

DEPARTMENT OF HOUSING
October 30, 2024

Raymond Hodges,
Director



COUNTY OF SAN MATEO



DOH
DEPARTMENT
OF HOUSING
COUNTY OF SAN MATEO

INTRODUCTION



**Housing &
Community
Development
(HCD)**

**Housing Authority
of the County
of San Mateo**

COUNTY RESOURCES FOR AFFORDABLE HOUSING DEVELOPMENT

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








COUNTY RESOURCES FOR AFFORDABLE HOUSING DEVELOPMENT

Affordable Housing Fund (AHF)

- Main sustaining funding source for AHF has been Measure A/K, a countywide half cent sales tax.
- Over \$305M in funds awarded (2012 to present)
- Affordable Project Types: Rentals, Homeownership, Rehab of Existing Units
- Primary Method for Distributing Local, State and Federal Resources
- **Minimum Requirements**
 - 55 Years of Affordability
 - 50% of NOFA funds Prioritized for Supportive Housing
 - Project Level Minimum Requirements
 - 80% AMI Limit
 - 5% set-aside for Homeless Households
 - 15% set-aside for Extremely Low-Income Households

Income Limit Category AMI (Area Median Income)	1 Person	2 Person	3 Person	4 Person
Low Income: 80% AMI	\$104,100	\$118,950	\$133,800	\$148,650
Very Low Income: 50% AMI	\$65,050	\$74,350	\$83,650	\$92,400
Extremely Low Income: 30% AMI	\$39,050	\$44,600	\$50,200	\$55,750

AFFORDABLE HOUSING PIPELINE

	 Completed <i>2012-2022</i>	 Completed <i>Jan 2023 to September 2024</i>	 Pre- Development <i>(Aggregate)</i>	 In Construction <i>(Aggregate)</i>	 Total Units
<30% AMI Units	359	408	447	221	1,435
Homeless Units	270	273	395	68	1,006
All Affordable Units	1,616	1,259	1,376	688	4,939



LEASE UPS

BADEN STATION

- **Location:** South San Francisco
- **Completion Date:** September 30, 2024
- Lease Up started in October
- **Unit Mix:** **18** Studios, **12** One-bedroom, **3** Two-bedroom, and **3** Three-bedroom units
- **Total Units: 36 units**
 - **35** apartment units (for households earning up to 60% AMI)
 - **1** Manager's unit
- **18** units are subject to a preference for people with I/DD, and **2** units are subject to a preference for people experiencing homelessness





INVESTMENT IMPACT



Affordable Housing

San Mateo County Department of Housing (*Information collected from 2012 to pre...



Jurisdiction

Select a Jurisdiction...

Supervisorial District

Select a Supervisorial Dist...



Project Name

Select a Proj...



