

**RESOLUTION NO.**

**BOARD OF SUPERVISORS, COUNTY OF SAN MATEO, STATE OF CALIFORNIA**

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**RESOLUTION:**

- 1. APPROVING AND ACCEPTING THE FISCAL YEAR 2026-2027 (FY 2026-27) ANNUAL ACTION PLAN (ANNUAL ACTION PLAN), AND THE ACTIVITIES TO BE FUNDED BY THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) ENTITLEMENT AWARDS: COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG), EMERGENCY SOLUTIONS GRANT (ESG), AND HOME INVESTMENT PARTNERSHIP PROGRAM (HOME) AS PROVIDED IN ATTACHMENTS A AND B; AND**
- 2. APPROVING THE ACTIVITIES TO BE FUNDED VIA THE STATE'S ESG (CA ESG) AND THE CITY OF EAST PALO ALTO'S MINOR HOME REPAIR (EPA MHR) PROGRAMS AS PROVIDED IN ATTACHMENT A; AND**
- 3. AUTHORIZING THE DIRECTOR OF THE DEPARTMENT OF HOUSING OR DESIGNEE, TO MAKE ADJUSTMENTS TO THE AMOUNTS AND/OR SOURCES OF INDIVIDUAL AWARDS AND FUNDING LEVELS SET FORTH IN ATTACHMENT A AS MAY BE NECESSARY AND ADVISABLE TO REFLECT FINAL ENTITLEMENT ALLOCATIONS RELEASED BY HUD, TO ACCOMMODATE CHANGES ONCE THE STATE AGREEMENT IS FINALIZED FOR THE CA ESG PROGRAM, AND TO ALLOW FOR ADJUSTMENTS IN FUNDING SOURCES OR AMOUNTS ACROSS THE FEDERAL AND STATE SOURCES INCLUDED IN THE COUNTY'S WINTER FY 2026-27 NOTICE OF FUNDING AVAILABILITY (NOFA); AND**
- 4. AUTHORIZING THE DIRECTOR OF THE DEPARTMENT OF HOUSING, OR DESIGNEE, TO SUBMIT THE ANNUAL ACTION PLAN, THE RELATED CERTIFICATIONS, AND ALL UNDERSTANDINGS AND ASSURANCES CONTAINED THEREIN TO HUD, TO TAKE ALL NECESSARY ACTIONS IN CONNECTION WITH THE SUBMISSION OF AND ANY AMENDMENTS TO THE ANNUAL ACTION PLAN, INCLUDING PROVIDING ADDITIONAL INFORMATION THAT THE FEDERAL GOVERNMENT MAY REQUIRE, AND TO NEGOTIATE AND EXECUTE CONTRACTS, DOCUMENTS, CERTIFICATIONS, AMENDMENTS AND EXTENSIONS, ACTING IN CONSULTATION WITH THE COUNTY ATTORNEY, FOR THE PROGRAMS AND ACTIVITIES AS INDICATED IN THE ANNUAL ACTION PLAN AS WELL AS FOR ACTIVITIES TO BE FUNDED BY STATE CA ESG AND CITY OF EAST PALO ALTO FUNDING AS SHOWN IN ATTACHMENT A; AND**
- 5. AUTHORIZING THE DIRECTOR OF THE DEPARTMENT OF HOUSING, OR DESIGNEE, TO EXECUTE A MEMORANDUM OF UNDERSTANDING WITH THE CITY OF EAST PALO ALTO, AS WELL AS ANY REQUIRED DOCUMENTS, CERTIFICATIONS, AMENDMENTS AND EXTENSIONS, ACTING IN CONSULTATION WITH THE COUNTY ATTORNEY, FOR THE EPA MHR PROGRAM; AND**
- 6. AUTHORIZING THE DIRECTOR OF THE DEPARTMENT OF HOUSING, OR DESIGNEE, TO NEGOTIATE AND EXECUTE ANY REQUIRED DOCUMENTS, CERTIFICATIONS, AMENDMENTS AND EXTENSIONS, ACTING IN CONSULTATION WITH THE COUNTY ATTORNEY, TO ADD ANY UNEXPENDED CDBG FUNDING FROM PREVIOUS YEARS TO THE MIDDLEFIELD JUNCTION CHILDCARE ACTIVITY FOR UP TO THE FY 2026-27 REQUESTED AMOUNT OF \$996,387.46, OR IN A HIGHER AMOUNT AS NEEDED TO MEET CDBG TIMELINESS REQUIREMENTS**

