

DEPARTMENT OF HOUSING
September 20, 2023

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 \$242M 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

INVESTMENT IMPACT



Affordable Housing

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



Jurisdiction

Select a Jurisdiction...

Supervisory District

Select a Supervisory Dist...



Project Name

Select a Proj...



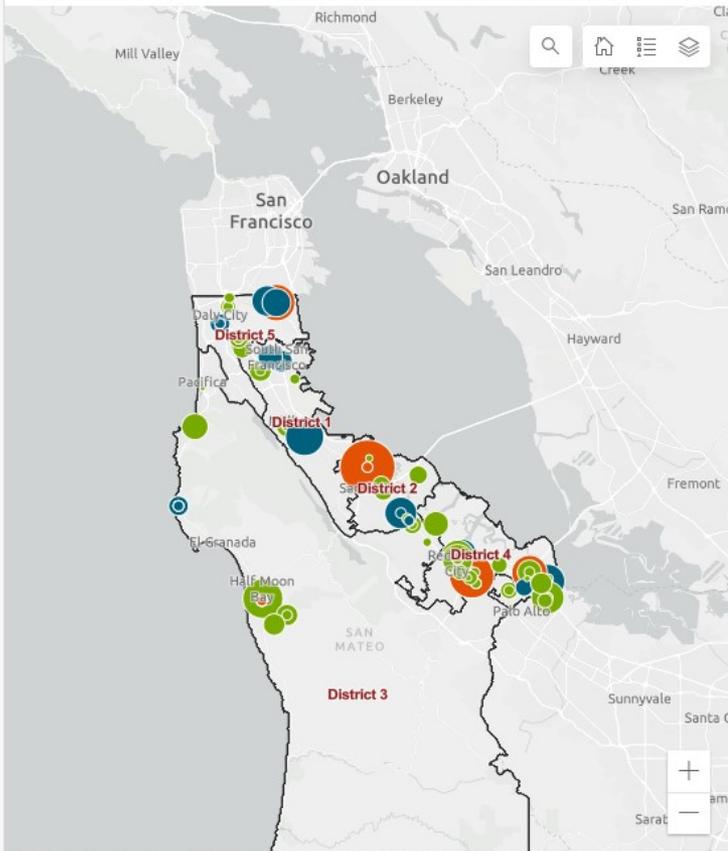
Total Affordable Units

4,576

Total Number of Affordable Projects

62

San Mateo County Affordable Housing Units Locations



Affordable Housing Units Status

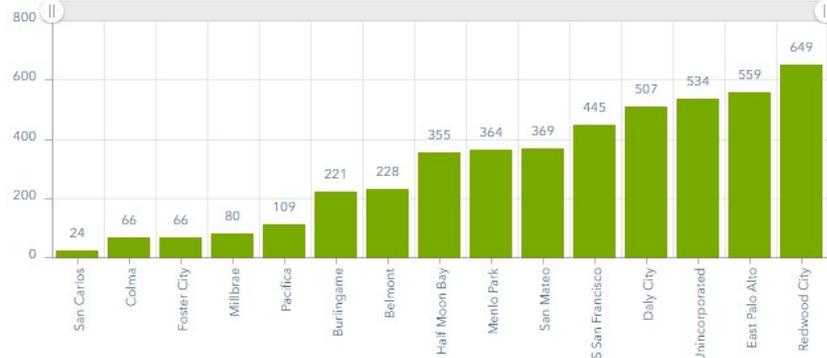


Complete 2,409 Predevelopment 1,408 Construction 759

Area Median Income (AMI) Targeting of 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*

