



# Department of Housing

FY 2021-2022 Performance

**Raymond Hodges**  
Director  
November 15, 2022

COUNTY OF SAN MATEO



# Department of Housing (DOH)

DOH consists of the local Housing and Community Development (HCD) and the Housing Authority of the County of San Mateo (HACSM).

## **HCD**

Administers community development funding programs by utilizing local, state, and federal grant monies to finance affordable housing and community development projects.

## **HACSM**

serves over 5,500 low-income households through rental assistance programs that direct housing assistance payments to approximately 2,000 landlords.

# Highlights/Innovations

- Affordable Housing Fund (AHF)
- New Vouchers
- Equity Innovation Fund
- Departmental Equity Work
- Homekey Hotels
- County Voucher Program

# Affordable Housing Fund

- AHF 9.0
- \$54.3 M allocated to 10 projects
- 759 units funded, including 187 units new to pipeline
- 138 units for extremely low income (30% AMI)
- 110 units set aside for homeless
- 4 (118 units) developments under construction

# Affordable Housing Fund



**Firehouse Square**  
**MidPen Housing**  
Belmont, CA  
Construction Completion: Fall 2022

# Affordable Housing Fund



**The Rollins**  
**Core Companies**  
Millbrae, CA  
Construction Completion:  
Fall 2022

# Affordable Housing Fund



**353 Main Street**  
**ROEM**  
Redwood City, CA  
Construction Completion  
Fall 2022



# Affordable Housing Fund



**Midway Village**  
**MidPen Housing**  
Daly City, CA  
Under Construction



# Affordable Housing Fund



**Middlefield Junction  
Mercy Housing**  
North Fair Oaks  
(Unincorporated County)  
Construction Start: 2023

# New Vouchers

## Emergency Housing Vouchers (EHV)

- **222 new vouchers**
- **To assist individuals and families who are:**
  - Homeless
  - At risk of homelessness
  - Fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking or human trafficking
  - Recently homeless and for whom providing rental assistance will prevent the family's homelessness or having high risk of housing instability
- **More than 95% have been utilized.**

# New Vouchers

## HUD-Veterans Affairs Supportive Housing (HUD-VASH) Vouchers

- 35 new vouchers
- Combines HUD's Housing Choice Voucher (HCV) rental assistance for homeless Veterans with case management and clinical services provided by the Department of Veterans Affairs (VA).
- Eligible HUD-VASH families must be homeless veterans as determined by the VAMC

# Equity Innovation Fund

## Equity Innovation Fund Spotlight

- **DOH launched the Fund and issued a NOFA of \$1M (Measure K)**
- **10 Projects Awarded**
  - Renaissance Entrepreneurship
  - Puente de la Costa Sur
  - Pacifica Resource Center
  - Lifemoves
  - Mental Health Association
  - HIP
  - Project Sentinel
  - LASSMC & CLESPA
  - Home & Hope

# Departmental Equity Work

- **DOH joined the County's Equity Committee and is participating in the County's first equity cohort**
  - Completed a foundational equity training on Anti-Racist Results Based Accountability
  - Started a root-cause analysis on equity issues identified by DOH
  - Working to identify strategies that will make our programs and procedures more equitable
- **Established an Equity Committee within DOH**
  - Created an internal Equity Action Plan

# Homekey Hotels

## Homekey Program

- State of California grant program available for local jurisdictions to acquire buildings to provide housing for people experiencing homelessness.
- San Mateo County purchased two properties for permanent supportive housing with Homekey funding.

# Homekey Hotels

## Shores Landing (Redwood City)

- 95 units
- Extremely low-income homeless seniors
- Developer Partner: MidPen
- Purchase price: \$29,250,000
- Homekey Award: \$20,356,500
- County Match (CARES Act): \$11,602,000
- Property Renovation (CDBG-CV): \$4,735,791
- 100% occupied





# Homekey Hotels

## Casa Esperanza (Redwood City)

- 51 units
- Extremely low-income homeless households
- Developer Partner: Alta Housing
- Purchase Price: \$17,000,000
- Homekey Award: \$14,468,323
- County Match (HOME ARPA): \$13,266,000
- 100% occupancy by end of 2022



# County Voucher Program

- In March 2022, the board of Supervisors approved **\$4M in Measure K funding** for a new County Housing Voucher Program.
- **Program Goals:**
  - Keep rents deeply affordable for approximately 100 formerly homeless extremely low-income households.
  - Support housing retention by providing access to intensive supportive services.
- **County Housing Voucher Program**
  - Fixed, per unit, monthly rental subsidy paid to affordable housing owner/operators.
  - Rents limited to 30% of tenant's income.
  - Access to on-site intensive support services free of charge.
  - Ongoing 15-year program, subject to biennial Board appropriations.
  - 2023 Launch.

# Questions?