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**RESOLVED**, by the Board of Supervisors of the County of San Mateo, State of California, that

**WHEREAS**, pursuant to Section 570.201 of Title 24 of the Code of Federal Regulations, regarding the Community Development Block Grant (CDBG) Program, CDBG assistance may be used to fund eligible activities to be carried out by public agencies or by private nonprofit entities which are duly organized to undertake community development; and

**WHEREAS**, the McKinney-Vento Homeless Assistance Act, 42 U.S.C. § 11301, et seq., provides for the distribution of federal funds, including the Emergency Solutions Grant (ESG) Program, for homelessness assistance to units of local governments, including urban counties as defined under the CDBG Program; and

**WHEREAS**, the National Affordable Housing Act of 1990, 42 U.S.C. § 12701, et seq., provides for the distribution of federal funds through the HOME Investment Partnerships (HOME) Program to eligible entities and consortia; and

**WHEREAS**, the County has formed the San Mateo County HOME Consortium with the Cities of South San Francisco, Redwood City, and San Mateo for the purposes of receiving HOME funds to increase the supply of affordable housing in this County; and

**WHEREAS**, the City of East Palo Alto recognizes that staff of the County's Department of Housing has expertise in managing nonprofit operators of minor home repair

programs across the County, including in the City, and wishes to increase administrative efficiency and reduce duplication of effort, by entering into a MOU to transfer City funds to the County to administer the East Palo Alto Minor Home Repair Program (“PA MHR) program in accordance with the terms of the MOU in Attachment C; and

**WHEREAS**, the United States Department of Housing and Urban Development (HUD) requires that entitlement jurisdictions submit an Annual Action Plan to outline the use of CDBG, HOME, and ESG funds; and

**WHEREAS**, the County’s Annual Action Plan attached hereto as Attachment B sets forth the amount of funding expected to be received and the affordable housing, public facilities, micro-enterprise, and public services and related activities recommended for funding from Federal sources in Fiscal Year 2026-2027 (FY 2026-27); and

**WHEREAS**, the County has received more funding requests than federal funds available, and plans to use State CA ESG funds to fund the activities as shown in Attachment A; and

**WHEREAS**, the County’s proposed FY 2026-27 Annual Action Plan and Winter NOFA activities, including the associated activities and the activities to be funded by State CA ESG and City of East Palo Alto funds, as set forth in Attachment A, has been presented to this Board for its consideration and acceptance; and

**WHEREAS**, the Board has reviewed the FY 2026-27 Annual Action Plan and desires to approve it and authorize funding for the programs and awards set forth therein, as shown in Attachment A.

**NOW THEREFORE, IT IS HEREBY DETERMINED AND ORDERED** that the Board approves and accepts the FY 2026-27 Annual Action Plan and activities to be funded by the United States Department of Housing and Urban Development Entitlement Awards: CDBG, ESG, and HOME as provided in Attachments A and B.

**BE IT FURTHER RESOLVED AND ORDERED** that the Board approves the activities to be funded via State CA ESG and the City of East Palo Alto funding as provided in Attachment A.

**BE IT FURTHER RESOLVED AND ORDERED** that the Board hereby authorizes the Director of the Department of Housing or designee, to make adjustments to the amounts and/or sources of individual awards and funding levels set forth in Attachment A as may be necessary and advisable to reflect final entitlement allocations released by HUD, to accommodate changes once the State agreement is finalized for the CA ESG program, and to allow for adjustments in funding sources or amounts across the federal and State sources included in the County's Winter FY 2026-27 NOFA.

**BE IT FURTHER RESOLVED AND ORDERED** that the Board hereby authorizes the Director of the Department of Housing or designee, to submit the Annual Action Plan, the related certifications, and all understandings and assurances contained therein to HUD, to take all necessary actions in connection with the submission of and any amendments to the Annual Action Plan, including providing additional information that the federal government may require, and to negotiate and execute contracts, documents, certifications, amendments and extensions, acting in consultation with the County Attorney, for the programs and

activities as indicated in the Annual Action Plan as well as for activities to be funded by State CA ESG and the City of East Palo Alto funding as shown in Attachment A.

