

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

San Mateo County receives funding from the Community Development Block Grant, Home Investment Partnership, and Emergency Solutions Grant programs. Together, these programs will bring an expected \$3.599 million in new funding to the County each of the next five years in support of affordable housing, homeless, and community development programs and projects. Additional funding will come from program income for both the CDBG and HOME programs.

Table 1 - Expected Resources – Priority Table

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition; Admin and Planning; Economic Development; Housing; Public Improvements; Public Services	2,279,680	400,000	1,500,000	4,179,680	10,718,720	Expected amount for remainder of Con Plan equals the Year 1 Annual Allocation times four. Prior year resources include \$1.5 million Rehab Revolving Loan Fund.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition; Homebuyer assistance; Homeowner rehab; Multifamily rental new construction; Multifamily rental rehab; New construction for ownership; TBRA	1,113,097	450,000	0	1,563,097	6,252,388	Expected amount for remainder of Con Plan equals the Total times four.
ESG	public - federal	Conversion and rehab for transitional housing; Financial Assistance; Overnight shelter; Rapid re-housing (rental assistance); Rental Assistance Services; Transitional housing	206,692	0	0	206,692	826,768	Expected amount for remainder of Con Plan equals the Year 1 Annual Allocation times four.

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Federal funds will be leveraged by local funding from the County's Measure K half-cent sales tax discretionary fund (about \$16 million in FY 2018-19) and through the ability of service organizations to raise program funds through outside sources and other loan sources needed for housing development activities.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Three publicly-owned properties are currently being considered for use in the production of new affordable housing units. These include the Middlefield Junction site in North Fair Oaks CDP that the County recently conducted a site planning exercise for and will soon release an RFP to identify a developer for the site, the North County Courthouse site which also has completed some site planning activities, and the current location of the Maple Street Shelter which is under consideration for redevelopment to include supportive housing units on the site.

