
* Street 1: 261 Embury Boulevard	Street 2: _____	
* City: Belmont	County/Parish: _____	
* State: CA: Cal. Contra	Province: _____	
* Country: USA: UNITED STATES	Zip / Postal Code: 94002-000	
e. Organizational Unit:		
Department Name: Department of Housing	Division Name: Housing and Community Development	
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: Mr.	* First Name: Bodo	Middle Name: _____
* Last Name: Cade	Suffix: _____	
Title: Housing and Community Development Supervisor		
Organizational Affiliation: _____		
* Telephone Number: 650-902-3555	Fax Number: 650-902-3573	
* Email: bodo@sanmateo.org		

Application for Federal Assistance SF-424	
* 9. Type of Applicant 1: Select Applicant Type: <input type="text" value="3: County Government"/>	
Type of Applicant 2: Select Applicant Type: <input type="text"/>	
Type of Applicant 3: Select Applicant Type: <input type="text"/>	
* Other (specify): <input type="text"/>	
* 10. Name of Federal Agency: <input type="text" value="U.S. Department of Housing and Urban Development"/>	
11. Catalog of Federal Domestic Assistance Number: <input type="text" value="14-216"/>	
CFDA Title: <input type="text" value="Community Development Block Grant (CDBG)"/>	
* 12. Funding Opportunity Number: <input type="text" value="N/A"/>	
* Title: <input type="text" value="N/A"/>	
13. Competition Identification Number: <input type="text" value="N/A"/>	
Title: <input type="text" value="N/A"/>	
14. Areas Affected by Project (Cities, Counties, States, etc.): <input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
* 15. Descriptive Title of Applicant's Project: <input type="text" value="FY 2018-2019 San Mateo County Community Development Block Grant"/>	
Attach supporting documents as specified in agency instructions. <input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachments"/> <input type="button" value="View Attachments"/>	

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant: * b. Program/Project:

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:

* a. Start Date: * b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="2,606,598.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text" value="400,300.00"/>
* g. TOTAL	<input type="text" value="3,006,898.00"/>

* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?

a. This application was made available to the State under the Executive Order 12372 Process for review on

b. Program is subject to E.O. 12372 but has not been selected by the State for review.

c. Program is not covered by E.O. 12372.

* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)

Yes No

If "Yes", provide explanation and attach

21. By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 28, Section 1001)

I AGREE

** The list of certifications and assurances, or an Internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

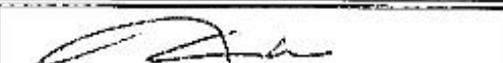
* Last Name:

Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative:  * Date Signed:

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>
* 3. Date Received: 06/26/2016	4. Applicant Identifier: <input type="text"/>	
5a. Federal Entity Identifier: 415-00065216	5b. Federal Award Identifier: <input type="text"/>	
State Use Only:		
6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>	
B. APPLICANT INFORMATION:		
* a. Legal Name: County of San Mateo		
* b. Employer/Taxpayer Identification Number (EIN/TIN): 94-0005522	* c. Organizational DUNS: 673132176300	
* d. Address:		
* Street1: 264 Highway One East	<input type="text"/>	
Street2: <input type="text"/>	<input type="text"/>	
* City: Belmont	<input type="text"/>	
County/Parish: <input type="text"/>	<input type="text"/>	
* State: CA	CALIFORNIA	
Province: <input type="text"/>	<input type="text"/>	
* Country: USA	UNITED STATES	
* Zip / Postal Code: 94002-0117	<input type="text"/>	
* e. Organizational Unit:		
Department Name: Department of Housing	Division Name: Housing and Community Development	
* f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: Ms.	* First Name: Rose	<input type="text"/>
Middle Name: <input type="text"/>	<input type="text"/>	
* Last Name: Code	<input type="text"/>	
Suffix: <input type="text"/>	<input type="text"/>	
Title: Housing and Community Development Representative		
Organizational Affiliation: <input type="text"/>		
* Telephone Number: 650-802-3366	Fax Number: 650-802-2373	
* Email: rose@sanmateo.ca.gov		

Application for Federal Assistance SF-434	
* 9. Type of Applicant 1: Select Applicant Type: <input type="text" value="San Mateo County Government"/>	
Type of Applicant 2: Select Applicant Type: <input type="text"/>	
Type of Applicant 3: Select Applicant Type: <input type="text"/>	
* Other (specify): <input type="text"/>	
* 10. Name of Federal Agency: <input type="text" value="U.S. Department of Housing and Urban Development"/>	
11. Catalog of Federal Domestic Assistance Number: <input type="text" value="14-139"/>	
CFDA Title: <input type="text" value="HOME Investment Partnership Program"/>	
* 12. Funding Opportunity Number: <input type="text" value="N/A"/>	
* Title: <input type="text" value="N/A"/>	
13. Competition Identification Number: <input type="text" value="N/A"/>	
Title: <input type="text" value="N/A"/>	
14. Areas Affected by Project (Cities, Counties, States, etc.): <input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
* 15. Descriptive Title of Applicant's Project: <input type="text" value="FY 2018-2019 San Mateo County HOME Construction Program"/>	
Attach supporting documents as specified in agency instructions. <input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachments"/> <input type="button" value="View Attachments"/>	