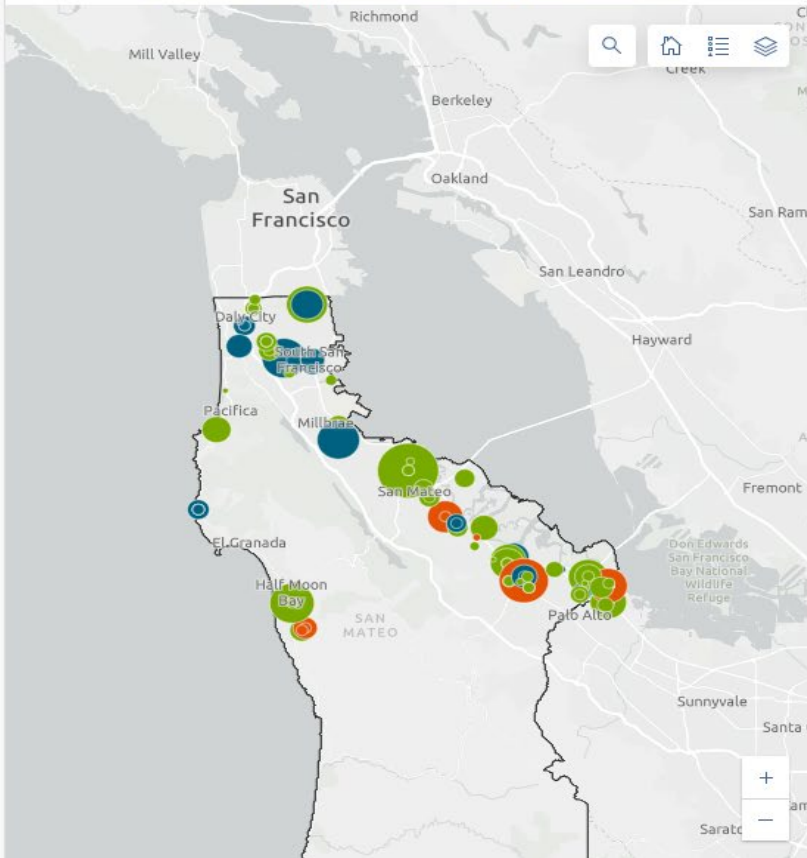
Total Affordable Units

4,939

Total Number of Affordable Projects

68

San Mateo County Affordable Housing Units Locations

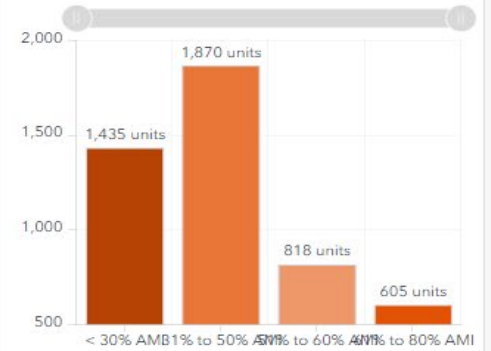


Affordable Housing Units Status

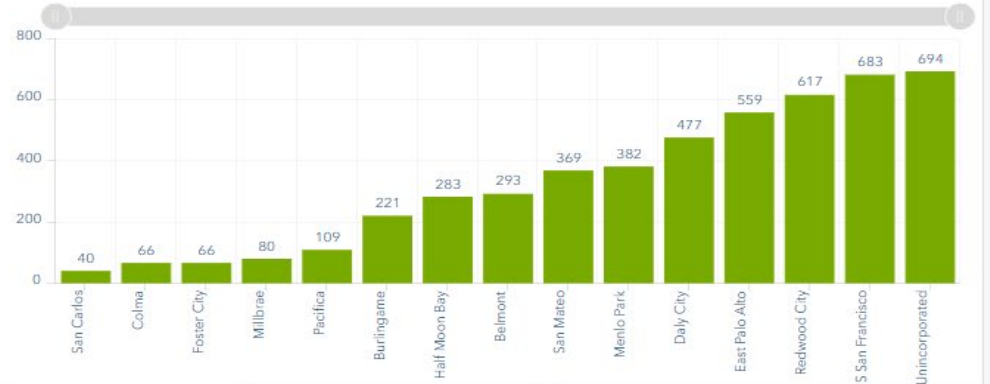


- Complete 2,875
- Predevelopment 1,376
- Construction 688

Area Median Income (AMI) Targeting of the Affordable Housing Units



Existing and Planned Housing Units by City



Housing Units/City

Housing Units/City/Status

AMI Targeting Housing Units/City

Reference Documents:

San Mateo County Housing Report 2022 AHNR

INVESTMENT IMPACT



Affordable Housing Funding Sources
San Mateo County Department of Housing (*Information collected from 2012 to pr...



NOFA
Select a Funding C...

Supervisory District
Select a Supervisory Dis...



Project Name
Select a Pro...



Total Amount of County Funding*

\$305.3M

*Measure A/K, County General Fund, Redevelopment Agency (RDA)