Discussion

The County has allocated \$6,249,469 for the 2018-2019 CDBG/HOME/ESG program year. This amount includes \$2,599,469 from 2018 entitlement funds and \$850,000 in estimated program income. These funds will be used to operate a range of private and public services as described later in the Annual Action Plan.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	AHF Goal: Affordable Housing Fund	2018	2019	Affordable Housing		AFH Factor: Availability of affordable units AFH Factor: Loss of Affordable Housing		Other: 1 Other
2	AFH Goal: Publicly Supported Housing Units	2018	2019	Affordable Housing		AFH Factor: Availability of affordable units AFH Factor: Loss of Affordable Housing		Other: 1 Other
3	AFH Goal: Affordable Units Near Transit	2018	2022	Affordable Housing		AFH Factor: Availability of affordable units AFH Factor: Loss of Affordable Housing		Other: 1 Other
4	AFH Goal: Development of Larger Affordable Units	2018	2019	Affordable Housing		AFH Factor: Availability of affordable units		Other: 1 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	AFH Goal: Housing for County Clients	2018	2020	Affordable Housing Homeless Non-Homeless Special Needs		AFH Factor: Availability of affordable units AFH Factor: Displacement AFH Factor: Loss of Affordable Housing		Other: 1 Other
6	AFH Goal: Development for ELI Households	2018	2020	Affordable Housing		AFH Factor: Availability of affordable units AFH Factor: Displacement AFH Factor: Loss of Affordable Housing		Other: 1 Other
7	AFH Goal: Housing for Transition-Aged Youth	2018	2020	Affordable Housing Non-Homeless Special Needs		AFH Factor: Availability of affordable units AFH Factor: Displacement AFH Factor: Loss of Affordable Housing		Other: 1 Other
8	AFH Goal: Housing for Behavioral Health Clients	2018	2020	Affordable Housing Non-Homeless Special Needs		AFH Factor: Availability of affordable units AFH Factor: Displacement AFH Factor: Loss of Affordable Housing		Other: 1 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	AFH Goal: Housing for Mental Health Clients	2018	2020	Affordable Housing Non-Homeless Special Needs		AFH Factor: Availability of affordable units AFH Factor: Displacement AFH Factor: Loss of Affordable Housing		Other: 1 Other
10	AFH Goal: Workforce Housing	2018	2020	Affordable Housing		AFH Factor: Availability of affordable units AFH Factor: Development Barriers AFH Factor: Spillover Effect		Other: 1 Other
11	AFH Goal: MF Rehab and Accessibility Improvements	2018	2019	Affordable Housing		AFH Factor: Availability of affordable units AFH Factor: Displacement AFH Factor: Loss of Affordable Housing		Other: 1 Other
12	AFH Goal: Naturally Occurring Affordable Rental	2018	2019	Affordable Housing		AFH Factor: Displacement AFH Factor: Loss of Affordable Housing		Other: 1 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
13	AFH Goal: Subsidy Loan Terms	2018	2022	Affordable Housing		AFH Factor: Availability of affordable units AFH Factor: Loss of Affordable Housing AFH Factor: Development Barriers AFH Factor: Historical Discrimination		Other: 1 Other
14	AFH Goal: Publicly-Owned Land for Housing	2018	2019	Affordable Housing		AFH Factor: Development Barriers		Other: 1 Other
15	AFH Goal: Support AFFH Throughout County	2018	2019	Affordable Housing		AFH Factor: Availability of affordable units AFH Factor: Lack of access to opportunity AFH Factor: Development Barriers		Other: 1 Other
16	AFH Goal: Support Outreach Services	2018	2022	Affordable Housing Fair Housing and Legal Services		AFH Factor: Lack of access to opportunity AFH Factor: Loss of Affordable Housing Public Services AFH Factor: Development Barriers		Other: 1 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
17	AFH Goal: Outreach Services for Renters at Risk	2018	2019	Affordable Housing Fair Housing and Legal Services		AFH Factor: Availability of affordable units AFH Factor: Displacement AFH Factor: Loss of Affordable Housing		Other: 1 Other
18	AFH Goal: Regional Affordable Housing Planning	2018	2019	Affordable Housing Housing Policy		AFH Factor: Availability of affordable units AFH Factor: Development Barriers AFH Factor: Spillover Effect		Other: 1 Other
19	AFH Goal: Stakeholder and Resident Education	2018	2019	Affordable Housing Housing Policy		AFH Factor: Land Use and Zoning Laws AFH Factor: Development Barriers AFH Factor: Spillover Effect		Other: 1 Other
20	AFH Goal: Collaboration Among Jurisdictions	2018	2022	Affordable Housing Housing Policy		AFH Factor: Availability of affordable units AFH Factor: Development Barriers AFH Factor: Spillover Effect		Other: 1 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
21	AFH Goal: Regional ADU Effort	2018	2020	Affordable Housing		AFH Factor: Availability of affordable units AFH Factor: Loss of Affordable Housing AFH Factor: Development Barriers		Other: 1 Other
22	AFH Goal: ADU Certification Program	2018	2020	Affordable Housing		AFH Factor: Availability of affordable units AFH Factor: Land Use and Zoning Laws AFH Factor: Loss of Affordable Housing AFH Factor: Development Barriers		Other: 1 Other
23	AFH Goal: Strategic Partnerships	2018	2022	Affordable Housing		AFH Factor: Availability of affordable units AFH Factor: Development Barriers AFH Factor: Spillover Effect		Other: 1 Other
24	AFH Goal: Education Opportunities for Youth	2018	2022	Non-Housing Community Development		AFH Factor: Lack of access to opportunity AFH Factor: Historical Discrimination		Other: 1 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
25	AFH Goal: Caltrain Strategic Plan FY 15-24	2018	2022	Non-Housing Community Development		AFH Factor: Public Transportation		Other: 1 Other
26	AFH Goal: Barriers to Transit Access	2018	2022	Non-Housing Community Development		AFH Factor: Public Transportation		Other: 1 Other
27	AFH Goal: Transit-Supportive Development	2018	2022	Affordable Housing Non-Housing Community Development		AFH Factor: Availability of affordable units AFH Factor: Public Transportation		Other: 1 Other
28	AFH Goal: Strengthen Ties Between Housing/Transit	2018	2022	Affordable Housing Non-Housing Community Development		AFH Factor: Availability of affordable units AFH Factor: Public Transportation		Other: 1 Other
29	AFH Goal: Caltrain Business Plan	2018	2020	Non-Housing Community Development		AFH Factor: Public Transportation		Other: 1 Other
30	AFH Goal: SamTrans Business Plan	2018	2019	Non-Homeless Special Needs Non-Housing Community Development		AFH Factor: Public Transportation		Other: 1 Other
31	AFH Goal: Air Quality Studies	2018	2019	Non-Housing Community Development		AFH Factor: Public Transportation		Other: 1 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
32	Develop New Multifamily & Perm Supportive Units	2018	2022	Affordable Housing Homeless		Housing Development	CDBG: \$507,463 HOME: \$1,239,823	Rental units constructed: 186 Household Housing Unit
33	Home Repair Programs	2018	2022	Affordable Housing		Minor Home Repairs and Modifications	CDBG: \$355,000	Homeowner Housing Rehabilitated: 252 Household Housing Unit
34	Rental Housing Repair Programs	2018	2022	Affordable Housing		Rental Housing Repairs	CDBG: \$750,000	Rental units rehabilitated: 35 Household Housing Unit
35	Public Services Homelessness	2018	2022	Homeless		Public Services	CDBG: \$200,952 ESG: \$191,190	Public service activities other than Low/Moderate Income Housing Benefit: 4311 Persons Assisted Tenant-based rental assistance / Rapid Rehousing: 14 Households Assisted Homeless Person Overnight Shelter: 1533 Persons Assisted
36	Public Services Supportive Services	2018	2022	Affordable Housing Non-Homeless Special Needs		Public Services	CDBG: \$201,000	Public service activities other than Low/Moderate Income Housing Benefit: 12375 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
37	Public Facilities (Including Shelters)	2018	2022	Homeless		Public Facilities	CDBG: \$100,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 9217 Persons Assisted
38	Community Facilities	2018	2022	Non-Housing Community Development		Community Facilities	CDBG: \$65,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2060 Persons Assisted
39	Micro-Enterprise and Job Creation/Retention	2018	2022	Non-Housing Community Development		Micro-enterprise and Job Creation/Retention	CDBG: \$55,000	Businesses assisted: 110 Businesses Assisted

