

Attachment A:

Winter Fiscal Year 2025–2026 NOFA Recommended Activities and Federal Funds Annual Action Plan Sources, Uses and Activities

The tables in this Attachment outline the amount of funding expected to be received and the affordable housing, public facilities and public services and related activities recommended for funding from California State and federal sources in Fiscal Year 2025-2026 (FY25-26), which constitute the County’s FY25-26 Annual Action Plan.

Table 1 outlines the total expected sources and uses of funds for FY25-26, including State and Federal sources.

Tables 2, 3, and 4 outline the activities recommended for funding by the United States Department of Housing and Urban Development (“HUD”) Entitlement Awards: Community Development Block Grant (“CDBG”) and Home Investment Partnerships Program (“HOME”). Please note that HUD has not released the final FY25-26 allocation amounts: the estimates in these tables may be adjusted to reflect actual funding levels once they are released by HUD.

Table 5 outlines the activities recommended for funding via federal and State estimated Emergency Solutions Grant (“ESG”) amounts and a portion of the State’s Permanent Local Housing Allocation (“PLHA”) funding. The County allocates 50% of its PLHA award for services for persons experiencing homelessness, 45% for new affordable housing developments and 5% to cover its administrative costs. Adjustments may also be made to these activities once the HUD allocation amounts and State grant agreements are finalized.

Table 6 outlines an additional amount of CDBG funding allocated to an existing activity.

Appendix 1 outlines the process by which adjustments will be made to individual activities if funding levels are greater or less than estimated in Table #1.

Reference Table	
Table 1	Winter NOFA FY25-26 Sources & Uses
Table 2	Affordable Housing Development and Rehabilitation; Public Facilities (CDBG/HOME)
Table 3	Minor Home Repair (CDBG)
Table 4	Public Services – General & Fair Housing and Micro-enterprise & Economic Development (CDBG)
Table 5	Services for Persons Experiencing Homelessness (CA/Federal ESG and PLHA)
Table 6	Allocation of Additional CDBG Funding to an Existing Activity
Appendix 1	Methodology for Adjusting Individual Activities if Final HUD/State Allocations are Greater or Lesser than Estimated

Table 1: Winter NOFA FY25-26 Sources and Uses

Sources	FY 2025-2026	% of Total
CDBG	\$2,371,550.00	44%
CDBG Rehab, Program Income & Reconciliation, Returned & Unallocated Funds	\$733,338.64	14%
HOME	\$1,257,542.08	24%
Program Income & Reconciliation, Returned & Unallocated Funds	\$353,866.62	7%
Federal ESG	\$215,319.00	4%
State ESG	\$160,000.00	3%
State PLHA	\$243,469.00	4%
TOTAL SOURCES (pre-admin allocation)	\$5,335,085.34	100%
Uses		
Capital Projects: Affordable Housing Development & Preservation / Rehabilitation (HOME)	\$1,144,316.18	22%
CHDO Set Aside & Unallocated HOME funds	\$305,951.65	6%
Capital Projects: Affordable Housing Preservation / Rehabilitation & Public Facilities (CDBG)	\$914,668.08	17%
Minor Home Repair (CDBG)	\$672,288.10	13%
Community Development & Public Services		
General & Fair Housing (CDBG)	\$340,940.00	6%
Services for Person Experiencing Homelessness (ESG / PLHA)	\$579,321.07	11%
Unallocated PLHA	\$18,818.01	0%
Micro-Enterprise / Economic Dev. Grants (CDBG)	\$45,000.00	1%
Section 108 Loan Repayment - Trestle Glen	\$493,736.26	9%
Program Administration & Delivery	\$820,045.99	15%
TOTAL USES	\$5,335,085.34	100%

Notes:

HUD has not released the final 2025-2026 allocation amounts and the State CA ESG and PLHA awards are not yet under contract. The estimates in this table may be adjusted to reflect actual funding levels once they are released by HUD and the State contracts finalized. The method of adjusting funding for specific activities is outlined in Appendix 1 in this document.