**BE IT FURTHER RESOLVED AND ORDERED** that the Board hereby authorizes the Director of the Department of Housing or designee, to execute a Memorandum of Understanding with the City of East Palo Alto, as well as any required documents, certifications, amendments and extensions, acting in consultation with the County Attorney, for the EPH MHR program.

**BE IT FURTHER RESOLVED AND ORDERED** that the Board hereby authorizes the Director of the Department of Housing or designee, to negotiate and execute any required documents, certifications, amendments and extensions, acting in consultation with the County Attorney, to add any unexpended CDBG funding from previous years to the Middlefield Junction Childcare activity for up to the FY 2026-27 requested amount of \$996,387.46, or in a higher amount as needed to meet CDBG Timeliness requirements.

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**Attachment A:  
San Mateo County Winter NOFA FY26-27  
Annual Action Plan Sources and Uses**

<b>Sources</b>	<b>FY 2026-2027</b>	<b>% of Total</b>
Community Development Block Grant (CDBG)	\$2,315,528.00	38%
CDBG Rehab, Program Income, Program Income Reconciliation, Returned and Unallocated Funds	\$347,643.63	6%
HOME Investment Partnership (HOME)	\$1,485,482.15	24%
Program Income, Program Income Reconciliation, Returned and Unallocated Funds	\$1,428,857.01	24%
Federal Emergency Solutions Grant (ESG)	\$208,430.00	3%
California State ESG (CA ESG)	\$165,356.00	3%
State Permanent Local Housing Allocation(PLHA)	\$0.00	0%
City of East Palo Alto - Minor Home Repair Program	\$125,000.00	2%
<b>TOTAL SOURCES</b>	<b>\$6,076,296.79</b>	<b>100%</b>
<b>Uses</b>		
New Affordable Housing & Housing Preservation (HOME)	\$2,000,000.00	33%
<i>HOME CHDO set aside &amp; unallocated funding</i>	\$717,035.11	12%
Housing Preservation: Rehab & Public Facilities (CDBG)	\$620,815.39	10%
Minor Home Repair (CDBG & City of East Palo Alto)	\$595,834.00	10%
Community Development Services		0%
Public Services: General & Fair Housing (CDBG)	\$389,273.50	6%
Micro-Enterprise / Economic Development (CDBG)	\$50,000.00	1%
Services for Person Experiencing Homelessness (ESG)	\$290,357.79	5%
<i>Unallocated - Services for Person Experiencing Homelessness     (State ESG)</i>	\$66,142.40	1%
Section 108 Loan Repayment (Trestle Glen)	\$493,716.26	8%
Program Administration & Delivery	\$853,122.34	14%
<b>TOTAL USES</b>	<b>\$6,076,296.79</b>	<b>100%</b>

**Notes:**

**Important: CDBG, HOME, and Federal ESG figures are estimates based on FY25-26 allocations. HUD has not yet published the FY 2026 allocation amounts and the County's final allocation may be higher or lower than these estimates, in which case, the funding levels will be adjusted according to the notes on the next page of this document. There may also be conditions placed on the funding, which will be outlined in the award letter and must be met before a funding contract will be executed.**

State Permanent Local Housing Allocation (PLHA) funds from calendar year 2022 are not likely to be awarded by the State due to the lack of a fully compliant Housing Element. These funds were not included in the Winter FY26-27 funding recommendations.

Applications were not received from a Community Housing Development Organization (CHDO) for the HOME CHDO set-aside funds, which will be distributed via an over-the-counter process and/or included in the FY2027-2028 Notice of Funding Availability (NOFA).

