

DEPARTMENT OF HOUSING

July 11, 2023

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Director**

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HOUSING STUDY SESSION AGENDA

Introduction

**County Resources for Affordable Housing
Development**

Investment Impact

Looking forward

Questions/Feedback



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INTRODUCTION



**Housing &
Community
Development
(HCD)**

**Housing Authority
of the County
of San Mateo**

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COUNTY RESOURCES FOR AFFORDABLE HOUSING DEVELOPMENT

- Affordable Housing Fund (AHF), County Housing Voucher Program
- State Resources
- Federal Funds
- Housing Authority Rental Assistance programs
- County-owned Land / Impact fees in-lieu fees, etc.



COUNTY RESOURCES FOR AFFORDABLE HOUSING DEVELOPMENT

Affordable Housing Fund (AHF)

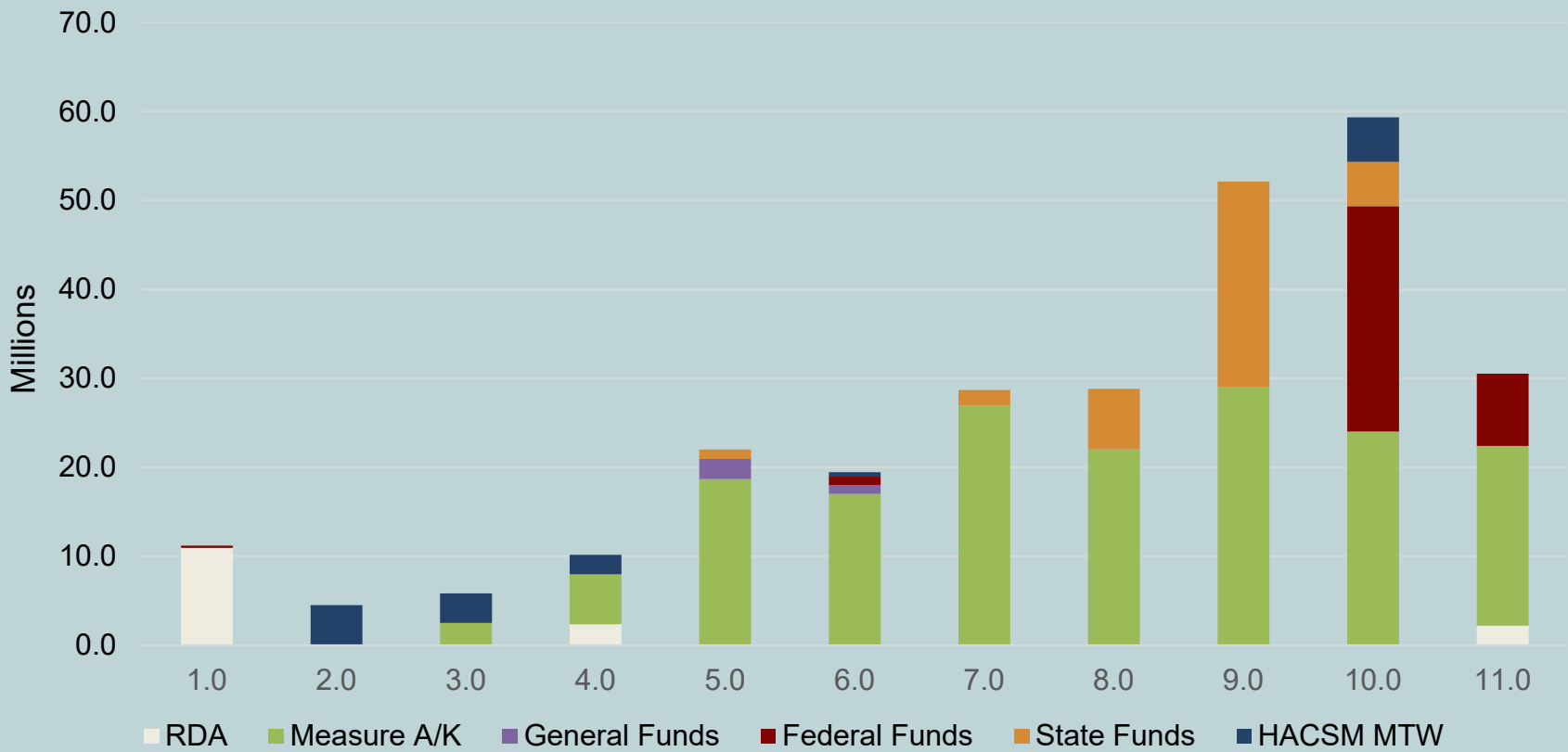
- Main sustaining funding source for AHF has been Measure A/K, a countywide half cent sales tax.
- Over \$242M in funds awarded (2012 to present)
- Affordable Project Types: Rentals, Homeownership, Rehab of Existing Units
- Primary Method for Distributing Local, State and Federal Resources
- **Minimum Requirements**
 - 55 Years of Affordability
 - 50% of NOFA funds Prioritized for Supportive Housing
 - Project Level Minimum Requirements
 - 80% AMI Limit
 - 5% set-aside for Homeless Households
 - 15% set-aside for Extremely Low-Income Households

