



Department of Housing

FY 2025-27 Recommended Budget

Raymond Hodges
June 23, 2025



Mission

The Department of Housing collaborates with partners as a catalyst to increase the supply of affordable housing and create opportunities for people at all income levels and abilities to prosper by supporting livable and thriving communities.



FY 2025-27 Budget Overview

Budget Changes

- Decrease in Measure K Rollover
- Expiration of one-time funding sources

Priorities

- Permanent supportive housing to address homelessness
- Affordable housing for families and seniors
- Preserving housing for existing residents
- County workforce housing
- Budget and service efficiencies for clients and staff

Challenges

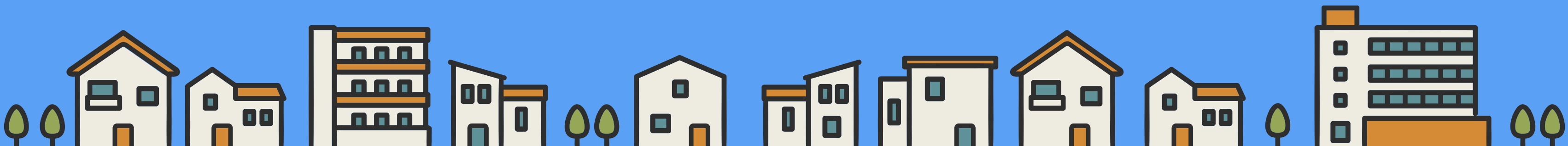
- State and Federal funding
- Escalating development costs (inflation and tariffs)
- Insufficient operating subsidies for permanent supportive housing



FY2025-27 Budget Overview

Department of Housing (HCD & HA)

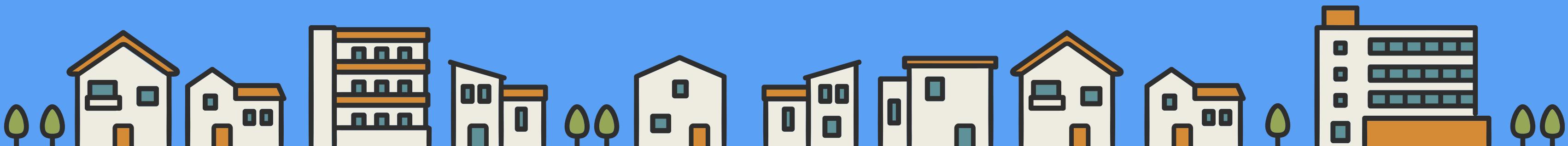
	FY 2024-25 Revised	FY 2025-26 Recommended	Percent Change	FY 2026-27 Preliminary Recommended
Total Sources	302,004,422	187,837,672	-37.8%	192,41,432
Total Requirements	303,188,287	189,160,404	-37.8%	193,592,891
Net County Cost	1,183,865	1,322,732	11.7%	1,394,799
Total Positions	84	84	0%	84



FY2025-27 Budget Overview

Housing and Community Development (HCD)

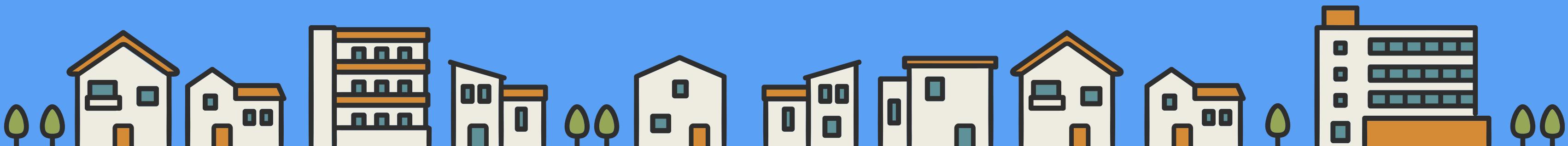
	FY 2024-25 Revised	FY 2025-26 Recommended	Percent Change	FY 2026-27 Preliminary Recommended
Total Sources	152,028,947	41,205,118	-72.9%	40,517,405
Total Requirements	153,212,812	42,527,850	-72.9%	40,487,821
Net County Cost	1,183,865	1,322,732	11.7%	1,394,799
Total Positions	36	36	0%	36