HUD has not released the final FY26-27 allocation amounts and the State ESG awards are not yet under contract. If final HUD/State allocations are higher or lower than the estimates used in this NOFA/table, HUD and/or State funding would be allocated as such:

1. fully fund Section 108 Loan repayment (CDBG) and fully allocate Program Administration & Delivery allowances (CDBG, HOME, ESG, and the City of East Palo Alto)
2. fully allocate the maximum (15%) of CDBG funds available for Public Services applications and equally adjust the per award amounts, if needed, to remain under the maximum allowed
3. fully fund the Micro-Enterprise / Economic Development application (CDBG)
4. partially fund the Minor Home Repair program applications up to the amounts recommended by staff and the HCDC Committee (CDBG)
5. use any remaining CDBG funds and/or any returned or unspent CDBG funds to fund the Public Facilities application, Mercy Middlefield Childcare Center, even if the amount remaining exceeds the initial funding request (CDBG)
6. fund the New Housing Development application, with conditions (HOME)

State ESG: Cover the full CORA funding request for shelter operations with the balance of the funding to be directed toward funding the LifeMoves Haven Family Shelter application. An over-the-counter process will be employed to source a rapid re-housing program (RRH) to comply with the 40% minimum funding allocation requirement for RRH programs. If calendar year 2022 PLHA funds were to be awarded, eligible shelter operations projects will be backfilled with PLHA funding and/or an over-the-counter process will be used to allocate those funds.

Federal ESG: allocate the 40% minimum to the sole RRH applicant, LifeMoves, and fully fund the Samaritan House request for Safe Harbor shelter operations support. Direct the balance of the funding toward the LifeMoves First Step Shelter. If calendar year 2022 PLHA funds were to be awarded, eligible shelter operations projects will be backfilled with PLHA funding and/or an over-the-counter process will be used to allocate those funds.

**San Mateo County, Winter NOFA FY2026-27  
Annual Action Plan Sources and Uses**

Applicant	Activity	Project Location / Service Area	FY26/27 Funding Request	CDBG	HOME		Staff Rec. Total	HCDC Recommended Funding
				CDBG	HOME	CHDO		
<b>Capital Projects: Affordable Housing Development &amp; Preservation (Rehabilitation) &amp; Public Facilities</b>								
Community Revitalization and Development Corporation	Ridge at Masonic	Belmont	\$2,000,000.00		\$2,000,000.00		\$2,000,000.00	\$2,000,000.00
Mercy Housing California 96, LP	Middlefield Junction Childcare Ctr	North Fair Oaks	\$996,387.46	\$620,815.39			\$620,815.39	\$620,815.39
LifeMoves	Facility Improvements - Family Crossroads	Daly City	\$79,301.00				\$0.00	\$0.00
LifeMoves	Facility Improvements - First Step	San Mateo / Central County	\$40,067.00				\$0.00	\$0.00
Unallocated	CHDO reserve & unallocated HOME	TBD	\$717,035.11		\$305,391.68	\$411,643.43	\$717,035.11	\$717,035.11
<b>Affordable Housing Dev., Rehab, Public Facilities Sub-Total</b>			<b>\$3,832,790.57</b>	<b>\$620,815.39</b>	<b>\$2,305,391.68</b>	<b>\$411,643.43</b>	<b>\$3,337,850.50</b>	<b>\$3,337,850.50</b>

**San Mateo County, Winter NOFA FY2026-27  
Annual Action Plan Sources and Uses**

Applicant	Activity	Project Location / Service Area	FY26/27 Funding Request	CDBG	HOME		Staff Rec. Total	HCDC Recommended Funding
				CDBG	HOME	CHDO		
<b>Minor Home Repair (MHR) - CDBG</b>								
Climate Resilient Communities	Resilient Homes Minor Home Repair Program	South County	\$277,499.92	\$150,000.00			\$150,000.00	\$150,000.00
Rebuilding Together Peninsula	National Rebuilding Day - Home Rehab - MHR	County Wide	\$118,514.00	\$118,514.00			\$118,514.00	\$118,514.00
Rebuilding Together Peninsula	Safe at Home - MHR	County Wide	\$348,535.00	\$150,000.00			\$150,000.00	\$150,000.00
Senior Coastsiders	Coastside Minor Home Repair	San Mateo County Coast	\$71,070.00	\$71,070.00			\$71,070.00	\$71,070.00
<b>Minor Home Repair Sub-Total</b>			<b>\$815,618.92</b>	<b>\$489,584.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$489,584.00</b>	<b>\$489,584.00</b>
<b>Minor Home Repair (MHR) - City of East Palo Alto</b>								
Climate Resilient Communities	Resilient Homes Minor Home Repair (East Palo Alto)	East Palo Alto	\$106,250.00				\$106,250.00	\$106,250.00
Rebuilding Together Peninsula	East Palo Alto Minor Home Repair	East Palo Alto	\$106,250.00				\$0.00	\$0.00
<b>City of East Palo Alto Minor Home Repair Sub-Total</b>			<b>\$212,500.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$106,250.00</b>	<b>\$106,250.00</b>