Income Limit Category AMI (Area Median Income)	1 Person	2 Person	3 Person	4 Person
Low Income: 80% AMI	\$104,100	\$118,950	\$133,800	\$148,650
Very Low Income: 50% AMI	\$65,050	\$74,350	\$83,650	\$92,400
Extremely Low Income: 30% AMI	\$39,050	\$44,600	\$50,200	\$55,750



COUNTY RESOURCES FOR AFFORDABLE HOUSING DEVELOPMENT

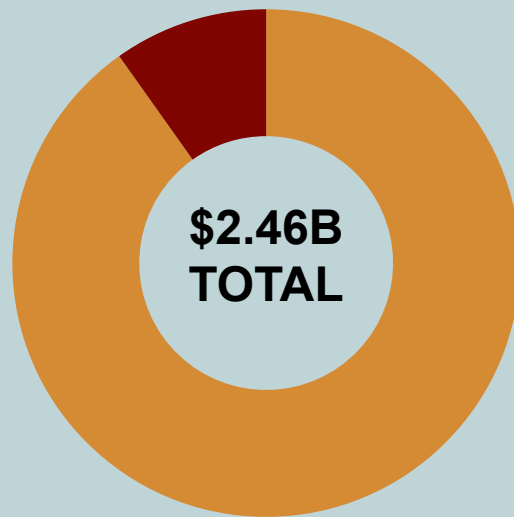
AHF Funding Levels





COUNTY RESOURCES FOR AFFORDABLE HOUSING DEVELOPMENT

Affordable Housing Development Project Funding Sources (2012 to present)



\$242M
Total Affordable Housing Fund Awards

\$2.22B
All Other Funding Sources (Private, State, Federal, and other Local Funds)

Every \$1 of the County's Affordable Housing Fund Leverages

\$9.17

of Private, Local, and State Resources

RESOURCES FOR AFFORDABLE HOUSING DEVELOPMENT

Typical Sources of Funding for Affordable Housing*

Financing Source	Approximate Portion of Total Development Costs
Debt: Commercial mortgage, supported by rents	20%
Equity: Tax credit equity	40%
Public subsidies: <ul style="list-style-type: none">• Public land donation (City, county, or public agency)• Government funding (City, county, state, federal):• Measure K funds, funds generated by city impact or in-lieu fees, CDBG or HOME funds, Section 8 project-based assistance, etc.• Fee waivers/reductions• Incentives that reduce costs: Parking reductions, density bonuses, etc.	40%

*Table from Table 1 of Housing Leadership Council's Building on Success Report, 2018

RESOURCES FOR AFFORDABLE HOUSING DEVELOPMENT

Housing Authority of San Mateo

Majority of vouchers targeted to Extremely Low-Income Households

Project-Based Vouchers prioritized for extremely low-income and homeless households

Moving-to-Work Agency (MTW)

- Provider-Based Assistance Program
- Support for the County's AHF through the provision of funds for the creation and rehabilitation of affordable housing
- Landlord Incentive Programs

COUNTY RESOURCES FOR AFFORDABLE HOUSING DEVELOPMENT

Rental Assistance Programs

Section 8 Housing Choice Vouchers (HCV)

- Tenant-based Section 8 vouchers (TBRA)
- Project-based Section 8 vouchers (PBV)
- Rental Assistance Demonstration (RAD)

Special Purpose Vouchers

- HUD – Veterans Administration Supportive Housing (HUD-VASH)
- Family Unification Program (FUP)
- Mainstream
- HUD Emergency Housing Vouchers (EHV)
- Permanent Supportive Housing

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INVESTMENT IMPACT - AFFORDABLE HOUSING FUND



	Construction Completed	Under Construction	Pre-Development	Totals*
Extremely Low-Income Units	687	165	490	1,342
Homeless Units (set-aside)	410	53	346	809
All Affordable Units	2,409	759	1,407	4,575

*Includes new construction, rehab, preservation, and homeownership affordable housing units.