FY2025-27 Budget Overview

Housing Authority (HA)

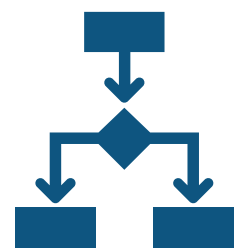
	FY 2024-25 Revised	FY 2025-26 Recommended	Percent Change	FY 2026-27 Preliminary Recommended
Total Sources	149,975,475	146,632,554	-2.2%	151,031,530
Total Requirements	149,975,475	146,632,554	-2.2%	151,031,530
Net County Cost	0	0	0%	0
Total Positions	48	48	0%	48



Service Delivery Improvements



Website update in progress



Improved federal grant management tracking through use of County accounting system



Updated internal policies and procedures



New team for County-owned property development & asset management



Dignified Housing for Farm Workers

Stone Pine Cove

46 new ownership units – move in this summer



Farm Labor Housing Loan Program

Provides loan to agriculture operators and landowners to preserve existing and create new housing for very low-income farmworker



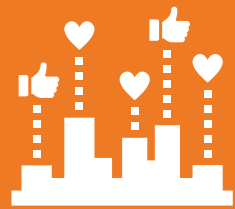
Cypress Point, Moss Beach

71 new family housing units, including 18 farmworker units



Housing County Employees

Affordable Housing Fund
(AHF) 13.0



Developing County
Properties



Employee Down Payment
Assistance Program



County Properties i.e. Law Library



Ravenswood Sheridan Drive Project



Family Housing

- 1,566 units built in 26 developments since 2012
- 1,431 additional units in pre-development

Kiku Crossing, San Mateo - 225 units
(studios & one, two, and three bedrooms)



Firehouse Square, Belmont - 66 units
(studios & one, two, and three bedrooms)



Midway Village, Daly City

269 units developed during Phase One and Phase Two

- 53 studio units
- 49 one-bedrooms (1-3 person household)
- 95 two-bedrooms (2-5 person household)
- 60 three-bedrooms (3-7 person household)
- 12 four-bedrooms (4-9 person household)

Targeted units included in the Phase One and Two:

- 12 Transitional Age Youth (former foster youth)
- 29 units for Housing for Healthy CA

109 childcare center spaces to serve residents and greater Northern San Mateo County