**San Mateo County, Winter NOFA FY2026-27  
Annual Action Plan Sources and Uses**

Applicant	Activity	Project Location / Service Area	FY26/27 Funding Request	CDBG	HOME		Staff Rec. Total	HCDC Recommended Funding
				CDBG	HOME	CHDO		
<b>Public Service - General &amp; Fair Housing</b>								
Peninsula Volunteers, Inc.	Meals on Wheels	Northern / Central & Southern County	\$57,500.00	\$52,500.00			\$52,500.00	\$52,500.00
CALL Primrose	CALL Pantry	Northern / Central County	\$50,000.00	\$50,000.00			\$50,000.00	\$50,000.00
Friends for Youth	Mentoring Services	County Wide	\$50,600.00	\$0.00			\$0.00	\$0.00
Bay Area Legal Aid	Domestic Violence Legal Safety Net Project	County Wide	\$60,000.00	\$52,500.00			\$52,500.00	\$56,773.50
Legal Aid Society of San Mateo	HomeSavers	County Wide	\$50,000.00	\$50,000.00			\$50,000.00	\$50,000.00
Samaritan House	CORE Services Program	Central County	\$75,000.00	\$0.00			\$0.00	\$0.00
Samaritan House	Housing Location	County Wide	\$80,000.00	\$80,000.00			\$80,000.00	\$80,000.00
Project Sentinel	San Mateo County Tenant-Landlord Counseling	County Wide	\$107,857.00	\$53,928.50			\$53,928.50	\$50,000.00
Project Sentinel	Fair Housing	County Wide	\$50,345.00	\$50,345.00			\$50,345.00	\$50,000.00
<b>Public Service General Sub-Total</b>			<b>\$581,302.00</b>	<b>\$389,273.50</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$389,273.50</b>	<b>\$389,273.50</b>
<b>Micro-enterprise &amp; Economic Development</b>								
Renaissance Entrepreneurship Center	Creating Economic Opportunities for Low-Income Workers	County Wide	\$50,000.00	\$50,000.00			\$50,000.00	\$50,000.00
<b>Micro-enterprise &amp; Economic Development I Sub-Total</b>			<b>\$50,000.00</b>	<b>\$50,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$50,000.00</b>	<b>\$50,000.00</b>

**San Mateo County, Winter NOFA FY2026-27  
Annual Action Plan Sources and Uses**

Applicant	Activity	Project Location / Service Area	FY26/27 Funding Request	ESG		TOTAL Available	Staff Rec. Total	HCDC Recommended Funding
				State CA	Federal			
<b>Service for Persons Experiencing Homelessness (PLHA, CA/Fed ESG)</b>								
<b>Federal ESG</b>								
LifeMoves	First Step	San Mateo / Central County	\$103,230.63		\$49,425.74		\$49,425.74	\$49,425.74
LifeMoves	RRH	County Wide	\$83,372.01		\$83,372.01		\$83,372.01	\$83,372.01
LifeMoves	Interim Housing Sites	County Wide	\$150,503.40		\$0.00		\$0.00	\$0.00
Samaritan House	Safe Harbor Shelter	North County	\$60,000.00		\$60,000.00		\$60,000.00	\$60,000.00
<b>Community Development Service Shelters - Fed ESG Sub-Total</b>			<b>\$397,106.04</b>	<b>\$0.00</b>	<b>\$192,797.75</b>	<b>\$0.00</b>	<b>\$192,797.75</b>	<b>\$192,797.75</b>
<b>CA ESG</b>								
LifeMoves	Haven - Shelter Services	Menlo Park / South County	\$81,940.74	\$47,560.04			\$47,560.04	\$47,560.04
TBD	Rapid Re-housing	County Wide	\$0.00	\$66,142.40			\$66,142.40	\$66,142.40
CORA	Safe House	County Wide	\$50,000.00	\$50,000.00			\$50,000.00	\$50,000.00
<b>Community Development Service Shelters CA ESG - Sub-Total</b>			<b>\$131,940.74</b>	<b>\$163,702.44</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$163,702.44</b>	<b>\$163,702.44</b>