Table 2 – Goals Summary

Goal Descriptions

1	Goal Name	AHF Goal: Affordable Housing Fund
	Goal Description	Assessment of Fair Housing Goal.
2	Goal Name	AFH Goal: Publicly Supported Housing Units
	Goal Description	Assessment of Fair Housing Goal.
3	Goal Name	AFH Goal: Affordable Units Near Transit
	Goal Description	Assessment of Fair Housing Goal.

4	Goal Name	AFH Goal: Development of Larger Affordable Units
	Goal Description	Assessment of Fair Housing Goal.
5	Goal Name	AFH Goal: Housing for County Clients
	Goal Description	Assessment of Fair Housing Goal.
6	Goal Name	AFH Goal: Development for ELI Households
	Goal Description	Assessment of Fair Housing Goal.
7	Goal Name	AFH Goal: Housing for Transition-Aged Youth
	Goal Description	Assessment of Fair Housing Goal.
8	Goal Name	AFH Goal: Housing for Behavioral Health Clients
	Goal Description	Assessment of Fair Housing Goal.
9	Goal Name	AFH Goal: Housing for Mental Health Clients
	Goal Description	Assessment of Fair Housing Goal.
10	Goal Name	AFH Goal: Workforce Housing
	Goal Description	Assessment of Fair Housing Goal.
11	Goal Name	AFH Goal: MF Rehab and Accessibility Improvements
	Goal Description	Assessment of Fair Housing Goal.
12	Goal Name	AFH Goal: Naturally Occurring Affordable Rental
	Goal Description	Assessment of Fair Housing Goal.
13	Goal Name	AFH Goal: Subsidy Loan Terms
	Goal Description	Assessment of Fair Housing Goal.

14	Goal Name	AFH Goal: Publicly-Owned Land for Housing
	Goal Description	Assessment of Fair Housing Goal.
15	Goal Name	AFH Goal: Support AFFH Throughout County
	Goal Description	Assessment of Fair Housing Goal.
16	Goal Name	AFH Goal: Support Outreach Services
	Goal Description	Assessment of Fair Housing Goal.
17	Goal Name	AFH Goal: Outreach Services for Renters at Risk
	Goal Description	Assessment of Fair Housing Goal.
18	Goal Name	AFH Goal: Regional Affordable Housing Planning
	Goal Description	Assessment of Fair Housing Goal.
19	Goal Name	AFH Goal: Stakeholder and Resident Education
	Goal Description	Assessment of Fair Housing Goal.
20	Goal Name	AFH Goal: Collaboration Among Jurisdictions
	Goal Description	Assessment of Fair Housing Goal.
21	Goal Name	AFH Goal: Regional ADU Effort
	Goal Description	Assessment of Fair Housing Goal.
22	Goal Name	AFH Goal: ADU Certification Program
	Goal Description	Assessment of Fair Housing Goal.
23	Goal Name	AFH Goal: Strategic Partnerships
	Goal Description	Assessment of Fair Housing Goal.

