



## Public Hearing

# **FY25-26 Annual Action Plan and Activities Recommended for Funding Section 108 Uses of Funds**

4/22/2025

# Program Impact



Rebuilding Together Peninsula

**\$3.1MM**

Funds invested in the Community last year

**~12,000**

Low-income and/or persons experiencing homelessness provided with access to shelter and critical services

**~300**

Affordable Housing Units Preserved

# Disclosures

- Funding Sources included in the FY24-25 Winter NOFA: Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME), State and Federal Emergency Solutions Grants (ESG), Permanent Local Housing Allocation (PLHA)
- HUD has not released the final 2025-2026 allocation amounts and the County has not entered into agreements for all State ESG or PLHA funding. The estimates in these slides and in Attachments A and B to the associated resolution may be adjusted to reflect actual funding levels once they are released by HUD and/or contracts with the State are finalized.
- The recommended activities for federal CDBG, ESG and HOME funding shall all benefit lower-income persons and should prevent displacement.

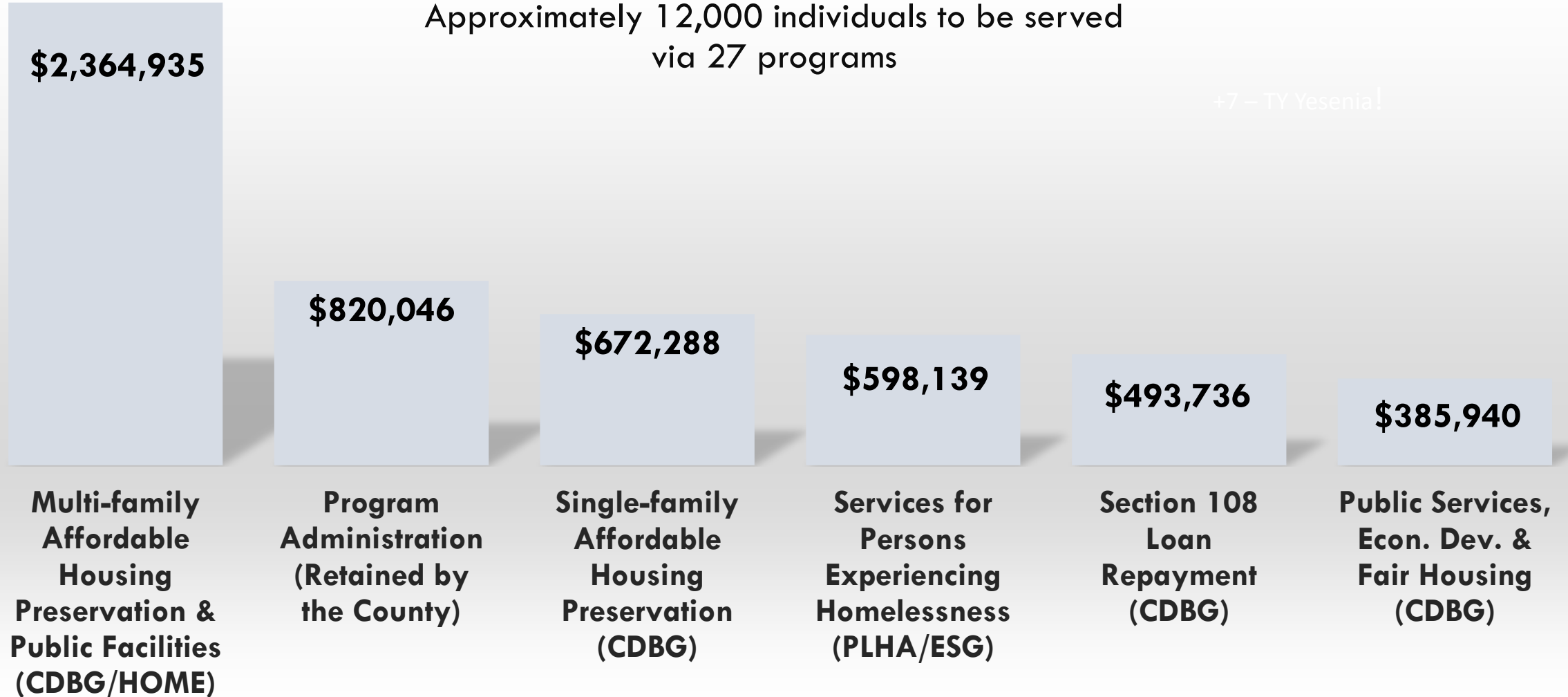


# FY25-26 Annual Action Plan & Recommended Projects

## FY2025-2026 Sources & Proposed Uses of Funding

Approximately 12,000 individuals to be served  
via 27 programs

+7 – TY Yesenia!





