



San Mateo County Housing Initiatives Update

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**Housing and
Community
Development
(HCD)**

**Housing
Authority of
the County of
San Mateo
(HACSM)**

HACSM Rental Assistance Programs



Housing Authority Program	Vouchers
Housing Choice Vouchers	4,259
Family Unification Program (FUP)	30
Veteran Affairs Supportive Housing (VASH)	446
Mainstream	221
Emergency Housing Vouchers (EHV)	173
Foster Youth Initiative	11
Stability Vouchers	23
S+C/SHP (CoC funding)	358
TOTAL ANNUAL FUNDING	5,521



Affordable Housing Fund Progress



	 Completed	 Pre-Development	 In Construction	 Total Units
<30% AMI Units	777	421	341	1,539
Homeless Units	545	256	214	1,015
All Affordable Units	2,911	1,261	950	5,122

Rotary Gardens Senior Beacon Development/ Rotary



South San Francisco



Recommended:
\$16,864,000



80 senior units



10 senior homeless
10 frail elderly



41% Avg. AMI





Affordable Housing Fund 14.0

- \$29M Total
- (\$24M Measure K)



**Tentative AHF 14.0
Release Date**

April 20, 2026



**AHF 14.0
Application
Deadline**

May 21, 2026



**AHF 14.0 Public
Hearing (BOS)**

August 25, 2026

Project Homekey – Permanent Supportive Housing



Shores Landing

- 95 Units
- Formerly Homeless Seniors Age 62+
- Housing Retention: 90%
- 28 Emergency Housing Vouchers

Casa Esperanza

- 51 Units
- Formerly Homeless Individuals
- Housing Retention: 90%

721 Airport

- 44 Units
- Formerly Homeless Seniors Age 62+
- Occupancy: Fall 2026



Stone Pine Cove (Half Moon Bay)



- **Overview**

- 47 Manufactured Homes (1-3 Bedrooms)
- Homeownership for Low-Income Farmworkers
- **Developer/Owner:** County of San Mateo
- **Property Management Company:** Bigfoot Homes



- **Status**

- 37 New Homeowner Move-ins Complete
 - 24 Families with Children (65%)
 - 16 Extremely Low-Income Households (43%)
 - 4 Senior Households (11%)
- Remaining Homeowners to Move in by April 2026



Creating Homes for Our Community



Seniors
Families
Farm Workers
Rehab/Home Repairs
Emancipated Foster Youth
Formerly Homeless
Developmentally Disabled
Public Workforce



County Housing Properties UPDATE



County Properties: Walnut Street

Location: San Carlos

Acreage: 0.61 (vacant)

Units: Approximately 80-90 in 6-7 story building

Income: Extremely Low, Very Low, Low income

25% of units for City and County employee

MidPen Housing selected as developer in December 2025

NEXT STEPS:

→ MidPen will begin community outreach this Spring and working with City of San Carlos on entitlement path to approve project by Fall 2026

→ Work to identify local funding contribution of approx. \$12M to unlock state funding and begin construction by end of 2027





County Properties: Law Library



Location: Redwood City

Acreage: 0.47

Use: County employee housing

Units: Approximately 60-70 in 7 story building or 100-120 in 10 story

Income: Bridge between Very Low and Moderate Incomes

NEXT STEPS:

- Consultants on board, analyzing design, and finance options and feasibility of 7 story vs 10 story building
- Finalize structure of County financial investment and terms
- Issue RFQ for selection of developer in mid-2026

County Properties: North County Courthouse



Location: South San Francisco

Acreage: 4.2

Potential units: 167

Resource Area: High Resource

NEXT STEPS:

- Align on ideal parking strategy to accommodate Wellness Center, Courts, and Housing
- Decide on Senior/Family housing mix
- Hold RFQ to identify development partner later in 2026



NORTH COUNTY COURTHOUSE | PROPOSED SITE PLAN

SOUTH SAN FRANCISCO, CA / SAN MATEO COUNTY | 12/16/2025

Projects in Process Prior to 2025 Retreat

Midway Village, Daly City

Phase 1 complete; Phase 2 under construction;
Phase 3 and 4 in development – Total units = 555

1580 Maple Street, Redwood City

Coordinating closely with Redwood City on road
infrastructure and MidPen to secure state funding
and begin in 2027-28

East Palo Alto Land Swap

Tri-party MOU approved by EPA and EPACANDO
and scheduled for BOS on March 10



Housing County & Public Employees



Employee Demand Study Complete

- HR-DOH partnership

Affordable Housing Fund

- New incentive for employee housing preference
- Very low- and low-income employees qualifying for housing up to 80% AMI

County-Owned Properties

- Low- and moderate-income employees qualifying for housing between 50%-150% AMI

Employee Downpayment Assistance Program

- Moderate- and middle-income employees qualifying to purchase a home



THANK YOU

QUESTIONS?