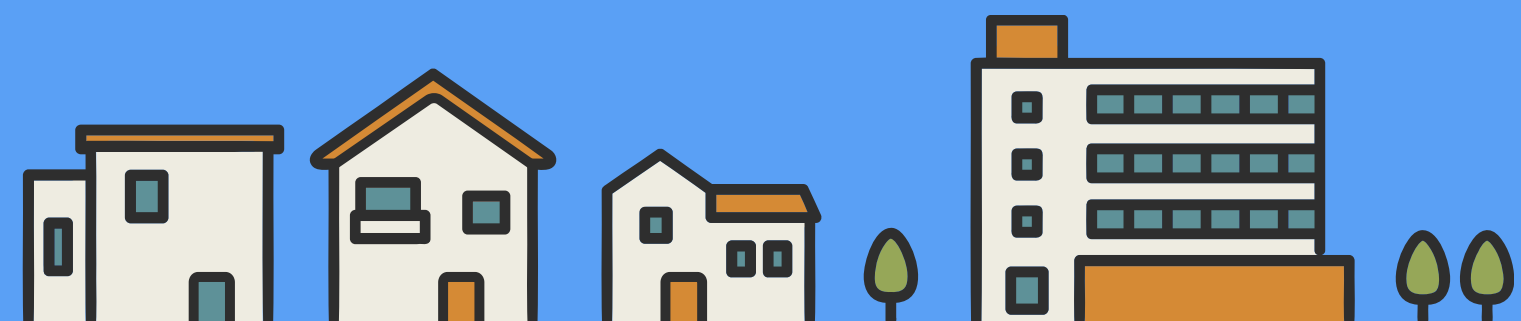
Middlefield Junction

Affordable Housing and Childcare Center

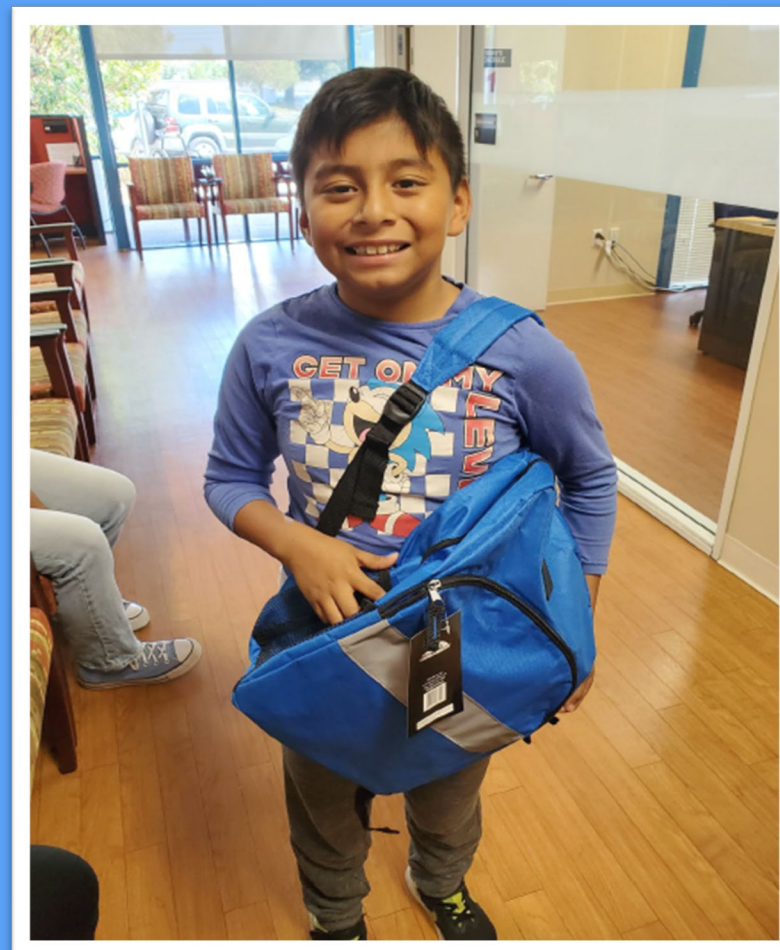