\$244.3M

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

Total Amount of Federal Funding

\$65.6M

Affordable Housing Development Project Funding Sources



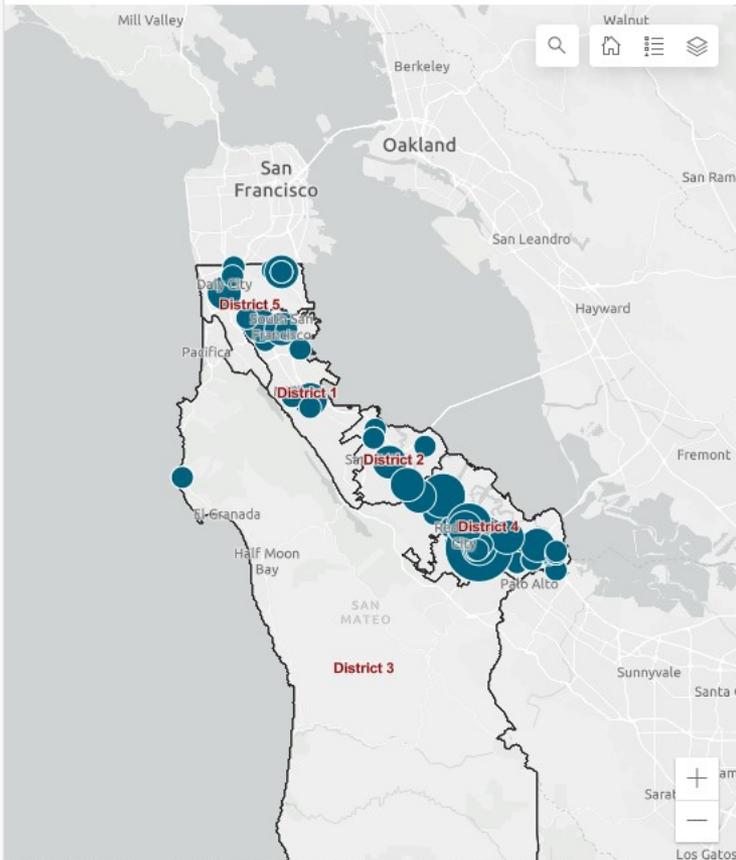
- Federal Funding \$65.6M
- County Funding \$244.3M
- Private & Other Funding Sources \$2.1B