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant: <input type="text" value="12345"/>	* b. Program/Project: <input type="text" value="HOME"/>
Attach an additional list of Program/Project Congressional Districts if needed	
<input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
17. Proposed Project:	
* a. Start Date: <input type="text" value="07/01/2018"/>	* b. End Date: <input type="text" value="06/30/2019"/>
18. Estimated Funding (\$):	
* a. Federal	<input type="text" value="1,877,142.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text" value="450,000.00"/>
* g. TOTAL	<input type="text" value="2,667,142.00"/>
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?	
<input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="text"/>	
<input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review.	
<input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372.	
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment)	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If "Yes", provide explanation and attach	
<input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 28, Section 1001)	
<input checked="" type="checkbox"/> ** I AGREE	
<small>** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.</small>	
Authorized Representative:	
Prefix: <input type="text" value="Mr."/>	* First Name: <input type="text" value="John"/>
Middle Name: <input type="text"/>	
* Last Name: <input type="text" value="Cooks"/>	
Suffix: <input type="text"/>	
* Title: <input type="text" value="Director"/>	
* Telephone Number: <input type="text" value="808-802-3324"/>	* Fax Number: <input type="text" value="808-802-3373"/>
* Email: <input type="text" value="john.cooks@co.sanmateo.ca.gov"/>	
* Signature of Authorized Representative: 	* Date Signed: <input type="text" value="6/25/18"/>

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Charged/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s) _____ * Other (Specify): _____
* 3. Date Received: 06/26/2019	4. Applicant Identifier: _____	
5a. Federal Entity Identifier: B16-DC-CE0006	5b. Federal Award Identifier: _____	
State Use Only:		
6. Date Received by State: _____	7. State Application Identifier: _____	
8. APPLICANT INFORMATION:		
* a. Legal Name: <u>County of San Mateo</u>		
* b. Employer/Taxpayer Identification Number (EIN/TIN): 94-800000	* c. Organization DUNS: L121311770006	
d. Address:		
* Street1: <u>266 Baywood Boulevard</u>	Street2: _____	
* City: <u>BALBOA</u>	County/Parish: _____	
* State: _____	Province: <u>CA, California</u>	
* Country: _____	* Zip / Postal Code: <u>94002-017</u>	
e. Organizational Unit:		
Department Name: <u>Department of Housing</u>	Division Name: <u>Housing and Community Development</u>	
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: <u>Mr.</u>	* First Name: <u>Edo</u>	
Middle Name: _____	* Last Name: <u>Edo</u>	
Suffix: _____	Title: <u>Housing and Community Development Supervisor</u>	
Organizational Affiliation: _____		
* Telephone Number: <u>650-802-3399</u>	* Fax Number: <u>650-802-3773</u>	
* Email: <u>edo@ededo.org</u>		

Application for Federal Assistance SF-424	
* 9. Type of Applicant 1: Select Applicant Type:	
R: County Government	
Type of Applicant 2: Select Applicant Type:	
Type of Applicant 3: Select Applicant Type:	
* Other (specify):	
* 10. Name of Federal Agency:	
U.S. Department of Housing and Urban Development	
11. Catalog of Federal Domestic Assistance Number:	
14-237	
CFDA Title:	
Emergency Solutions Grant Program	
* 12. Funding Opportunity Number:	
N/A	
* Title:	
N/A	
13. Competition Identification Number:	
N/A	
Title:	
N/A	
14. Areas Affected by Project (Cities, Counties, States, etc.):	
<input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
* 15. Descriptive Title of Applicant's Project:	
FY 2018-2019 San Mateo County Emergency Solutions Grant Program	
Attach supporting documents as specified in agency instructions.	
<input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachments"/> <input type="button" value="View Attachments"/>	

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant: * b. Program/Project:

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:

* a. Start Date: * b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="205,222.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text"/>
* g. TOTAL	<input type="text" value="205,222.00"/>

19. Is Application Subject to Review By State Under Executive Order 12372 Process?

a. This application was made available to the State under the Executive Order 12372 Process for review on

b. Program is subject to E.O. 12372 but has not been selected by the State for review.

c. Program is not covered by E.O. 12372.

20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)

Yes No

If "Yes", provide explanation and attach:

21. By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)

** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain the list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

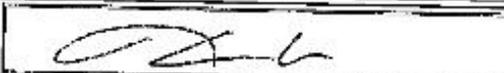
* Last Name:

Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative:  * Date Signed:

Appendix - Alternate/Local Data Sources

1	<p>Data Source Name</p> <p>Housing Authority Consultation Questionnaire</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>Cindy Chan, Rental Programs Manager, Housing Authority of San Mateo County</p>
	<p>Provide a brief summary of the data set.</p> <p>Updated and corrected data from Housing Authority staff.</p>
	<p>What was the purpose for developing this data set?</p> <p>To provide updated and corrected numbers for the Consolidated Plan.</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete.</p>