24	Goal Name	AFH Goal: Education Opportunities for Youth
	Goal Description	Assessment of Fair Housing Goal.
25	Goal Name	AFH Goal: Caltrain Strategic Plan FY 15-24
	Goal Description	Assessment of Fair Housing Goal.
26	Goal Name	AFH Goal: Barriers to Transit Access
	Goal Description	Assessment of Fair Housing Goal.
27	Goal Name	AFH Goal: Transit-Supportive Development
	Goal Description	Assessment of Fair Housing Goal.
28	Goal Name	AFH Goal: Strengthen Ties Between Housing/Transit
	Goal Description	Assessment of Fair Housing Goal.
29	Goal Name	AFH Goal: Caltrain Business Plan
	Goal Description	Assessment of Fair Housing Goal.
30	Goal Name	AFH Goal: SamTrans Business Plan
	Goal Description	Assessment of Fair Housing Goal.
31	Goal Name	AFH Goal: Air Quality Studies
	Goal Description	Assessment of Fair Housing Goal.
32	Goal Name	Develop New Multifamily & Perm Supportive Units
	Goal Description	
33	Goal Name	Home Repair Programs
	Goal Description	

34	Goal Name	Rental Housing Repair Programs
	Goal Description	
35	Goal Name	Public Services Homelessness
	Goal Description	
36	Goal Name	Public Services Supportive Services
	Goal Description	
37	Goal Name	Public Facilities (Including Shelters)
	Goal Description	
38	Goal Name	Community Facilities
	Goal Description	
39	Goal Name	Micro-Enterprise and Job Creation/Retention
	Goal Description	

AP-35 Projects - 91.420, 91.220(d)

Introduction

These projects have been approved by the Housing and Community Development Committee and the Board of Supervisors for PY2018 funding.

#	Project Name
1	Bradford Senior Housing
2	Cypress Point at Moss Beach
3	Center for Independence of Individuals with Disabilities (CIID) Housing Accessibility Modification
4	El Concilio of SMC - Peninsula Minor Home Repair Program
5	Habitat for Humanity - Neighborhood Revitalization Program
6	Rebuilding Together Peninsula - National Rebuilding Day Home Rehab
7	Rebuilding Together Peninsula - Safe At Home
8	Senior Coastsiders - Coastside Minor Home Repair Project
9	City of Menlo Park: Belle Haven Youth Center Improvements
10	CORA - Lisa's House Roof Replacement
11	Latino Commission - Casa Maria Perinatal Project
12	Samaritan House Facility Rehab Projects
13	Rebuilding Together Peninsula - National Rebuilding Day Community Facilities
14	Child Care Coordinating Council of SMC - Family Child Care Business Program
15	Renaissance Entrepreneurship Center - Creating Economic Opportunity program
16	Bay Area Legal Aid - Domestic Violence Legal Safety Net
17	CALL Primrose Community Pantry
18	Coastside Adult Day Health Center - Aging In Place
19	Free At Last: Clean and Sober Transitional Housing
20	Human Investment Project - Home Sharing Program
21	Legal Aid Society of San Mateo County
22	Peninsula Volunteers - Meals on Wheels
23	Project Sentinel - Fair Housing
24	Samaritan House - Safe Harbor Emergency Shelter
25	Daly City Peninsula Partnership Collaborative
26	El Concilio of SMC - Emergency Services Partnership
27	Pacifica Resource Center - Safety Net of Pacifica
28	Samaritan House - Core Services
29	Star Vista - DayBreak Shelter
30	CORA Safe House Emergency Shelter

#	Project Name
31	LifeMoves Emergency Shelter Operations
32	Redwood Oaks Apartments
33	Section 108 Loan Repayment - Trestle Glen
34	CDBG Administration
35	HOME Administration

Table 3 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

AP-38 Project Summary
Project Summary Information

1	Project Name	Bradford Senior Housing
	Target Area	
	Goals Supported	Develop New Multifamily & Perm Supportive Units
	Needs Addressed	Housing Development
	Funding	CDBG: \$507,463 HOME: \$839,823
	Description	Construction of 116 units of affordable housing for low and very low income seniors with incomes under 50% of Area Median Income in Redwood City, CA. Bradford Senior Housing will also serve 10 homeless veterans, 6 additional homeless households and 12 households who are dually eligible for Medi-Cal and Medicare through San Mateo County's Coordinated Care Initiative.
	Target Date	2/28/2021
	Estimate the number and type of families that will benefit from the proposed activities	116 households will benefit from the construction of Bradford Senior Housing project in Redwood City, CA. This project will target low and very low income seniors with incomes under 50% of Area Median Income in Redwood City, CA. Bradford Senior Housing will also serve 10 homeless veterans, 6 additional homeless households and 12 households who are dually eligible for Medi-Cal and Medicare through San Mateo County's Coordinated Care Initiative.
	Location Description	707-777 Bradford Street, Redwood City, CA 94063-1701
2	Planned Activities	Construction of 116 units of affordable housing for low and very low income seniors with incomes under 50% of Area Median Income in Redwood City, CA. Bradford Senior Housing will also serve 10 homeless veterans, 6 additional homeless households and 12 households who are dually eligible for Medi-Cal and Medicare through San Mateo County's Coordinated Care Initiative.
	Project Name	Cypress Point at Moss Beach
	Target Area	
	Goals Supported	Develop New Multifamily & Perm Supportive Units
	Needs Addressed	Housing Development
	Funding	:

	Description	Construction of 70 units of affordable rental housing (plus 1 manager's unit) in Moss Beach, CA. Cypress Point will provide affordable housing for families, including larger families as 44 of the units will be 2 and 3 bedroom units. The developer of Cypress Point has committed to setting aside 4 units for formerly homeless individuals and will provide supportive services to those individuals to support them to be successfully housed.
	Target Date	8/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	70 low, and very low income families, including 44 larger families, will benefit from the construction of Cypress Point, an affordable rental housing in Moss Beach.
	Location Description	Sierra Street at Carlos Street, Moss Beach, CA
	Planned Activities	Construction of 70 units of affordable rental housing (plus 1 manager's unit) in Moss Beach, CA. Cypress Point will provide affordable housing for families, including larger families as 44 of the units will be 2 and 3 bedroom units. The developer of Cypress Point has committed to setting aside 4 units for formerly homeless individuals and will provide supportive services to those individuals to support them to be successfully housed.
3	Project Name	Center for Independence of Individuals with Disabilities (CIID) Housing Accessibility Modification
	Target Area	
	Goals Supported	Home Repair Programs
	Needs Addressed	Minor Home Repairs and Modifications
	Funding	CDBG: \$50,000
	Description	The Center for the Independence of Individuals with Disabilities will undertake the Housing Accessibility Modification Program (HAM) which will provide accessibility modifications and safety upgrades and repairs to homes of persons with disabilities to improve access and increase health and safety.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	30 persons will benefit from this program

	Location Description	2001 Winward Way, Suite 103, San Mateo, CA (projects will be at various locations throughout the County)
	Planned Activities	Provide individuals with disabilities, who have access to few resources, to become more independent in their own home and prevent these individuals from needing to be institutionalized.
4	Project Name	El Concilio of SMC - Peninsula Minor Home Repair Program
	Target Area	
	Goals Supported	Home Repair Programs
	Needs Addressed	Rental Housing Repairs
	Funding	CDBG: \$50,000
	Description	El Concilio of SMC will provide home repairs for Extremely Low, Very Low and Low Income residents, focusing on health and safety issues, energy/water savings and conservation, and other repairs that contribute to an improved housing quality.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	El Concilio will provide services to benefit 60 low, very low and extremely low income beneficiaries.
	Location Description	3180 Middlefield Road, Redwood City, CA (projects will be at various locations around the country)
5	Planned Activities	El Concilio of SMC will provide home repairs for Extremely Low, Very Low and Low Income residents focusing on health and safety issues, and energy/water savings and conservation and other repairs that contribute to an improved housing quality. Repairs are focused on health and safety, housing quality standards, increasing energy/water conservation, making homes more eligible for energy/water weatherization improvements and/or access modifications.
	Project Name	Habitat for Humanity - Neighborhood Revitalization Program
	Target Area	
	Goals Supported	Home Repair Programs
	Needs Addressed	Minor Home Repairs and Modifications
	Funding	CDBG: \$50,000

	Description	Provide critical repairs on homes in East Palo Alto to support low-income homeowners to retain their homes by focusing on safety, accessibility and deferred maintenance issues that affect the homeowners peace of mind, long term ability to age in place and ability to maintain the home as a legacy for future generations.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Habitat proposes to assist 21 families through the Neighborhood Revitalization Program
	Location Description	500 Washington Street, Suite 250, San Francisco (projects will be at various locations throughout East Palo Alto).
	Planned Activities	No Target Area has been defined for the Consolidate Plan and Annual Action Plan.
6	Project Name	Rebuilding Together Peninsula - National Rebuilding Day Home Rehab
	Target Area	
	Goals Supported	Home Repair Programs
	Needs Addressed	Minor Home Repairs and Modifications
	Funding	CDBG: \$30,000
	Description	Rebuilding Together Peninsula (RTP) preserves the supply of affordable housing for low-income individuals and families so they can live more independently in safer, cleaner and healthier environments. For National Rebuilding Day, RTP purchases eligible building materials and supplies and mobilizes numerous teams of volunteers to improve the condition of eligible homes in San Mateo County to benefit the eligible homeowner/renter and revitalize distressed neighborhoods and communities.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	21 households will benefit from the proposed activities
	Location Description	841 Kaynyne Street, Redwood City, CA (projects will be at various locations around the county)

