

Department of Housing

FY 2023-24

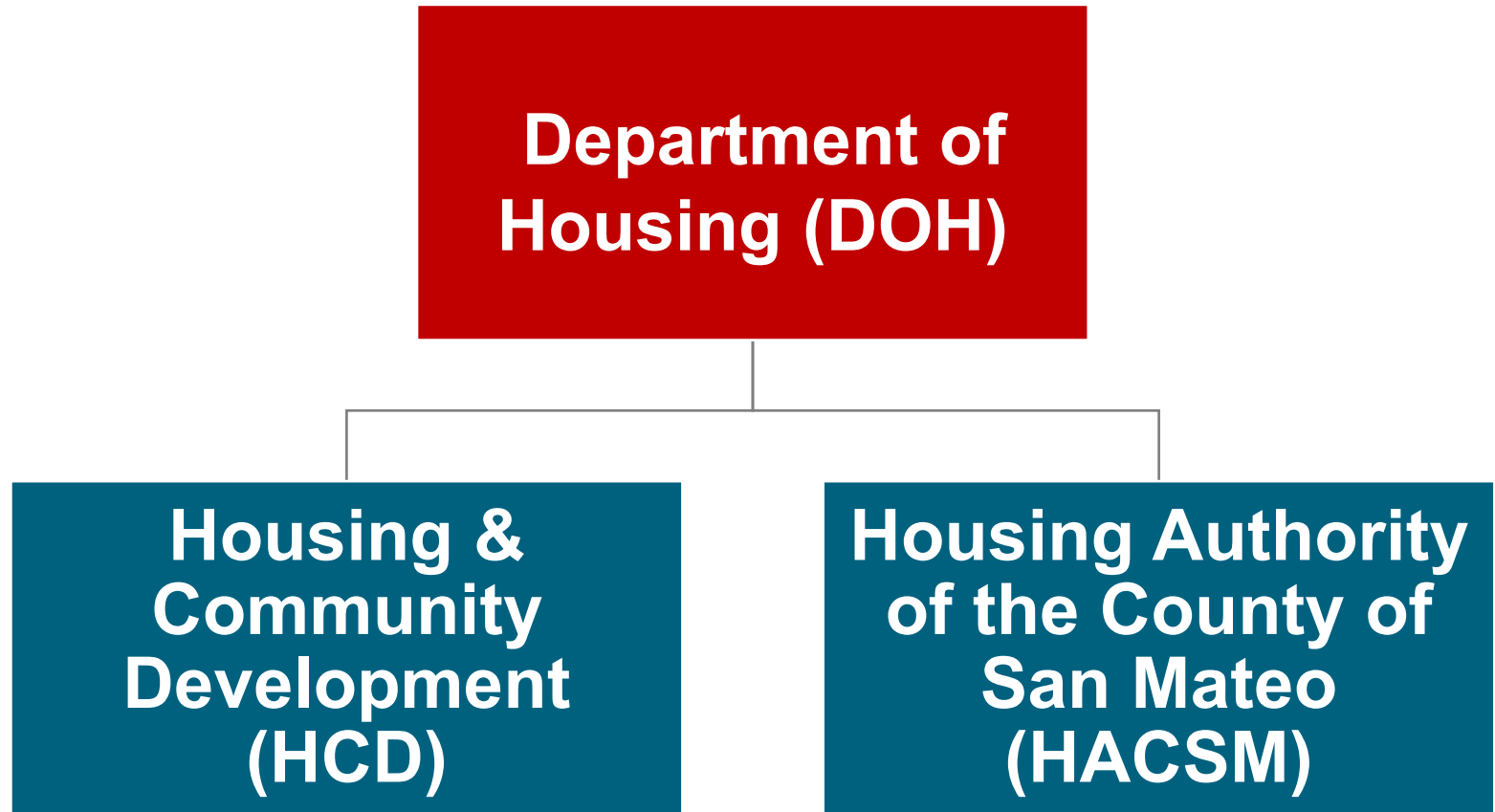
Performance Review

*Colma Veterans Village
Mercy Housing
City of Colma*

**Raymond Hodges
Director**

October 22, 2024

Department Overview



2023-2024 DEPARTMENT OVERVIEW

Housing and Community Development Highlights

Affordable Housing Fund

- **330 new affordable homes** under construction
- **813 new and renovated affordable homes** completed
- \$40.5M in awards supporting **431 new affordable homes**

Winter NOFA

- **\$8.5M in federal, state and local funds** awarded for affordable housing development and rehab, minor home repairs, public facility upgrades, fair housing services, supportive services for homeless households, etc.