INVESTMENT IMPACT - AFFORDABLE HOUSING FUND



Program	Number of Vouchers Utilized	ELI (Extremely low income) Household Voucher Holders	Percentage of ELI Household Voucher Holders
Section 8 Vouchers (Tenant-Based)	2,639	2,145	81%
Section 8 Vouchers (Project-Based)	1,123	1,010	90%
Other Programs*	1,343	1,193	89%
TOTAL	5,105	4,348	85%

*Includes HUD-VASH, Mainstream, Family Unification Program, Emergency Housing Vouchers, Rental Assistance Demonstration, Permanent Supportive Housing Certificates

INVESTMENT IMPACT

Montara

68 Affordable Units

Bridge Housing

San Mateo, CA



Since passing Measure K, San Mateo County has dramatically increased its capacity to create and preserve affordable housing for middle- and low-income residents. And we have the ability to continue this trend of ensuring that families at all income levels are able to call this community their home.”

Evelyn Stivers

Executive Director

Housing Leadership Council of San Mateo County

INVESTMENT IMPACT

Eucalyptus Grove

69 Units

Allied Housing

Burlingame, CA



The County's financial support of Eucalyptus Grove Apartments created the opportunity for Burlingame to contribute \$1.4 million to the capital stack and push the project to feasibility. This is our second 100% affordable housing complex targeted to workers making between 20 - 50% of the Area Median Income. We welcome the County's financial support and collaboration on this important project."

Donna Colson

Vice Mayor
City of Burlingame

INVESTMENT IMPACT

Colma Village
66 Affordable Units
Mercy Housing
Colma, CA



San Mateo County is setting an example for the region with its work to achieve functional zero homelessness. Investing in housing is a big part of ending homelessness, and it makes a community more cohesive and resilient. Continued Measure K funding for affordable housing should be a top priority."

Tomiquia Moss

Founder and CEO
All Home

INVESTMENT IMPACT

Shores Landing
95 units
MidPen Housing
Redwood City, CA



As the central hub for numerous housing projects in the County, including Shores Landing, Casa Esperanza, Pacific Emergency Shelter, and the Navigation Center, Redwood City is proud of our collaborative partnership the County of San Mateo. Together, we are steadfast in our commitment of eradicating homelessness and providing lasting solutions to ensure everyone has a place to call home.”