	Planned Activities	Rebuilding Together Peninsula (RTP) preserves the supply of affordable housing for low-income individuals and families so they can live more independently in safer, cleaner and healthier environments. For National Rebuilding Day, RTP purchases eligible building materials and supplies and mobilizes numerous teams of volunteers to improve the condition of eligible homes in San Mateo County to benefit the eligible homeowner/renter and revitalize distressed neighborhoods and communities.
7	Project Name	Rebuilding Together Peninsula - Safe At Home
	Target Area	
	Goals Supported	Home Repair Programs
	Needs Addressed	Minor Home Repairs and Modifications
	Funding	CDBG: \$120,000
	Description	Rebuilding Together Peninsula's Safe At Home program preserves the supply of affordable housing for low-income homeowners before the needs become serious deferred maintenance issues so that beneficiary households can live more independently in safer, cleaner and healthier environments.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	Rebuilding Together Peninsula (RTP) estimates benefiting 50 households with the Safe at Home program.
	Location Description	841 Kaynyne Street, Redwood City, CA (projects will be at various locations around the county)
	Planned Activities	Rebuilding Together Peninsula's Safe At Home program preserves the supply of affordable housing for low-income homeowners before the needs become serious deferred maintenance issues so that beneficiary households can live more independently in safer, cleaner and healthier environments.
8	Project Name	Senior Coastsiders - Coastside Minor Home Repair Project
	Target Area	
	Goals Supported	Home Repair Programs
	Needs Addressed	Minor Home Repairs and Modifications
	Funding	CDBG: \$55,000

	Description	Senior Coastsiders provides minor home repair to low income seniors and adults with disabilities to make their homes safer, more accessible and healthier
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Senior Coastsiders estimates that 25 households will benefit from these proposed activities.
	Location Description	925 Main Street, Half Moon Bay, CA (projects will be at various locations around the Coastal area of the County.)
	Planned Activities	Senior Coastsiders provides minor home repair to low income seniors and adults with disabilities to make their homes safer, more accessible and healthier
9	Project Name	City of Menlo Park: Belle Haven Youth Center Improvements
	Target Area	
	Goals Supported	Public Facilities (Including Shelters)
	Needs Addressed	Public Facilities
	Funding	CDBG: \$40,000
	Description	Address deferred maintenance and repairs to provide an improved and modern looking childcare facility for low and very low income households at the Belle Haven Youth Center. The Belle Haven Youth Center serves the Belle Haven neighborhood and the community of East Palo Alto.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	The childcare facility at the Belle Haven Youth Center provides benefits to 60 families.
	Location Description	701 Laurel Street, Menlo Park, CA
	Planned Activities	Address deferred maintenance and repairs to provide an improved and modern looking childcare facility for low and very low income households at the Belle Haven Youth Center. The Belle Haven Youth Center serves the Belle Haven neighborhood and the community of East Palo Alto. Repairs and improvements include replacing the windows, floor, ceiling, and cabinets as well as repainting the interior of the Belle Haven Youth Center.

10	Project Name	CORA - Lisa's House Roof Replacement
	Target Area	
	Goals Supported	Public Facilities (Including Shelters)
	Needs Addressed	Public Facilities
	Funding	CDBG: \$25,000
	Description	Replace the roof of Lisa's House, a shelter for victims of domestic violence.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Lisa's House will provide transition shelter and supportive services to 150 persons over the course of the next twelve month period.
	Location Description	CORA's offices are located at 2211 Palm Avenue, San Mateo, CA Lisa's House location is suppressed for confidentiality and client safety.
	Planned Activities	CORA proposes to replace the aging roof at Lisa's House.
11	Project Name	Latino Commission - Casa Maria Perinatal Project
	Target Area	
	Goals Supported	Public Facilities (Including Shelters)
	Needs Addressed	Public Facilities
	Funding	CDBG: \$25,000
	Description	Latino Commission will make much needed repairs at Casa Maria, a licensed perinatal substance abuse recovery home for extremely low income women in San Mateo County. The proposed repairs include building out of the garage and bringing the existing loft up to current building code in order to serve more beneficiaries.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Casa Maria will provide transitional housing and supportive services to 56 low income women in the upcoming twelve month period.
	Location Description	508 7th Avenue, San Bruno, CA

