



Affordable Housing Month 2026 Update

DEPARTMENT OF HOUSING

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MAY 5, 2026





Creating new
affordable homes
& supporting
cities' RHNA goals



Stabilizing
vulnerable
populations



Housing public
employees

Progress in Three Primary Pillars



Creating New Affordable Homes
& Supporting Cities' RHNA Goals

Affordable Housing Projects - Completed

Middlefield Junction

Redwood City

- **179** units (*total*)
- **20** units - *homeless and high healthcare needs*
- **Completion Date:** February 2026



Eucalyptus Grove

Burlingame

- **69** units (*total*)
- **18** units - *homeless veterans*
- **Completion Date:** February 2026



Oak Gardens

Menlo Park

- **62** units (*total*)
- **35** units - *homeless veterans*
- **Completion Date:** April 2026



Affordable Housing Projects - Completed

Baden Station

South San Francisco

- **36** units (total)
- **18** units - *I/DD*
- **2** units - *homeless*
- **100%** leased

Stone Pine Cove

Half Moon Bay

- **47** units (*total*)
- Farmworker Housing
- Final 6 households aiming for June move-in

Colibri Commons

East Palo Alto

- **136** units (*total*)
- **8** units - *MHSA homeless*
- **100%** leased





Stabilizing Vulnerable Populations

Eviction Mediation and Protection Services

Project Sentinel

Fair Housing
Services

\$50,000

CDBG

Tenant-Landlord
Counseling

\$50,000

CDBG

Legal Aid Society

Homesavers
Preserving
Affordable Housing

\$50,000

CDBG

Eviction Defense
Services and
Tenant Education

\$194,291.67

CDBG-CV

Community Legal Services in East Palo Alto

Legal Services for
Equitable Healthy
Housing

\$194,291.67

CDBG-CV

721 Airport Blvd

Episcopal Community Services



South San Francisco



Homekey and County
Funding



45 senior studio units



10 units for clients of
Encampment
Resolution Fund



9 units for SSF live/work
preference

30% Avg. AMI

Construction expected: May
2026

Lease-up expected: Nov 2026

Affordable Housing Fund - \$29M



**AHF 14.0
Release Date**

April 20,
2026



**AHF 14.0
Application
Deadline**

May 20,
2026



**AHF 14.0
Public Hearing
(BOS)**

August 25,
2026

Affordable Housing Fund 14 Funding Sources

Source of Funding	Amount
New Measure K funds (New \$19,000,000 and Recaptured \$5,247,311)	\$24,247,311.00
County Impact Fees (for unincorporated San Mateo County only)	\$100,000.00
Mental Health Services Act (MHSA) funds	\$5,000,000.00
Total Amount	\$29,347,311.00



Housing Public Employees

Location: San Carlos

Acreage: 0.61 (vacant)

Units: Approximately 80-90 in 7-8 story building

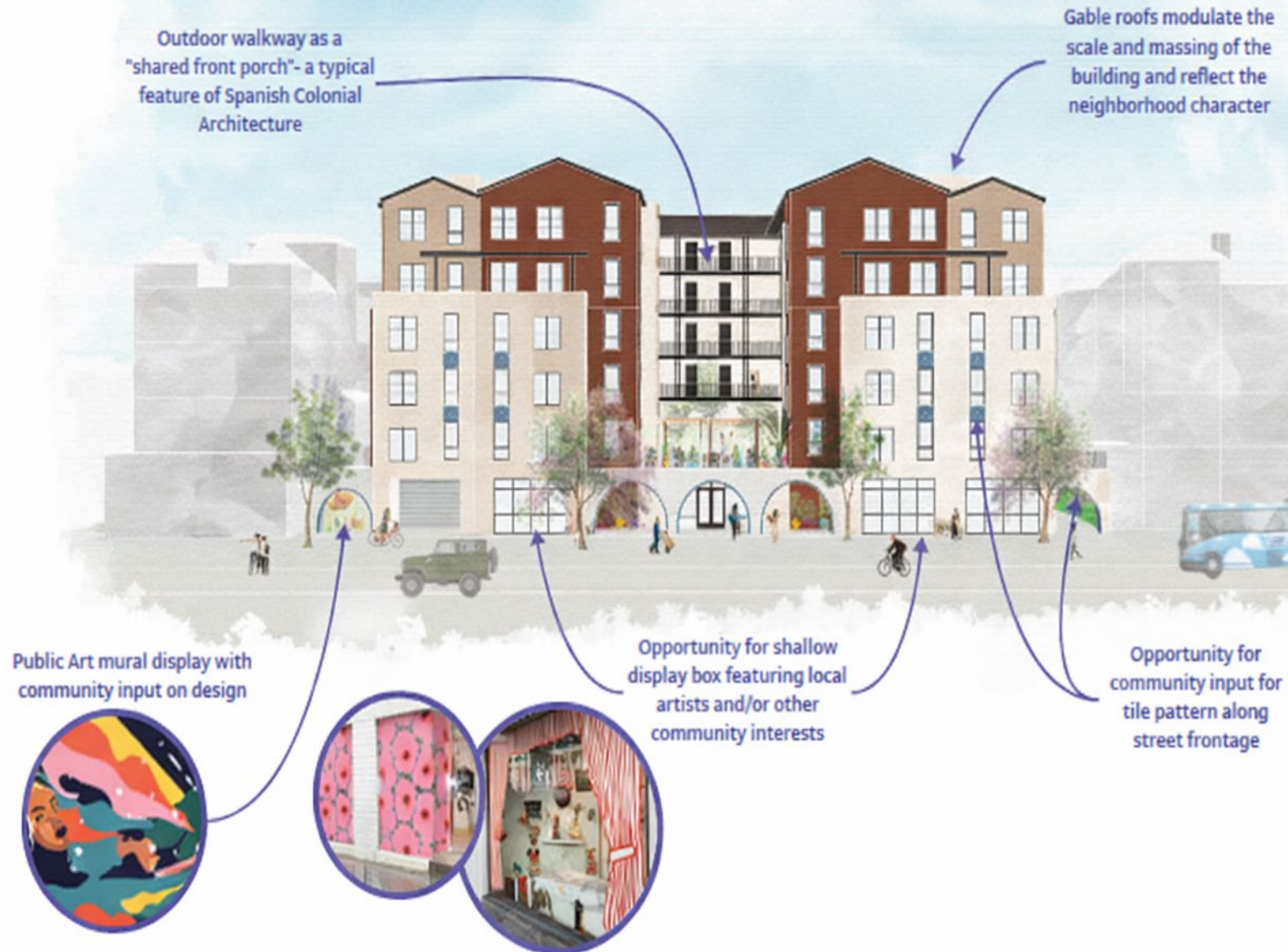
Income: Extremely Low, Very Low, Low income

- 25% of units for City and County employees
- MidPen selected as developer in December

Current Work:

- MidPen and city - entitlements for Fall 2026
- Community outreach began this Spring – City Council info session May 26
- Identify local funding contribution of approx. \$8-12M to unlock state funding and begin construction by end of 2027

626 Walnut Street San Carlos



County Properties: Law Library

Location: Redwood City

Acreage: 0.47

Use: County employee housing

Units: Approximately 70 units in 7 story building

Income: Bridge between Very Low and Moderate Incomes

NEXT STEPS:

- Consultants on board, analyzing design, and finance options
- Finalize structure of County financial investment and terms
- Issue RFP/Q for selection of developer in mid-2026



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?