Every \$1 of Measure K leverages

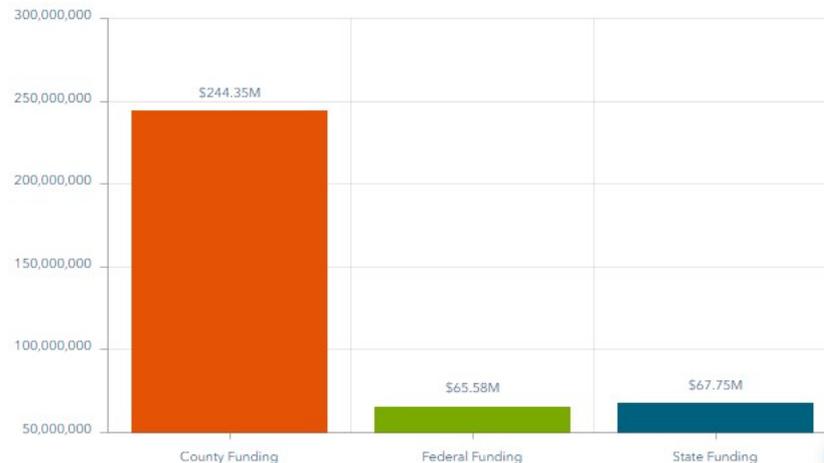
\$16.6

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

Vice 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

Founder and CEO
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

Mayor
Redwood City



LOOKING FORWARD - RHNA

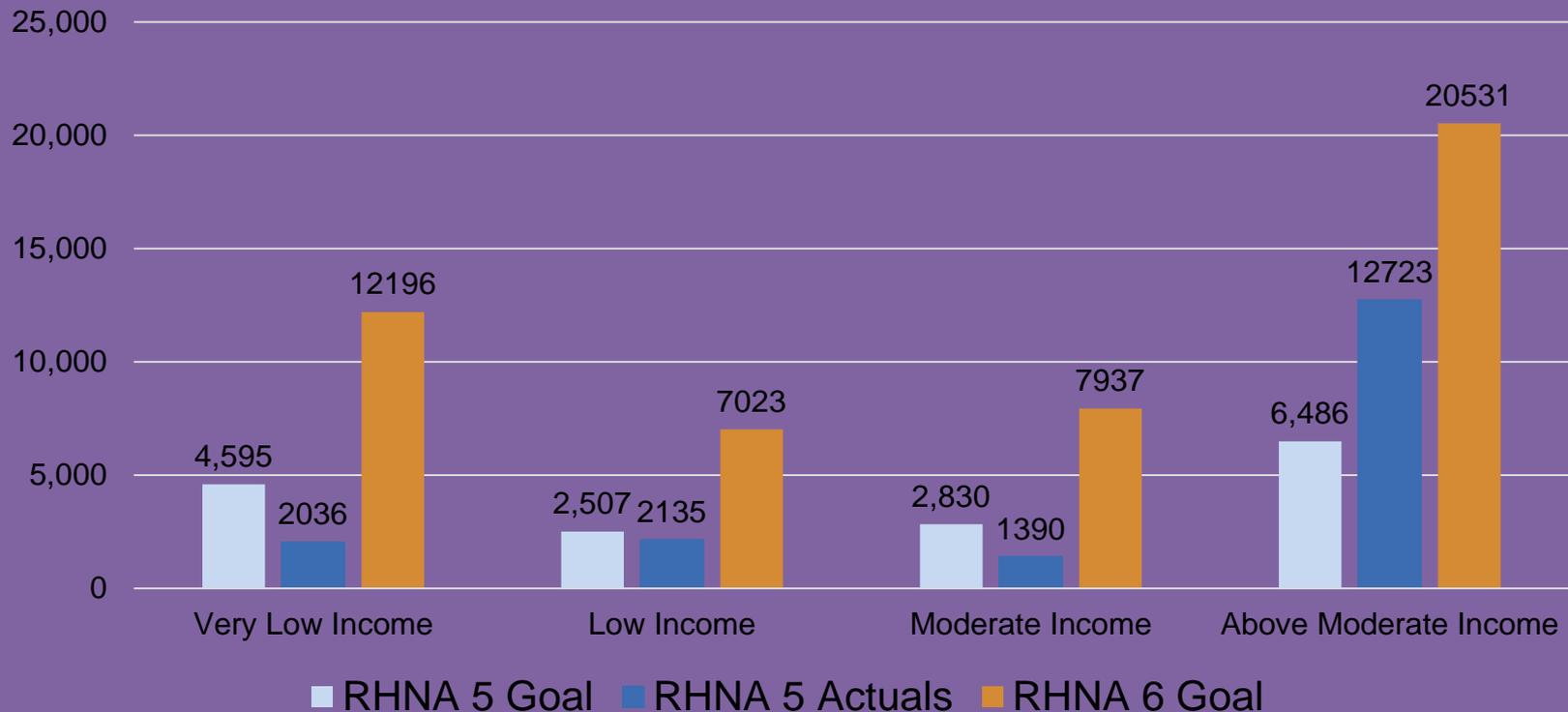


San Mateo County's Regional Housing Needs Allocation (RHNA) Plan Goals (2023-2031)

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)

BAHFA Regional Housing Measure (2024)

- **AB 1487:** Created Bay Area Housing Finance Authority (BAHFA) to place a regional housing measure on the ballot across the nine counties, in collaboration with the ABAG Executive Board.
- **\$10 Billion:** Approximate Revenue bond
- **\$1 Billion:** Allocation for San Mateo County (80% of revenue goes back to the County of origin).
- **Use of Funds (3Ps):**
 - Production of new affordable housing (52%)
 - Preservation of existing affordable housing (15%)
 - Protection for existing renters/homeowners (5%)



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 two properties for permanent supportive housing with Homekey funding.



*Casa Esperanza
ALTA Housing
Redwood City, CA*

Casa Esperanza

- 51 units, Redwood City
- Homekey Award: \$14,468,323

Shores Landing

- 95 units, Redwood City
- Homekey Award: \$20,356,500

Next Steps:

- Potential Homekey 3.0 Application
- 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

- 95 unit hotel converted to permanent rental housing for homeless and frail seniors
- Developer: MidPen Housing
- Service 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



Homekey Round 2: Casa Esperanza FKA Comfort Inn Redwood City

- Conversion of 51-unit motel to Permanent Rental Housing
- Developer: Alta Housing
- Supportive Services: MHA
- Homekey: \$15,680,00
- Measure K and ARPA: About \$2 million
- Redwood City HOME-ARP: \$1.4 million



**Homekey Round 3 (pending):
1390 El Camino Real
FKA La Quinta Inn
Millbrae**

- Homekey 3.0 application is **pending**
- 99 unit hotel to be converted to ~70 units of family and senior rental housing
 - About half of the units already have kitchens
- Developer: Episcopal Community Services of San Francisco
- Service Provider: Episcopal Community Services
- Homekey Capital Award: \$30,175,000
- County ARPA Capital Match: \$14,850,000



**Homekey Round 3:
721 Airport
FKA Ramada Inn
South San Francisco**



- Homekey 3.0 application is **pending**
- 45 unit hotel to be converted to 45 studio apartments
- Developer: Episcopal Community Services of San Francisco
- Service Provider: Episcopal Community Services
- Homekey Capital Award: \$13,900,000
- County ARPA Capital Match: \$6,750,000

QUESTIONS / FEEDBACK

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