	Planned Activities	Latino Commission will make much needed repairs at Casa Maria a licensed perinatal substance abuse recovery home for extremely low income women in San Mateo County. The proposed repairs include building out of the garage and bringing the existing loft up to current building code in order to serve more beneficiaries.
12	Project Name	Samaritan House Facility Rehab Projects
	Target Area	
	Goals Supported	Public Facilities (Including Shelters)
	Needs Addressed	Public Facilities
	Funding	CDBG: \$50,000
	Description	Undertake critical infrastructure improvements needed at the client services and food & nutrition programs and the free clinic of San Mateo for property maintenance of Samaritan House facilities to ensure the health, safety and security of Samaritan House clients.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Samaritan House will serve 9,013 persons at the scattered site facilities being rehabilitated with funding from CDBG in the upcoming twelve month period
	Location Description	4031 Pacific Boulevard, San Mateo, 94403
	Planned Activities	Undertake critical infrastructure improvements needed at the client services and food & nutrition programs and the free clinic of San Mateo for property maintenance of Samaritan House facilities to ensure the health, safety, and security of Samaritan House clients.
13	Project Name	Rebuilding Together Peninsula - National Rebuilding Day Community Facilities
	Target Area	
	Goals Supported	Community Facilities
	Needs Addressed	Community Facilities
	Funding	CDBG: \$25,000
	Description	Rebuilding Together Peninsula (RTP) will rehabilitate six community facilities in San Mateo County, such as childcare facilities, homeless shelters, and residential care facilities, using purchased materials and supplies and mobilizing teams of community volunteers.

	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	841 Kaynyne Street, Redwood City, CA (projects will be at various locations around the County)
	Planned Activities	Rebuilding Together Peninsula (RTP) will rehabilitate six community facilities in San Mateo County, such as childcare facilities, homeless shelters, and residential care facilities, using purchased materials and supplies and mobilizing teams of community volunteers.
14	Project Name	Child Care Coordinating Council of SMC - Family Child Care Business Program
	Target Area	
	Goals Supported	Micro-Enterprise and Job Creation/Retention
	Needs Addressed	
	Funding	CDBG: \$15,000
	Description	The Child Care Coordinating Council of San Mateo County provides new and aspiring family childcare providers with the foundation and knowledge needed to start and sustain a successful business.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Child Care Coordinating Council of San Mateo County estimates they will benefit 25 new businesses and help to create 30 new low income jobs.
	Location Description	330 Twin Dolphin Drive, Redwood City, CA
15	Planned Activities	The Child Care Coordinating Council of San Mateo County provides new and aspiring family childcare providers with the foundation and knowledge needed to start and sustain a successful business.
	Project Name	Renaissance Entrepreneurship Center - Creating Economic Opportunity program
	Target Area	
	Goals Supported	Micro-Enterprise and Job Creation/Retention
	Needs Addressed	Micro-enterprise and Job Creation/Retention

	Funding	CDBG: \$40,000
	Description	Renaissance Entrepreneurship Center will support 150 low-income, English and Spanish speaking women and men with customized small business training, one-on-one consulting, and access to resources and networks to assist them in starting and growing their own sustainable small business.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Renaissance Entrepreneurship Center estimates that they will provide assistance to 80 small businesses and provide jobs for 25 low-income individuals in San Mateo County
	Location Description	1848 Bay Road, East Palo Alto, CA
	Planned Activities	Renaissance Entrepreneurship Center will support 150 low-income, English and Spanish speaking women and men with customized small business training, one-on-one consulting and access to resources and networks to assist them in starting and growing their own sustainable small business.
16	Project Name	Bay Area Legal Aid - Domestic Violence Legal Safety Net
	Target Area	
	Goals Supported	Public Services Supportive Services
	Needs Addressed	Public Services
	Funding	CDBG: \$22,000
	Description	Bay Area Legal Aid provides free, multi-lingual help to low-income survivors of domestic violence and sexual assault so they can escape abuse and establish long-term safety and stability for themselves and their children.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	200 low-income individuals
	Location Description	1048 El Camino Real, Redwood City, CA

	Planned Activities	Bay Area Legal Aid provides free, multi-lingual help to low-income survivors of domestic violence and sexual assault so they can escape abuse and establish long-term safety and stability for themselves and their children.
17	Project Name	CALL Primrose Community Pantry
	Target Area	
	Goals Supported	Public Services Supportive Services
	Needs Addressed	Public Services
	Funding	CDBG: \$15,000
	Description	Funding to support a drop-in food pantry program, providing free grocery services to low-income individuals, families and seniors throughout Northern San Mateo County.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	11,244
	Location Description	139 Primrose Road, Burlingame, CA
18	Planned Activities	Funding to support a drop-in food pantry program, providing free grocery services to low-income individuals, families, and seniors throughout Northern San Mateo County.
	Project Name	Coastside Adult Day Health Center - Aging In Place
	Target Area	
	Goals Supported	Public Services Supportive Services
	Needs Addressed	Public Services
	Funding	CDBG: \$22,000
	Description	Provide health care to frail, elderly and disabled, along with respite care for their families, in a comprehensive structured day program, giving them the opportunity to age in place.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	80 beneficiaries will receive services from Coastside Adult Day Health Center