Permanent Supportive Housing

- **101 County Housing Vouchers** provided to formerly homeless households
- **\$13.9M State Homekey Award** for Ramada Inn (South San Francisco)
- **\$5.2M** awarded in Capitalized Operating Subsidies (State Encampment Resolution Grant)

2023-2024 DEPARTMENT OVERVIEW

EUCALYPTUS GROVE

APARTMENTS

Abode Housing

Burlingame

Under Construction

69 Rental Units

Family & Veterans
Housing

Total Development
Cost: \$67,339,666

Total County
Investment: \$5,698,107

18 HUD-VASH
Vouchers



2023-2024 DEPARTMENT OVERVIEW



KIKU CROSSING

MidPen Housing

City of San Mateo

Construction Complete

225 Rental Units

Family Housing

Total Development Costs: \$167,865,956

Total County Investment: \$5,185,817

80 Project-Based Vouchers

2023-2024 DEPARTMENT OVERVIEW

Housing Authority Highlights

Tenant-Based Rental Assistance Programs

- Received new federal funding that will support up to 37 Homeless Households under the Stability Voucher Program

Project Based Voucher Activities

- Supported the lease up of 217 new affordable housing units

Provider-Based Assistance Program

- 6 Housing Provider Contracts
- 192 Households Served (includes homeless households, survivors of domestic violence, transition-aged youth)



*Gateway Rising, MidPen Housing (Menlo Park)
81 Project-Based Vouchers*

DEPARTMENT GOALS

01

Seek opportunities to acquire hotels, underutilized buildings, and vacant land to expedite creation of affordable homes for the County's most vulnerable populations.

02

Create more affordable housing opportunities for our most vulnerable residents by requiring greater homeless preferences for projects receiving AHF assistance.

03

Maximize leverage of County resources by requiring all developers to pursue State funding opportunities.

DEPARTMENT GOALS

Goal 1: Seek opportunities to acquire hotels, underutilized buildings, and vacant land to expedite creation of affordable homes for the County's most vulnerable populations.



Underutilized Land
*Stone Pine Cove
(Half Moon Bay)*



Hotel Conversions
*Ramada Inn
(South San Francisco)*



Publicly-Owned Land
*Midway Village
Phase One
(Daly City)*

DEPARTMENT GOALS

Goal 2: Create more affordable housing opportunities for our most vulnerable residents by requiring greater homeless preferences for projects receiving Affordable Housing Fund assistance.

	Units Completed	Units under Construction	Units in Pre-Development	Total Units
All Affordable Units	2,875	688	1,376	4,939
Homeless Units (Set-Aside)	543	68	395	1,006
Extremely Low-Income Units	687	94	404	1,185