Jeff Gee

Mayor
Redwood City

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LOOKING FORWARD - RHNA

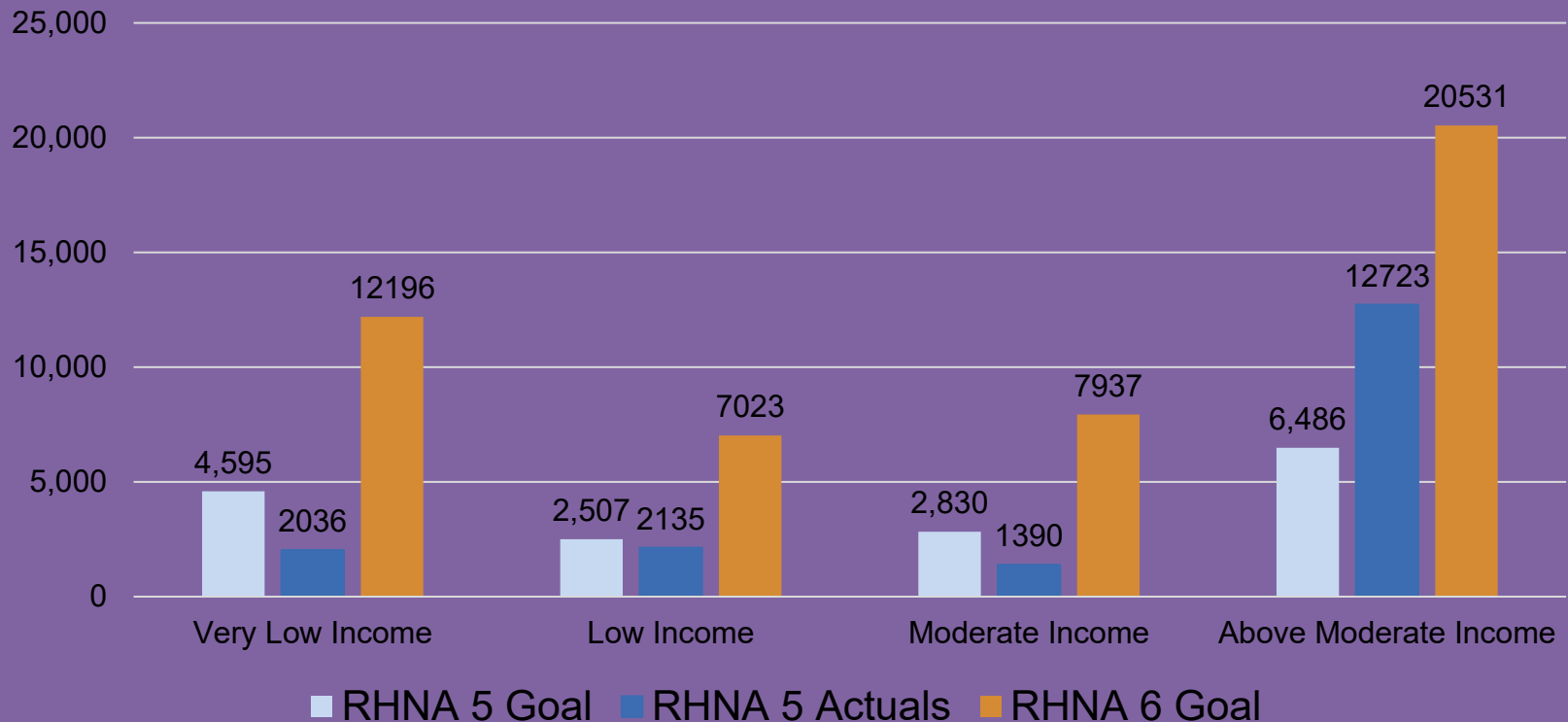


San Mateo County's Regional Housing Needs Allocation (RHNA) Plan Goals (2023-2031)

Income Category	Annual Income Range Family of 4	Total Number of Housing Units Needed 2023-2031
Very Low Income <50% AMI	\$0 - \$92,900	12,196
Low Income 50-80% AMI	\$92,901 - \$148,650	7,023
Moderate Income 80%-120% of AMI	\$148,651 - \$222,960	7,937
Above Moderate Income >120% of AMI	\$222,961 +	20,531
	TOTALS	47,687

LOOKING FORWARD - RHNA

San Mateo County's Regional Housing Needs Allocation (RHNA) Plan Goals (2023-2031)





LOOKING FORWARD - PIPELINE



Current Pipeline of Affordable Units

	Very Low Income <50% AMI	Low Income 51-80% AMI	TOTAL AFFORDABLE UNITS
RHNA Goals	12,196	7,023	19,219
Current Pipeline (Under Construction and Predevelopment)	1,437	707	2,144

New Units Available 2023-2025

New Affordable Units	Extremely-Low Income Units	Units set-aside for Homeless Households / County Clients	Units set-aside for other Special Needs Populations
1,391	431	157	38



Homeless Count Data (2022)

Unsheltered	Sheltered	Total
1,092	716	1,808

Permanent Supportive Housing Pipeline

Under Construction	Pipeline	Total
57	346	403

LOOKING FORWARD – AHF 11.0

\$30.5M

available in current NOFA

\$87.8M

requested for 1,100 units

Locations of Projects

- Belmont
- Daly City
- Half Moon Bay
- Menlo Park
- Redwood City
- South San Francisco
- Unincorporated County
 - ❖ North Fair Oaks
 - ❖ Moss Beach

LOOKING FORWARD (Strategies)

- Ongoing local AHF, Federal (ARPA, HOME, CDBG), State Resources for Affordable Housing
- New County Housing Voucher Program
- Permanent Supportive Housing Initiatives
- Homekey Developments (new and conversions)
- Farmworker Housing Initiatives
- Mobile Home Parks
- Housing Element Implementation
- Home for All Collaboration
- New Dashboard
- BAHFA Regional Housing Measure (2024)

LOOKING FORWARD (Strategies)

Local AHF, Federal (ARPA, HOME, CDBG), State Resources for Affordable Housing

- Release Ongoing Notice of Funding Opportunities
- Leverage other private, state, federal resources to the greatest extent possible.
- Continue to apply for and seek out federal and state resources on behalf of the County.
- Continue to apply for and expand rental assistance programs.
- Achieve State Prohousing Designation to maximize competitiveness in funding.
- Working with County Planning Department, finalize and secure approval for the 2023 – 2031 Housing Element.