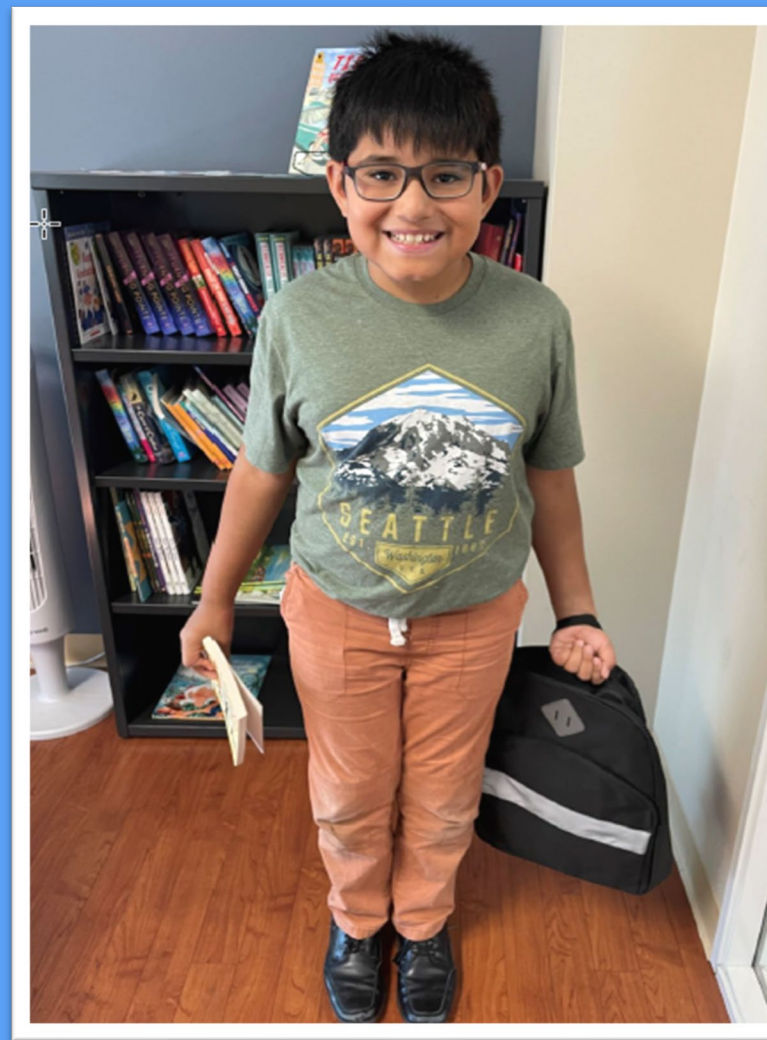
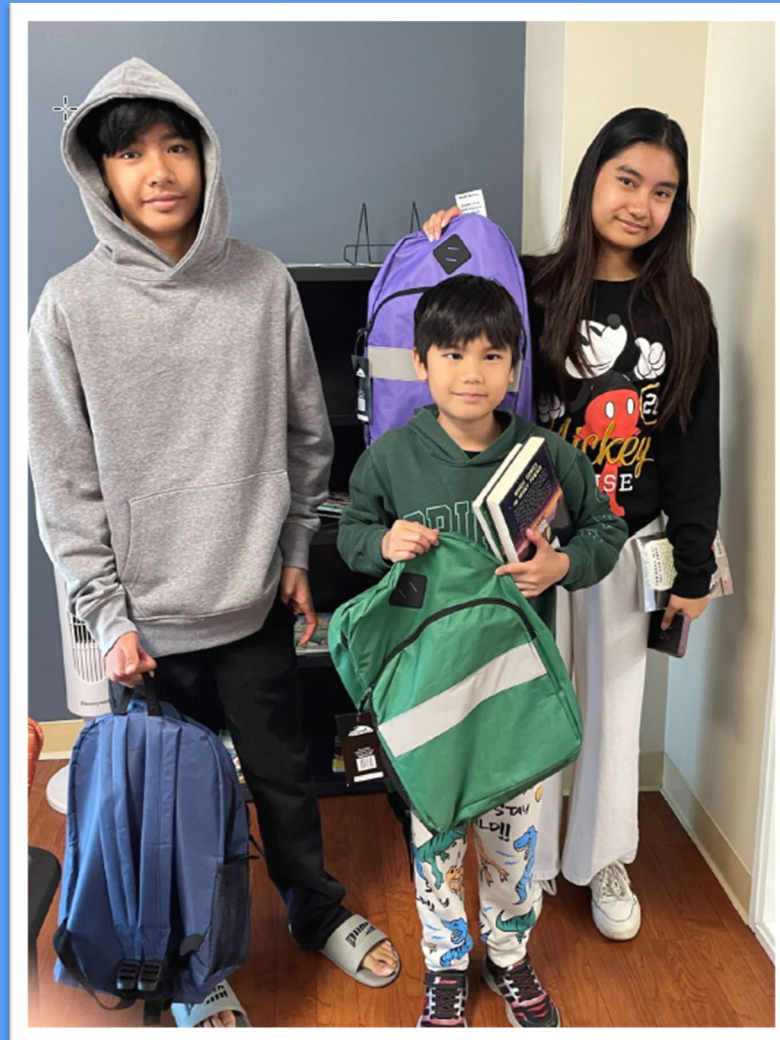
179 housing units leasing up summer 2025