DEPARTMENT GOALS

Goal 2: Ramada Homekey Project, South San Francisco

Homekey award for \$13,892,000

Leveraged County Funds

45 Units to be Leased Up in 2025

Population Served: Adults and Families

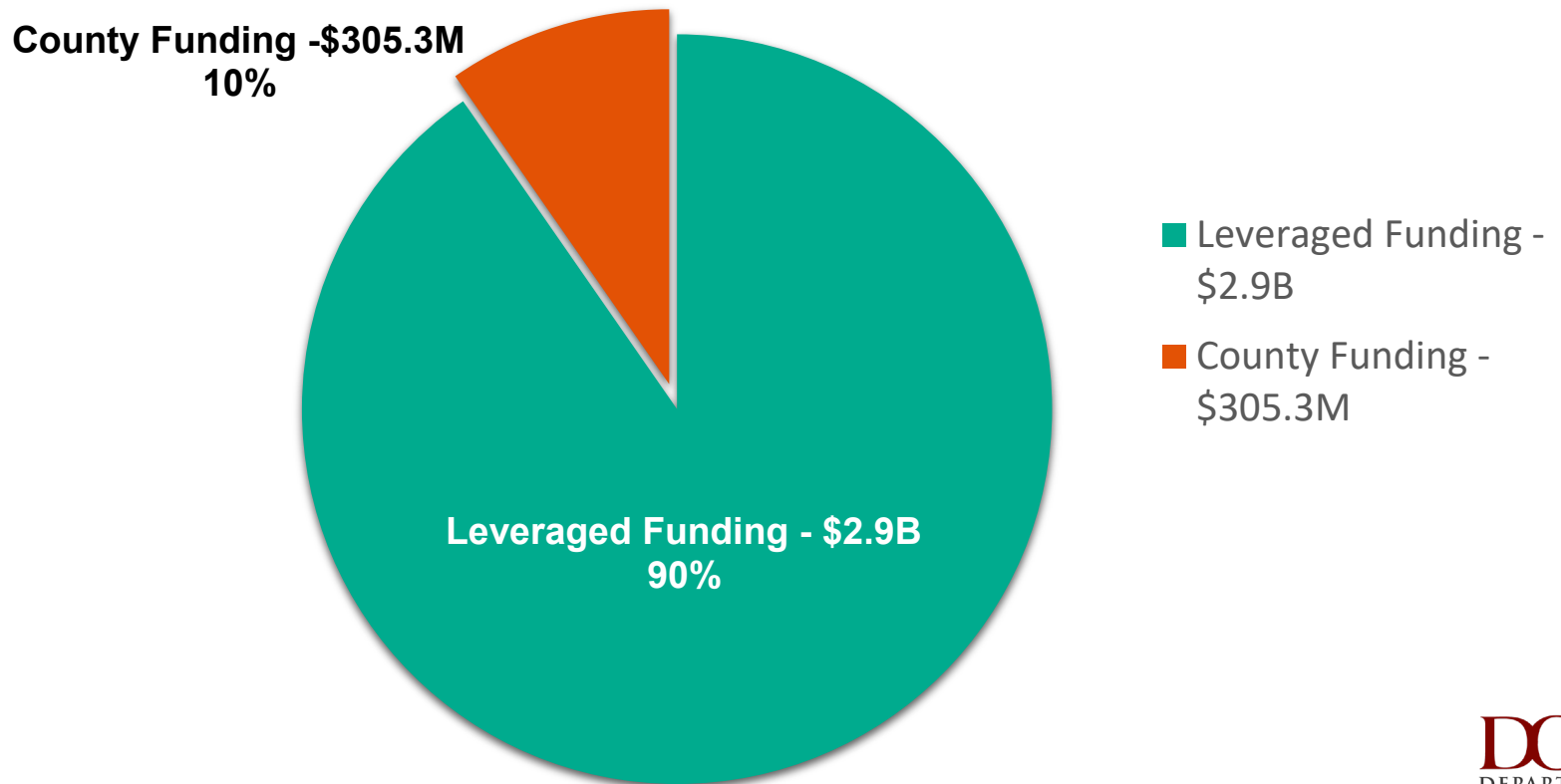
Non-Profit Partner: Episcopal Community Services



DEPARTMENT GOALS

Goal 3: *Maximize leverage of County resources by requiring all developers to pursue State, Federal, and other funding opportunities.*

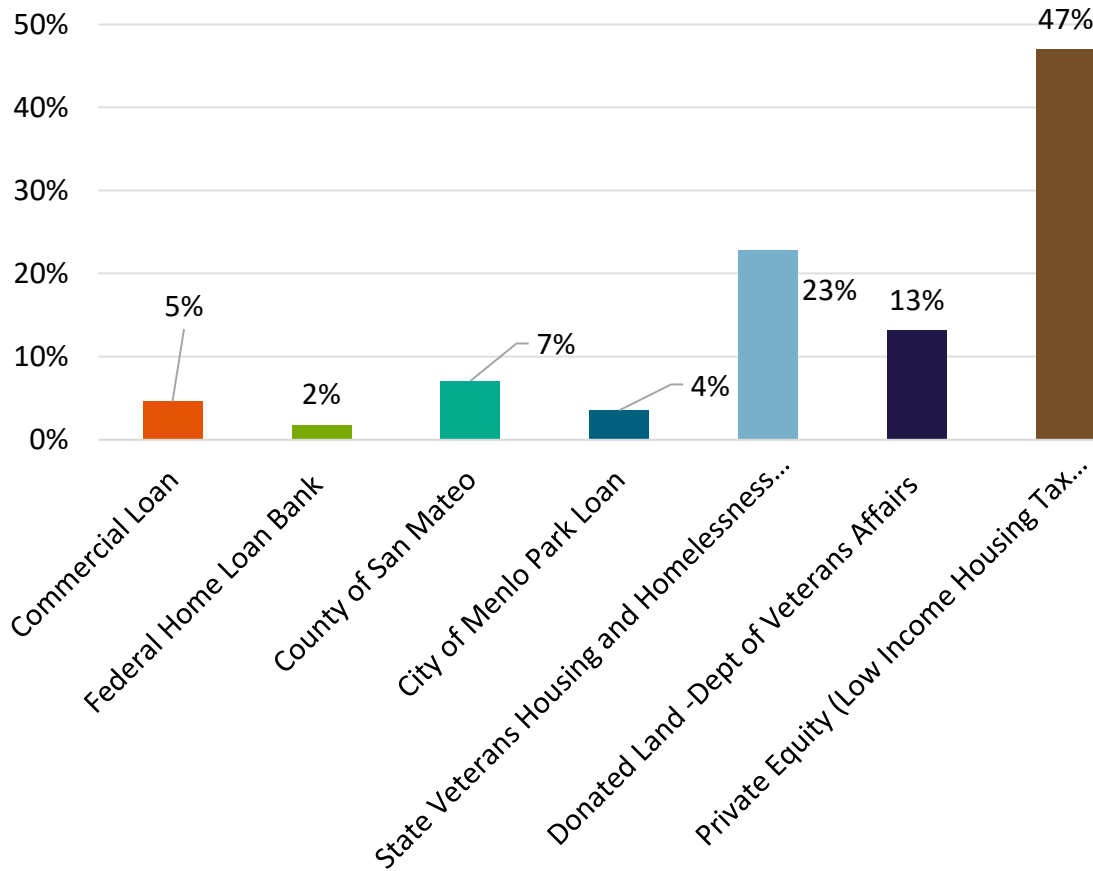
Affordable Housing Development Project Funding Sources