LOOKING FORWARD (Strategies)

New County Housing Voucher Program

Board of Supervisors
Approved

\$8M

annually in Measure K Funding
for new County Housing

Program Goals

- Keep rents deeply affordable for approximately 200 formerly homeless extremely low-income households.
- Support housing retention by providing access to intensive supportive services.
- Fixed, per unit, monthly rental subsidy paid to affordable housing owner/operators.
- Tenant rent limited to 30% of tenant income.
- Ongoing 15-year program
- Prioritize Homekey Permanent Supportive Housing Developments

LOOKING FORWARD (Strategies)

Permanent Supportive Housing (PSH) Initiatives

- AHF NOFA Prioritization of Homeless Households
 - Minimum requirement of 5% of units per project for homeless
 - 50% of total NOFA funds Prioritized for Supportive Housing
- County Housing Voucher Program
 - 200 units for homeless households
- Homekey Funds
- New PSH developments
 - 1580 Maple, Eucalyptus Grove, Menlo Park VA
- Maintaining Functional Zero
- All Home Support Card

LOOKING FORWARD (Strategies)

Homekey Program

State of California grant program available for local jurisdictions to acquire buildings to provide housing for people experiencing homelessness.

County purchased two properties for permanent supportive housing with Homekey funding.



*Casa Esperanza
ALTA Housing
Redwood City, CA*

Casa Esperanza

- 51 units, Redwood City
- Homekey Award: \$14,468,323

Shores Landing

- 95 units, Redwood City
- Homekey Award: \$20,356,500

Next Steps:

- Potential Homekey 3.0 Application
- Long-Term Plan of Converting Homekey Interim Sites to Permanent Housing

LOOKING FORWARD (Strategies)

Farmworker Housing Initiatives

- Measure K Investments
 - Farm Labor Housing Loan Program
 - Farmworker Housing Priority in AHF 11.0
 - Tenant Protections/Model Lease
 - Continued Investments
- ARPA Investments
 - \$750K in rental assistance provided to households impacted by HMB mass shooting.
 - \$1.5M towards 555 Kelly Street (40 housing units for farmworkers in Half Moon Bay)
 - \$42K for Mobile Laundry Services
- Other Permanent Housing:
 - Acquisition of Site in Half Moon Bay
 - \$5M Joe Serna Homeownership Award (28 manufactured homes)



*Moonridge
MidPen Housing
Half Moon Bay, CA*

LOOKING FORWARD (Strategies)

Mobile Home Parks

- Unincorporated County: 7 Mobile Home Parks
- 855 Barron & Sequoia Trailer Park
- Renovation Existing Homes
- Acquire New Homes
- Partnership with Rebuilding Together
- DOH New Loan Program for Existing Residents (Unincorporated County)



LOOKING FORWARD (Strategies)

Housing Element Implementation (2023-2031)

Programs/Policies

- Protect Existing Affordable Housing Stock
- Support New Housing for Extremely-Low to Moderate-Income Households
- Promote Sustainable Communities through Regional Coordination Efforts and Locating Housing Near Employment, Transportation, and Services
- Promote Equal Housing Opportunities
- Promote Equity through Housing Policy and Investments
- Require or Encourage Energy Efficiency, Resource Conservation, and Climate Resiliency Design in New and Existing Housing

LOOKING FORWARD (Strategies)

Home for All Collaboration

Home for All SMC is a **collaborative** initiative comprised of the County of San Mateo, local governments, school districts, community-based organizations, faith-based organizations.