Total Amount of Federal Funding

\$52.6M

Affordable Housing Development Project Funding Sources

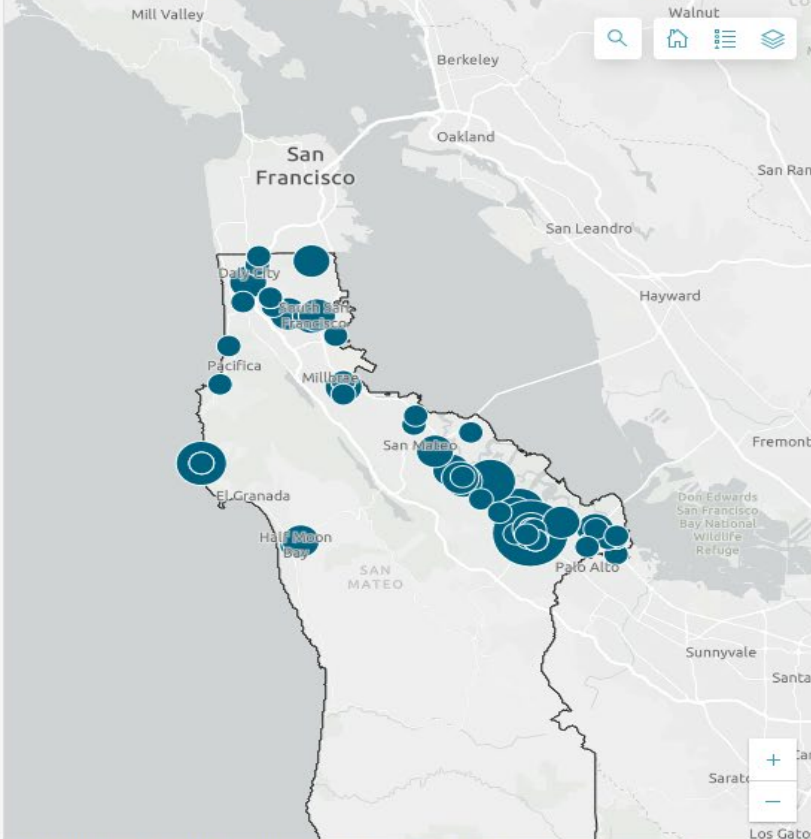


Every \$1 of Measure K leverages

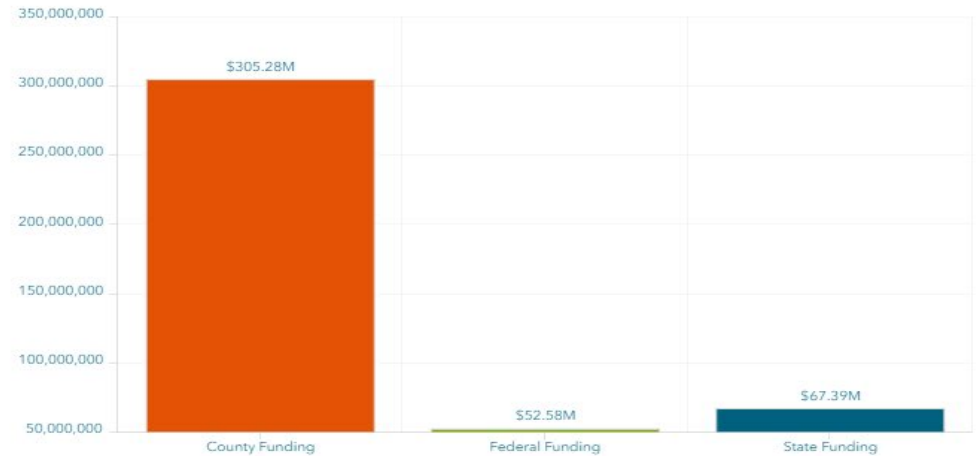
\$16.6

of Private, Local, State and Federal Affordable Housing Resources

Affordable Housing Developments in San Mateo County



County Affordable Housing Project Funding Sources



RESOURCES FOR AFFORDABLE HOUSING DEVELOPMENT

Housing Authority of San Mateo

Majority of vouchers targeted to Extremely Low-Income Households

Project-Based Vouchers prioritized for extremely low-income and homeless households

Moving-to-Work Agency (MTW)

- Provider-Based Assistance Program
- Support for the County's AHF through the provision of funds for the creation and rehabilitation of affordable housing
- Landlord Incentive Programs

COUNTY RESOURCES FOR AFFORDABLE HOUSING DEVELOPMENT

Rental Assistance Programs

Section 8 Housing Choice Vouchers (HCV)

- Tenant-based Section 8 vouchers (TBRA)
- Project-based Section 8 vouchers (PBV)
- Rental Assistance Demonstration (RAD)

Special Purpose Vouchers

- HUD – Veterans Administration Supportive Housing (HUD-VASH)
- Family Unification Program (FUP)
- Mainstream
- HUD Emergency Housing Vouchers (EHV)
- Permanent Supportive Housing

INVESTMENT IMPACT

Montara

68 Affordable Units

Bridge Housing

San Mateo, CA



Since passing Measure K, San Mateo County has dramatically increased its capacity to create and preserve affordable housing for middle- and low-income residents. And we have the ability to continue this trend of ensuring that families at all income levels are able to call this community their home.”