DEPARTMENT GOALS

Goal 3: Maximize leverage of County resources by requiring all developers to pursue State, Federal, and other funding opportunities.

Total Funding



**Oak Gardens
MidPen Housing Corp.
(Menlo Park)
62 rental units
Veterans/Supportive Housing**

PERFORMANCE METRICS

Support the Development of Affordable Housing in High-Opportunity, Jobs Rich (HOJR) Areas.

DOH's goal is to increase the rate at which the County's low-income residents are able to access the opportunities the county has to offer by encouraging affordable housing development in High and Highest Resource areas.

Data / Outcomes

- 35% of completed units were in HOJR areas
- Of the HOJR units completed 36% were for County Clients; 43% supported ELI households and 20% VLI households

Strategies

- The Affordable Housing Fund NOFA includes a scoring bonus for developments in High and Highest Resource Areas

Challenges / Barriers

- Availability of buildable land in High Resource Areas
- Balancing housing needs of moderate and low resource areas.

PERFORMANCE METRICS

Number of Family Self-Sufficiency Program (FSS) participants exiting the voucher program with increased economic self-sufficiency

Data / Outcomes

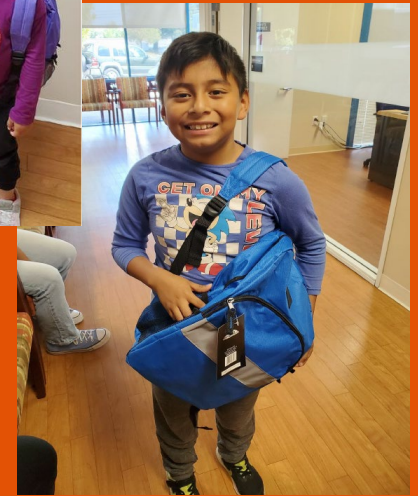
- 38 families successfully completed the program with increased economic self-sufficiency

Strategies

- Staff meet with participants at least 3 times annually.
- Expanded partnerships with a variety of educational and financial institutions.



**2024
Backpack
Drive
Recipients**



PERFORMANCE METRICS

Number of Family Self-Sufficiency Program (FSS) participants exiting the voucher program with increased economic self-sufficiency

“While being under the Housing program, I was able to go to nursing school and got a permanent job. My children they’re attending school and our oldest daughter graduated high school this year with a scholarship and is currently in college, working part-time.” **Meliame Lotoaniu, FSS Graduate**

“Each month I was able to add money to my savings account and since joining the program, I have saved money to set me up for the investment of a home, as well as for personal emergencies.” **Daisy Torres, FSS Graduate**

EQUITY

Continued Focus on Equity

Equity Labs

First Equity Lab fully attended

Equity Impact Statements

Foundational Equity Trainings

29 Staff Completed Trainings

Equity Assessment Tool Pilot

Gare Survey Participation

58% of staff completed survey

INNOVATION

Homeownership for Low-Income Farmworker Households

➤ Utilized State Joe Serna Grant funds to create innovative homeownership opportunity for low-income farmworkers

New San Mateo County ADU Resource Center

➤ Support for cities, county, and homeowners
➤ ADU Process Improvements and monitoring

Mobile Home Loan Program (MHLP)

➤ Launch new program for eligible residents in unincorporated San Mateo County to secure low-cost loans for purchasing and installing new mobile homes.

Provider-Based Assistance Program

➤ 2023 RFP: Supporting 6 providers in serving the County's most vulnerable populations.

County Housing Voucher Program Support for Homekey Projects

➤ Critical local funding leverage source that supports operations at permanent housing communities funded by the State Homekey program.

WORK IN ACTION