Tackling Challenges

- Jobs-Housing Gap
- Affordability
- Homelessness

Community Engagement

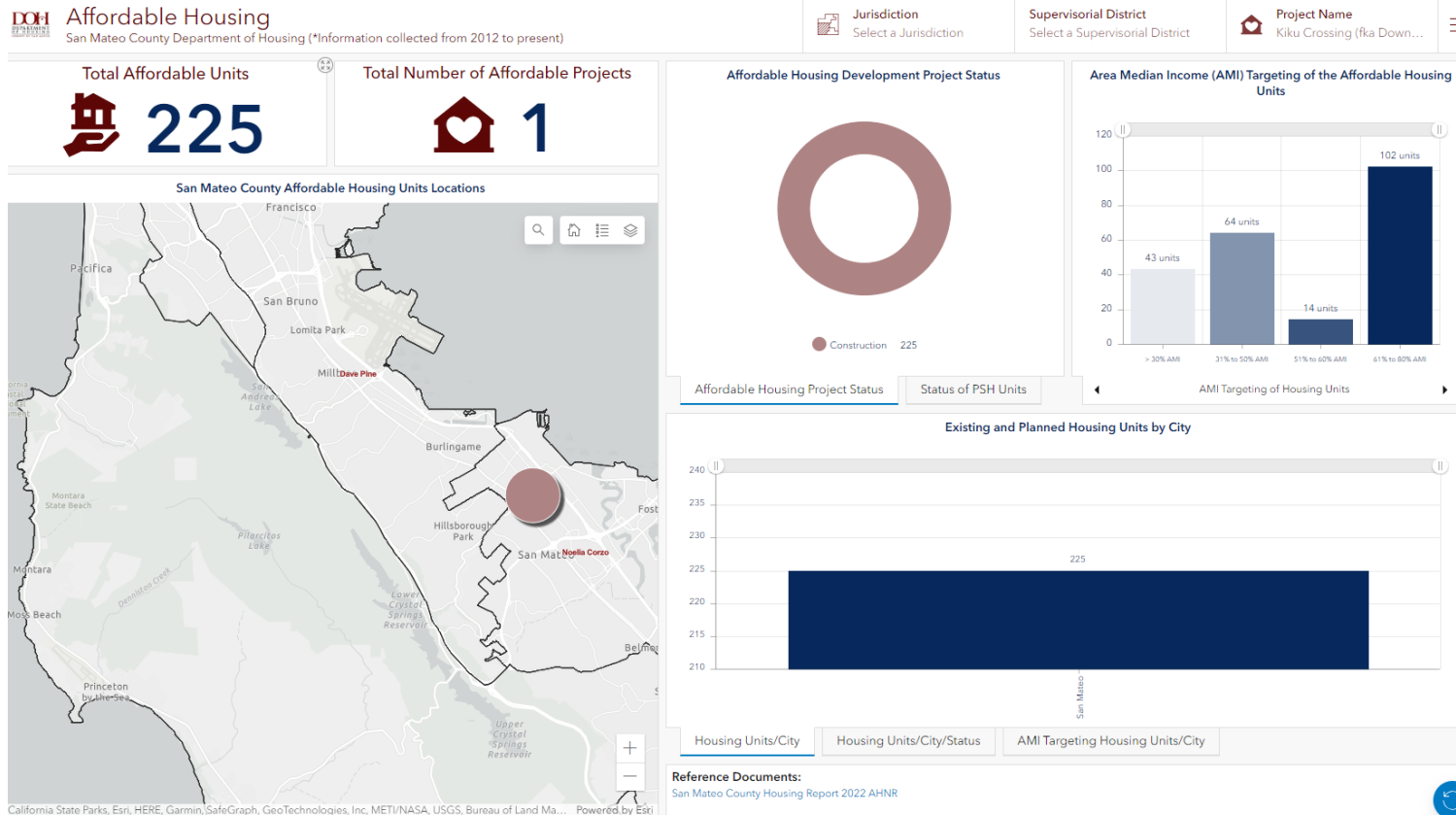
to engage broader participation in housing conversations.

Working Groups/Creation of Toolkits



LOOKING FORWARD (Strategies)

DOH Dashboard Re-launch



LOOKING FORWARD (Strategies)

BAHFA Regional Housing Measure (2024)

- **AB 1487:** Created Bay Area Housing Finance Authority (BAHFA) to place a regional housing measure on the ballot across the nine counties, in collaboration with the ABAG Executive Board.
- **\$10 Billion:** Approximate Revenue bond
- **\$1 Billion:** Allocation for San Mateo County (80% of revenue goes back to the County of origin).
- **Use of Funds (3Ps):**
 - Production of new affordable housing (52%)
 - Preservation of existing affordable housing (15%)
 - Protection for existing renters/homeowners (5%)



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QUESTIONS / FEEDBACK

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