- 28 one-bedrooms (1-3 person household)
- 79 two-bedrooms (2-5 person household)
- 50 three-bedrooms (3-7 person household)
- 20 one-bedroom units - Housing for Healthy CA
- 2 manager units

36 childcare center spaces to serve residents and greater North Fair Oaks



Housing Authority: Family Self Sufficiency Program



Senior Housing

- 829 units built for seniors since 2012
- 497 additional units for seniors in pre-development

Arroyo Green Apartments, Redwood City
117 units (studios & one and two bedrooms)



Sequoia Belle Haven, Menlo Park
90 units (one and two bedrooms)



Preservation of Housing for Existing Residents

- ▶ Multifamily refinancing and renovations
- ▶ Landlord/tenant mediation
- ▶ Single family renovations and accessibility improvements
- ▶ Mobile home loan program



Case Study: Rebuilding Together Peninsula funded by Community Development Block Grant (CDBG)

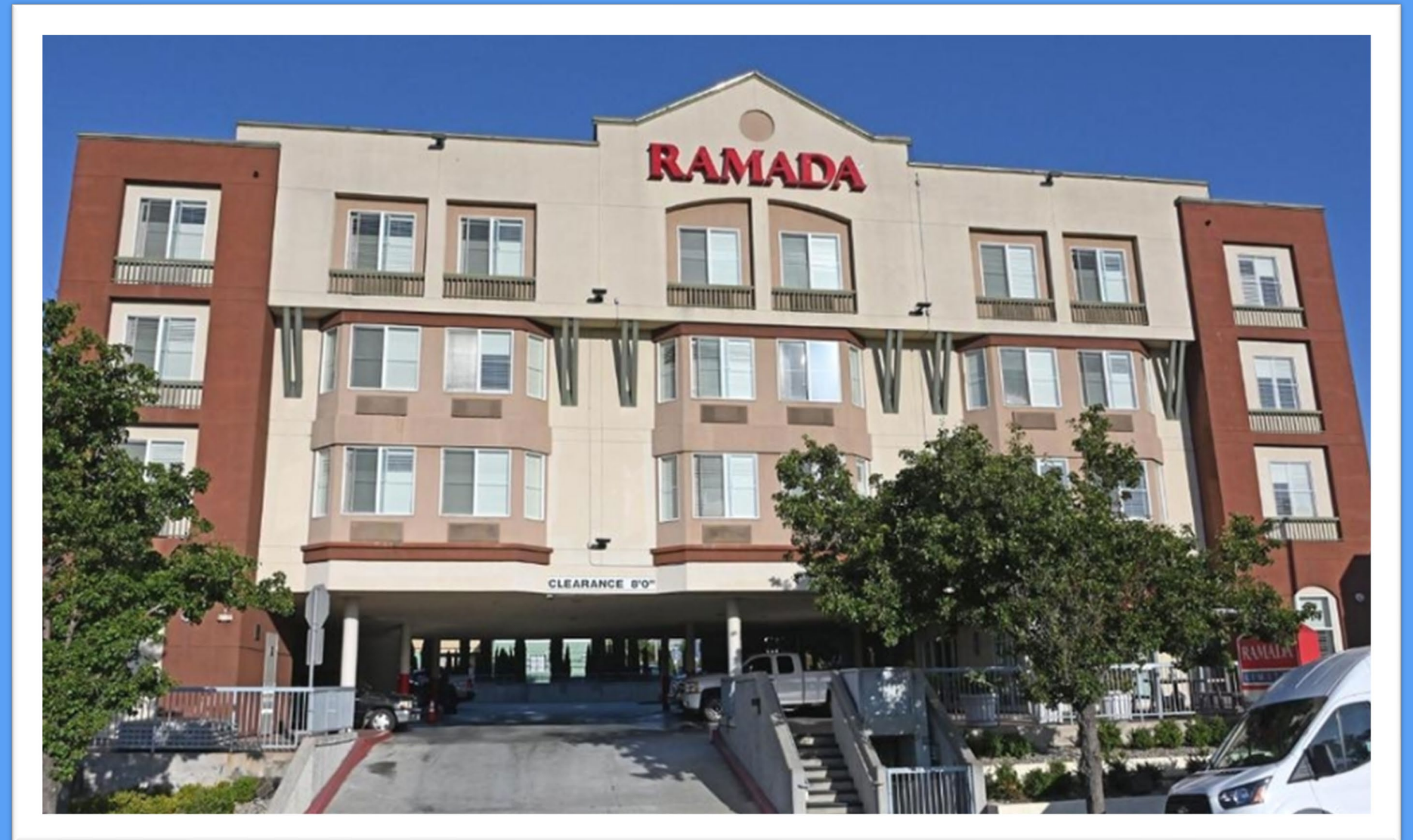
“The repairs had a huge impact on our daily lives, mostly because the house is safer,” Lidia says. “Every day I wake up and breathe the fresh air in my yard. I still can’t believe all of the repairs were free. If I had to do this on my own, it would have been very expensive.”