Evelyn Stivers

Executive Director

Housing Leadership Council of San Mateo County

INVESTMENT IMPACT

Eucalyptus Grove

69 Units

Allied Housing

Burlingame, CA



The County's financial support of Eucalyptus Grove Apartments created the opportunity for Burlingame to contribute \$1.4 million to the capital stack and push the project to feasibility. This is our second 100% affordable housing complex targeted to workers making between 20 - 50% of the Area Median Income. We welcome the County's financial support and collaboration on this important project."

Donna Colson

Mayor
City of Burlingame

INVESTMENT IMPACT

Colma Village
66 Affordable Units
Mercy Housing
Colma, CA



San Mateo County is setting an example for the region with its work to achieve functional zero homelessness. Investing in housing is a big part of ending homelessness, and it makes a community more cohesive and resilient. Continued Measure K funding for affordable housing should be a top priority.”

Tomiquia Moss

Secretary of State BCHS

“Former Founder and CEO of All Home”

INVESTMENT IMPACT

Shores Landing
95 units
MidPen Housing
Redwood City, CA



As the central hub for numerous housing projects in the County, including Shores Landing, Casa Esperanza, Pacific Emergency Shelter, and the Navigation Center, Redwood City is proud of our collaborative partnership the County of San Mateo. Together, we are steadfast in our commitment of eradicating homelessness and providing lasting solutions to ensure everyone has a place to call home.”