Table 2: Winter FY25-26 NOFA Recommended Activities and Annual Action Plan – Detailed Recommended Uses – CDBG & HOME funding: Affordable Housing Development and 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

Notes:

- HUD has not released the final 2025-2026 allocation amounts. The estimates in this table may be adjusted to reflect actual funding levels once they are released by HUD. The method of adjusting funding for specific activities is outlined in Appendix 1 in this document.
- The recommended activities in this table shall all benefit lower income persons and should prevent displacement.
- HUD requires that 15% of the HOME allocation be reserved for Community Housing Development Organizations (“CHDOs”). No CHDOs submitted applications in this funding cycle.

Table 3: Winter FY25–26 NOFA Recommended Activities and Annual Action Plan – Detailed Recommended Uses – CDBG funding for Minor Home Repair Programs

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
Public Facilities & Minor Home Repair Sub-Total		\$672,288.10	\$672,288.10	\$0.00	\$672,288.10	\$672,288.10

Notes:

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- The recommended activities in this table shall all benefit lower income persons and should prevent displacement.

Table 4: Winter FY25-26 NOFA and Annual Action Plan – Detailed Recommended Uses – CDBG for Public Services – General and Fair Housing and Micro-enterprise & Economic Development

Applicant	Activity	FY25/26 Funding Request	CDBG		Staff Rec. Total	HCDC Recommended Funding
				Rehab		
Public Service - General & Fair Housing						
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
Public Service General Sub-Total		\$340,940.00	\$340,940.00	\$0.00	\$340,940.00	\$340,940.00
Micro-enterprise & Economic Development						
Renaissance Entrepreneurship Center	Creating Econocmic Opportunities for Low-Income Workers	\$45,000.00	\$45,000.00		\$45,000.00	\$45,000.00
Micro-enterprise & Economic Development I Sub-Total		\$45,000.00	\$45,000.00	\$0.00	\$45,000.00	\$45,000.00

Notes:

- HUD has not released the final 2025-2026 allocation amounts. The estimates in this table may be adjusted to reflect actual funding levels once they are released by HUD. The method of adjusting funding for specific activities is outlined in Appendix 1 in this document.
- The recommended activities in this table shall all benefit lower income persons and should not lead to displacement.

Table 5: Winter FY25–26 NOFA and Annual Action Plan – Detailed Recommended Uses – Federal ESG, and State CA ESG and PLHA funding for 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

Notes:

- State CA ESG and PLHA awards are not yet under contract. The estimates in this table may be adjusted to reflect actual funding levels once the State contracts finalized. The method of adjusting funding for specific activities is outlined in Appendix 1 in this document.
- The recommended activities in this table shall all benefit lower income persons and should not lead to displacement.

Table 6: 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

Appendix 1:

Methodology for Adjusting Individual Activities if Final HUD/State Allocations are Greater or Lesser than Estimated

HUD has not released the final 2025-26 allocation amounts for CDBG, HOME and ESG and the State CA ESG/PLHA awards are not yet under contract. If final HUD and/or State allocations are higher or lower than the estimates used in Table #1: Winter NOFA FY25-26 Sources & Uses in this document, funding would be allocated as outlined below.

Federal CDBG, HOME and ESG:

- Fully fund Section 108 Loan repayment (CDBG) and Program Admin. & Delivery allowances
- Fully allocate the 15% of CDBG funding cap for recommended Public Services applications
- Fully fund the Micro-Enterprise / Economic Development applications (CDBG)
- Fully fund the Minor Home Repair applications (CDBG)
- Partially fund the Public Facilities applications (CDBG)
- Using a combination of the remaining CDBG and all of the HOME funds to fund the recommended Housing Preservation applications with a priority for the Shores Landing application and if there are any remaining funds, they will be used to fund the Public Facilities applications.

State CA ESG: Fund the required 40% of the allocation for the rapid re-housing (RRH) application from StarVista. Fully fund the full CORA application for shelter operations and then use the balance of the allocation to fund LifeMoves for its Haven Family Shelter application.

Federal ESG: Fund the required 40% minimum of the allocation to the sole RRH applicant and the balance of the allocation will be directed toward funding the one shelter operations application.

If possible, eligible projects will be backfilled with PLHA funding.