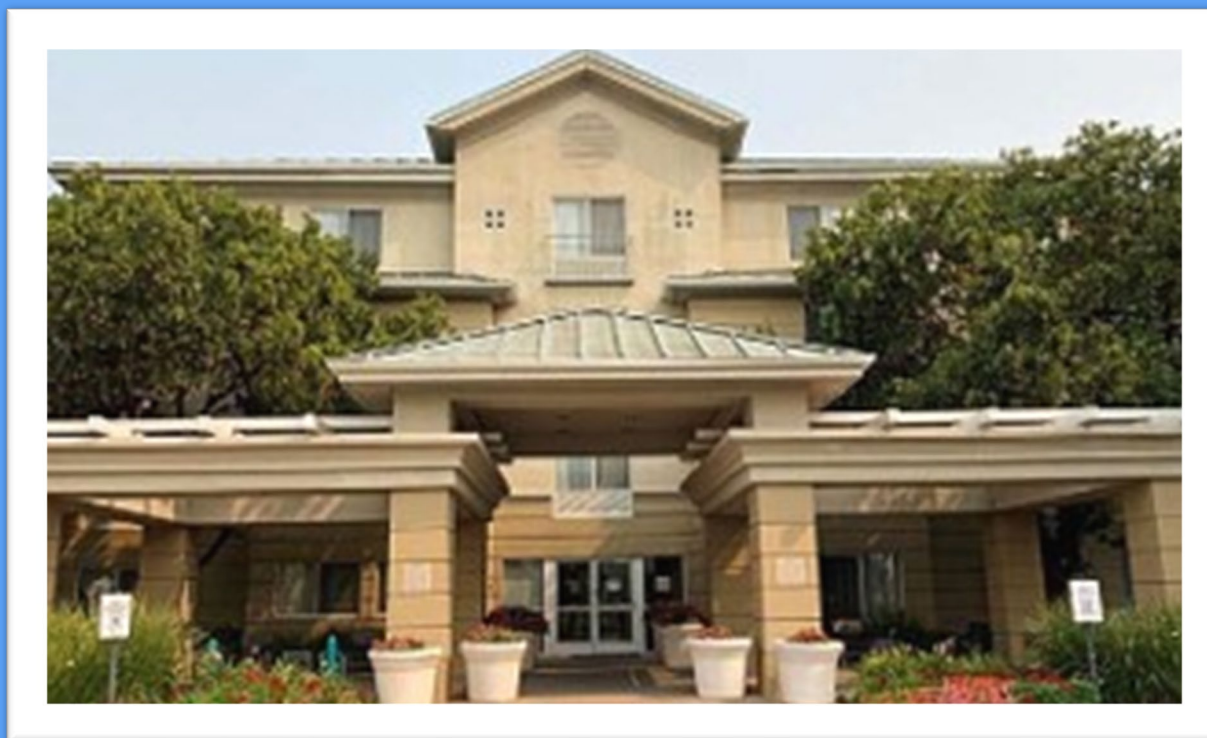
Permanent Supportive Housing

Ramada Hotel Conversion to Permanent Supportive Housing

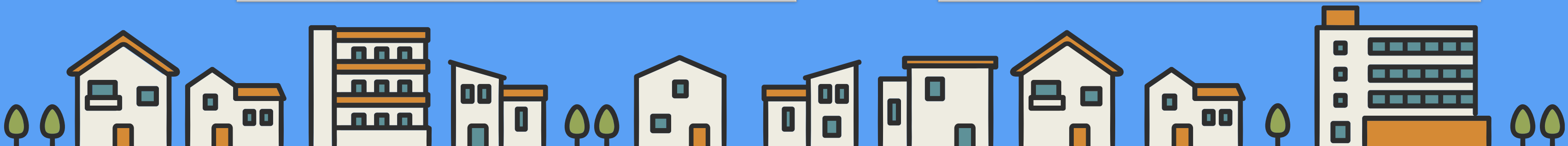
- ▶ 45 units for seniors age 62+ experiencing homelessness
- ▶ Construction starts October 2025
- ▶ Construction completion expected April 2026
- ▶ Rents subsidized by County Housing Voucher Program (CHVP)