# Winter NOFA – Capital Project Application Spotlight



Middlefield Junction Childcare Center



St. Matthews

***Preserving affordable housing and investing in the future of our community***

- **148 units of affordable housing** preserved to meet the unique needs of aging residents
- **36 infants and toddlers** – and their families - will receive vital early childhood education and support



MidPen Housing

Shores Landing



# FY25-26 Recommended Capital Projects: Affordable Housing Development & Rehabilitation; Public Facilities

Applicant	Activity	FY25/26 Funding Request	CDBG		HOME		Staff Rec. Total	HCDC Recommended Funding
				Rehab	HOME	CHDO		
Capital Projects: Affordable Housing Development & Preservation (Rehabilitation) & Public Facilities								
Alliant	Sheridan Family Apartments	\$1,000,000.00					\$0.00	\$0.00
Habitat for Humanity of the Greater Bay Area	Habitat Pierce Road	\$500,000.00					\$0.00	\$0.00
St. Matthew Associates, L.P. (Mid-Pen)	St. Matthews Apartments	\$344,556.18			\$344,556.18		\$344,556.18	\$344,556.18
MP Shores Landing, LLC (Mid-Pen)	Shores Landing	\$1,478,137.00			\$799,760.00		\$799,760.00	\$799,760.00
Mercy Housing CA	Middlefield Childcare Center	\$991,058.00	\$897,783.37	\$16,884.71			\$914,668.08	\$914,668.08
Unallocated HOME & CHDO funds	TBD					\$305,951.65	\$305,951.65	\$305,951.65
Affordable Housing Dev., Rehab, Public Facilities Sub-Total		\$4,313,751.18	\$897,783.37	\$16,884.71	\$1,144,316.18	\$305,951.65	\$2,364,935.91	\$2,364,935.91





# Home Rehab Supports Senior Independence



[MORE VIDEOS](#)

Housing for 24 older adults preserved for less than \$3,000 per home

# FY25-26 Recommended Projects: Minor Home Repair

Applicant	Activity	FY25/26 Funding Request	CDBG		Staff Rec. Total	HCDC Recommended Funding
				Rehab		
Minor Home Repair (MHR) - CDBG						
Climate Resilient Communities	Resilient Homes Minor Home Repair Program	\$60,000.00	\$60,000.00		\$60,000.00	\$60,000.00
Rebuilding Together Peninsula	National Rebuilding Day - Home Rehab - MHR	\$118,514.00	\$118,514.00		\$118,514.00	\$118,514.00
Rebuilding Together Peninsula	Safe at Home - MHR	\$348,535.10	\$348,535.10		\$348,535.10	\$348,535.10
Senior Coastsiders	Coastside Minor Home Repair	\$70,290.00	\$70,290.00		\$70,290.00	\$70,290.00
Rebuilding Together Peninsula	Community Facilities	\$74,949.00	\$74,949.00		\$74,949.00	\$74,949.00
Minor Home Repair Sub-Total		\$672,288.10	\$672,288.10	\$0.00	\$672,288.10	\$672,288.10





# Youth Mentoring Services

**Direct 1:1 community-based  
mentorships for underserved  
youth ages 8 to 17**

**Juan's journey with Friends For Youth began as a mentee. Then inspired by his own mentor, he became a mentor himself. This past year, he joined the Board.**



# FY25-26 Recommended Projects: Public Services, Fair Housing & Micro-enterprise

Applicant	Activity	FY25/26 Funding Request	CDBG	Staff Rec. Total	HCDC Recommended Funding
<b>Public Service - General &amp; Fair Housing</b>					
Peninsula Volunteers, Inc.	Meals on Wheels	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00
CALL Primrose	CALL Pantry	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00
Coastside Adult Day Health Center	Aging in Place	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00
El Concilio of San Mateo County	Emergency Services Partnership	DID NOT APPLY	\$0.00	\$0.00	\$0.00
Friends for Youth	Mentoring Services	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00
Bay Area Legal Aid	Domestic Violence Legal Safety Net Project	\$36,316.00	\$36,316.00	\$36,316.00	\$36,316.00
Legal Aid Society of San Mateo	HomeSavers	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00
Samaritan House	CORE Services Program	\$55,000.00	\$55,000.00	\$55,000.00	\$55,000.00
Samaritan House	Housing Location	\$80,000.00	\$80,000.00	\$80,000.00	\$80,000.00
Project Sentinel	Fair Housing	\$34,624.00	\$34,624.00	\$34,624.00	\$34,624.00
<b>Public Service General Sub-Total</b>		<b>\$340,940.00</b>	<b>\$340,940.00</b>	<b>\$340,940.00</b>	<b>\$340,940.00</b>
<b>Micro-enterprise &amp; Economic Development</b>					
Renaissance Entrepreneurship Center	Creating Economic Opportunities for Low-Income Workers	\$45,000.00	\$45,000.00	\$45,000.00	\$45,000.00
<b>Micro-enterprise &amp; Economic Development I Sub-Total</b>		<b>\$45,000.00</b>	<b>\$45,000.00</b>	<b>\$45,000.00</b>	<b>\$45,000.00</b>



**1 IN 4 WOMEN**  
**1 IN 7 MEN**

have been the victim of severe  
physical violence by an intimate  
partner in their lifetime.