Jeff Gee

District 1, Mayor
Redwood City



LOOKING FORWARD - RHNA

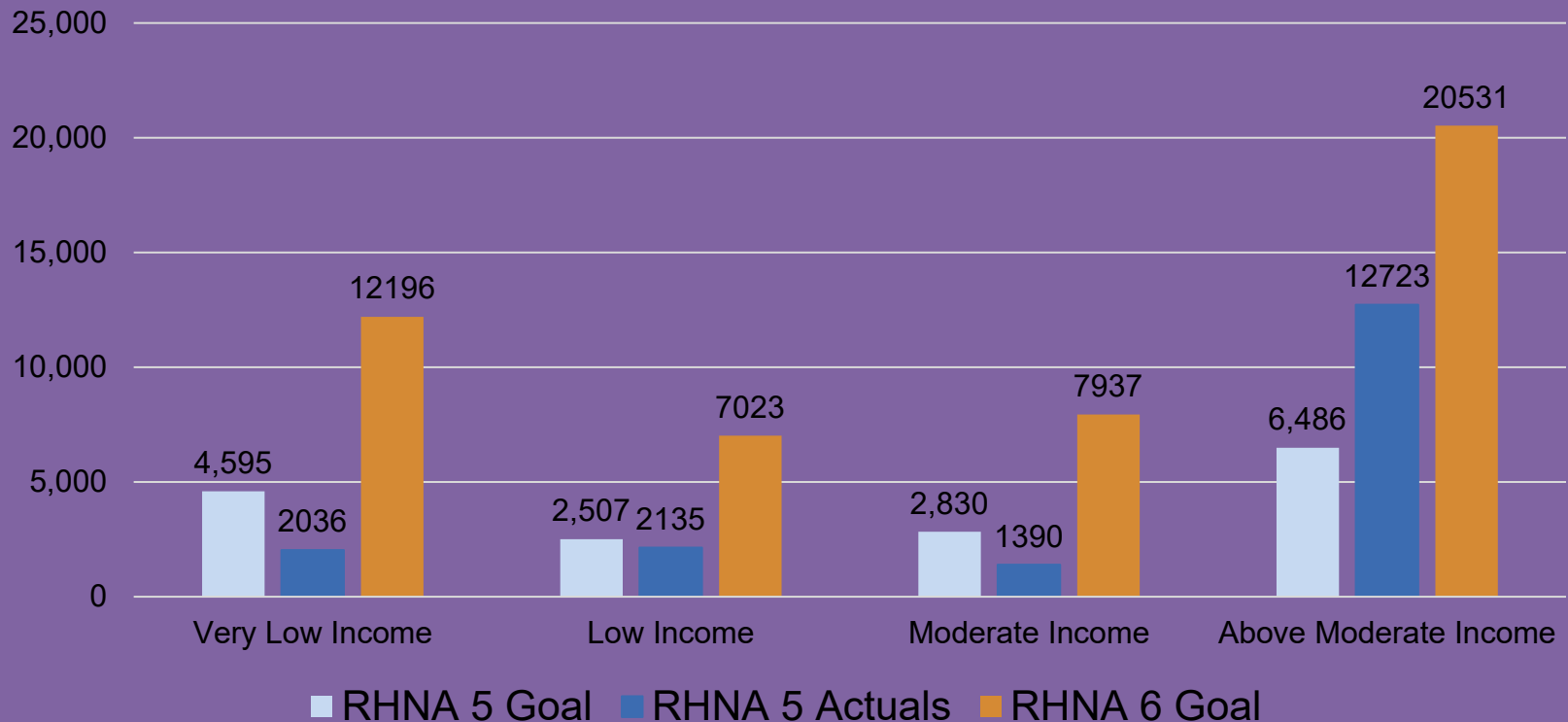


San Mateo County's Regional Housing Needs Allocation (RHNA) Plan Goals (2023-2031)

Income Category	Annual Income Range Family of 4	Total Number of Housing Units Needed 2023-2031
Very Low Income <50% AMI	\$0 - \$92,900	12,196
Low Income 50-80% AMI	\$92,901 - \$148,650	7,023
Moderate Income 80%-120% of AMI	\$148,651 - \$222,960	7,937
Above Moderate Income >120% of AMI	\$222,961 +	20,531
	TOTALS	47,687

LOOKING FORWARD - RHNA

San Mateo County's Regional Housing Needs Allocation (RHNA) Plan Goals (2023-2031)



LOOKING FORWARD (Strategies)

Farmworker Housing Initiatives

- **Measure K Investments**
 - Farm Labor Housing Loan Program
 - Farmworker Housing Priority in AHF 11.0
 - Tenant Protections/Model Lease
 - Continued Investments
- **ARPA Investments**
 - \$750K in rental assistance provided to households impacted by HMB mass shooting.
 - \$1.5M towards 555 Kelly Street (40 housing units for farmworkers in Half Moon Bay)
 - \$42K for Mobile Laundry Services
- **Other Permanent Housing:**
 - Acquisition of Site in Half Moon Bay
 - \$5M Joe Serna Homeownership Award (28 manufactured homes)



*Moonridge
MidPen Housing
Half Moon Bay, CA*

LOOKING FORWARD (Strategies)

Mobile Home Parks

- Unincorporated County: 7 Mobile Home Parks
- 855 Barron & Sequoia Trailer Park
- Renovation Existing Homes
- Acquire New Homes
- Partnership with Rebuilding Together
- DOH New Loan Program for Existing Residents (Unincorporated County)



LOOKING FORWARD (Strategies)

Homekey Program

State of California grant program available for local jurisdictions to acquire buildings to provide housing for people experiencing homelessness.

County purchased a property for permanent supportive housing with Homekey funding.

Ramada

- Received a Homekey award **\$13,892,000**
- **Population Served:** Adults and Families
- **Units:** 45 units



*Ramada
South San Francisco, CA*

Next Steps:

- Long-Term Plan of Converting Homekey Interim Sites to Permanent Housing

What is Permanent Supportive Housing?

- Rental apartments
- On-site supportive services tailored to residents' needs
- Proven model for ending homelessness
- Cost effective
- Political support



Homekey Round 1:

Shores Landing *FKA TownPlace Suites* Redwood Shores

- **Units:** 95-units
- **Clients Served:** Homeless and Frail Seniors (55+ years old)
- **Property Manager:** MidPen Housing
- **Supportive Services Provider:** MHA
- **State Homekey Capital:** \$18 million
- **Local ARPA/Measure K:** \$11,484,544
- **State CDBG-CV:** \$4,506,956.94
- **State CESH:** \$931,312



“You can live a dignified life”: James’s Story (A Resident of Shores Landing)



Homekey Round 2:

Casa Esperanza ***FKA Comfort Inn*** **Redwood City**

- **Units:** 51 units
- **Clients Served:** Adults and Families
- **Property Manager:** MidPen Housing
- **Supportive Services Provider:** MHA
- **State Homekey Capital:** \$15,680,00
- **Local ARPA/Measure K:** About \$2 million
- **Redwood City HOME-ARP:** \$1.4 million





Homekey Round 3:

721 Airport *FKA Ramada Inn* South San Francisco

- Received a Homekey award for **\$13,892,000**
- **Lease Up:** July 2025 (Tentative)
- **Population Served:** Adults and Families
- **Service Provider:** Episcopal Community Services
- **Units:** 45 units
- **County ARPA Capital Match:** \$6,750,000

QUESTIONS / FEEDBACK

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