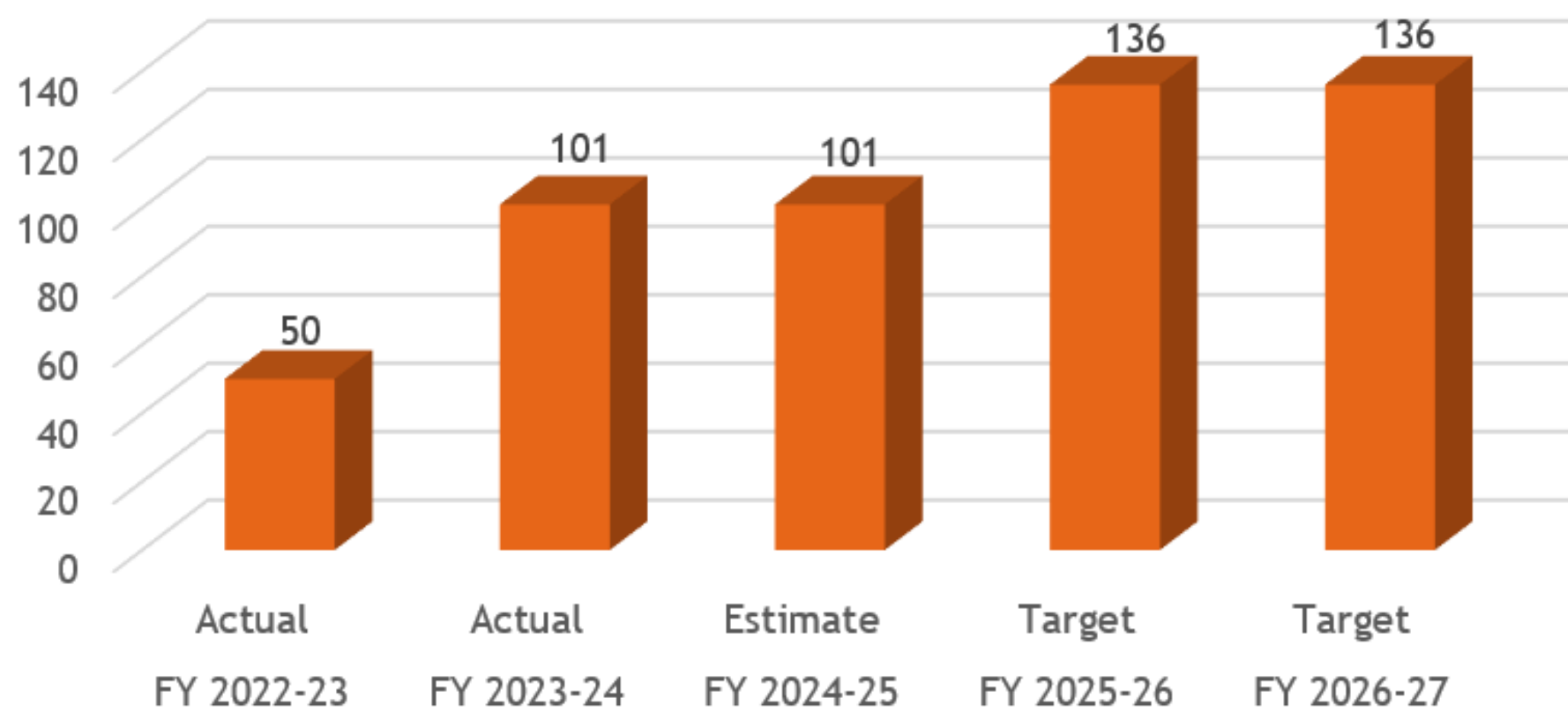
Shores Landing – 94 units



Casa Esperanza – 51 units



Total number of units receiving a subsidy payment
through the County Housing Voucher Program or
Encampment Resolution Fund



NEW Performance Measure

Permanent
Supportive Housing
for people
experiencing
homelessness



Resident of Shores Landing, Redwood City





THANK YOU

QUESTIONS?