*Centers for Disease Control and Prevention (2011)*

One more step  
toward Functional  
Zero homelessness

CORA assisted Jessica\* and her two children with starting anew, securing childcare, work and housing. They are now thriving on their journey towards healing. (\*not her real name)

# FY25-26 Recommended Projects: Services for Persons Experiencing Homelessness

Applicant	Activity	FY25/26 Funding Request	ESG		PLHA	TOTAL Available	Staff Rec. Total	HCDC Recommended Funding
			State CA	Federal				
Minor Home Repair (MHR) - CDBG								
Service for Persons Experiencing Homelessness (PLHA, CA/Fed ESG)								
Federal ESG								
LifeMoves	First Step	\$104,850.07		\$113,042.07			\$113,042.07	\$113,042.07
LifeMoves	RRH	\$94,320.00		\$86,128.00			\$86,128.00	\$86,128.00
Community Development Service Shelters - Fed ESG Sub-Total		\$199,170.07	\$0.00	\$199,170.07	\$0.00	\$199,170.08	\$199,170.07	\$199,170.07
State PLHA								
CORA	Safe House	\$49,999.00			\$49,999.00		\$49,999.00	\$49,999.00
Project WeHope (was LifeMoves)	Coast House	DID NOT APPLY			\$0.00		\$0.00	\$0.00
Samaritan House	Safe Harbor	\$33,000.00			\$33,000.00		\$33,000.00	\$33,000.00
StarVista	DayBreak	\$35,022.00			\$35,022.00		\$35,022.00	\$35,022.00
LifeMoves	Haven House	\$84,065.00			\$84,065.00		\$84,065.00	\$84,065.00
LifeMoves	Haven - Shelter Services	\$22,565.00			\$22,565.00		\$22,565.00	\$22,565.00
Community Development Service Shelters State PLHA - Sub-Total		\$224,651.00	\$0.00	\$0.00	\$224,651.00	\$243,469.00	\$224,651.00	\$224,651.00
CA ESG								
LifeMoves	Haven - Shelter Services	\$84,065.00	\$61,500.00				\$61,500.00	\$61,500.00
LifeMoves	Rapid Re-housing	\$62,732.00	\$0.00				\$0.00	\$0.00
CORA	SafeHouse	\$30,000.00	\$30,000.00				\$30,000.00	\$30,000.00
StarVista	DayBreak RRH	\$111,384.99	\$64,000.00				\$64,000.00	\$64,000.00
Community Development Service Shelters CA ESG - Sub-Total		\$288,181.99	\$155,500.00	\$0.00	\$0.00	\$155,500.00	\$155,500.00	\$155,500.00
Service for Persons Experiencing Homelessness (ESG/PLHA) - Sub-Total		\$712,003.06	\$155,500.00	\$199,170.07	\$224,651.00	\$598,139.08	\$579,321.07	\$579,321.07



# FY 25-26 Allocation of Additional CDBG Funding to an Existing Activity

Activity	Activity Type	Additional CDBG funding to add to the Activity	Purpose
Moonridge II	Rehabilitation	\$50,967.73 in additional CDBG funding for a total contract value of \$664,747.73	Add CDBG funding to enable the completion of a rehabilitation project at this 80-unit affordable housing complex in Half Moon Bay





# Methodology for Adjusting Individual Activities if Final HUD/State Allocations Differ from Estimates

## **Federal CDBG/Home/ESG - Fully Fund:**

- Program Admin & Section 108 loan payment
- Public Service applications (up to 15% cap)
- Minor Home Repair applications
- Micro-Enterprise/Economic Dev. Applications

## **State ESG – Fully Fund:**

- Required rapid rehousing (RRH) amount for the StarVista application
- CORA shelter operations application

## **Federal ESG- Fully Fund:**

- Required RRH amount for the sole applicant

## **Federal CDBG/Home/ESG:**

- Partially fund Public Facilities Applications
- Fund recommended Housing Preservation applications:
  - Shore Landing – Priority #1
  - St. Matthews – Priority #2 (if funds available)

## **State ESG:**

- Allocate balance to fund LifeMoves' Shelter application

## **Federal ESG:**

- Allocate balance of funding for the one shelter application

# Section 108 Loan: Use of up to \$10,000,000 in Funds



## **Enhance Public Facilities**

Development or rehabilitation of Public Facilities such as homeless shelters, parks, libraries, and childcare centers that provide essential services for County of San Mateo residents.

## **Preserve Affordable Housing**

Support rehabilitation efforts to ensure the County's affordable housing stock is preserved and maintained at high standards.