	Location Description	925 Main Street, Half Moon Bay, CA
	Planned Activities	Provide health care to frail, elderly and disabled, along with respite care for their families, in a comprehensive structured day program, giving them the opportunity to age in place.
19	Project Name	Free At Last: Clean and Sober Transitional Housing
	Target Area	
	Goals Supported	Public Services Supportive Services
	Needs Addressed	Public Services
	Funding	CDBG: \$22,000
	Description	Free At Last provides a clean and sober supportive transitional housing program and provides shared supportive clean and sober housing for adult men or women who are working towards goals of long-term sobriety, maintaining stable employment and/or pursuing training and/or education goals.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Free At Last will provide support and services to 9 individuals who will benefit from this program.
	Location Description	211 Wisteria, East Palo Alto, CA
	Planned Activities	Free At Last provides a clean and sober supportive transitional housing program and provides shared supportive clean and sober housing for adult men or women who are working towards goals of long-term sobriety, maintaining stable employment and/or pursuing training and/or education goals.
20	Project Name	Human Investment Project - Home Sharing Program
	Target Area	
	Goals Supported	Public Services Supportive Services
	Needs Addressed	Public Services
	Funding	CDBG: \$30,000
	Description	HIP Housing's Home Sharing Program creates new affordable housing in San Mateo County by matching people who have space in their homes to share with people searching for an affordable place to live.
	Target Date	6/30/2019

	Estimate the number and type of families that will benefit from the proposed activities	HIP Housing estimates they will serve 90 households in the homesharing program for the fiscal year 2018-2019
	Location Description	800 Claremont #210, San Mateo, CA
	Planned Activities	HIP Housing's Home Sharing Program creates new affordable housing in San Mateo County by matching people who have space in their homes to share with people searching for an affordable place to live.
21	Project Name	Legal Aid Society of San Mateo County
	Target Area	
	Goals Supported	Public Services Supportive Services
	Needs Addressed	Public Services
	Funding	CDBG: \$22,000
	Description	Legal Aid Society of SMC provides legal assistance to people threatened with losing their homes or living in substandard conditions with the goal of keeping people in their homes and preventing homelessness through enforcement of legal rights, in and out of court and remedying substandard living conditions.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Legal Aid Society anticipates providing services to benefit 300 low-income individuals.
	Location Description	330 Twin Dolphin Drive, Redwood City, CA 94065-1455
22	Planned Activities	Legal Aid Society of SMC provides legal assistance to people threatened with losing their homes or living in substandard conditions with the goal of keeping people in their homes and preventing homelessness through enforcement of legal rights, in and out of court and remedying substandard living conditions.
	Project Name	Peninsula Volunteers - Meals on Wheels
	Target Area	
	Goals Supported	Public Services Supportive Services
	Needs Addressed	Public Services
	Funding	CDBG: \$21,000

	Description	Meals on Wheels is a vital safety net service providing hot, delicious, home delivered meals to qualified homebound older adults and to adults who are less than 60 years old, but who have a disability. Meals on Wheels operates three primary services: Food Security and Health Food, Safety Check, and Assessment and Referral.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Peninsula Volunteers estimates that 108 individuals will receive benefits from these proposed activities.
	Location Description	800 Middle Avenue, Menlo Park, CA 94024
	Planned Activities	Meals on Wheels is a vital safety net service providing hot, delicious, home delivered meals to qualified homebound older adults and to adults who are less than 60 years old, but who have a disability. Meals on Wheels operates three primary services: Food Security and Health Food, Safety Check and Assessment and Referral.
23	Project Name	Project Sentinel - Fair Housing
	Target Area	
	Goals Supported	Public Services Supportive Services
	Needs Addressed	Public Services
	Funding	CDBG: \$25,000
	Description	Project Sentinel provides comprehensive fair housing services of complaint investigation, consultation, information and referral, and community outreach and education.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Project Sentinel estimates providing benefits to 299 individuals.
	Location Description	1615 Hudson St., Suite A, Redwood City, CA
	Planned Activities	Project Sentinel provides comprehensive fair housing services of complaint investigation, consultation, information and referral, and community outreach and education.
24	Project Name	Samaritan House - Safe Harbor Emergency Shelter
	Target Area	

	Goals Supported	Public Services Homelessness
	Needs Addressed	Public Services
	Funding	CDBG: \$30,000
	Description	Samaritan House provides emergency shelter and transitional housing at a 90 bed homeless shelter in South San Francisco, providing emergency shelter and transitional housing to homeless men and women from throughout San Mateo County.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Samaritan House estimates that they will provide emergency shelter and transitional housing to 107 individuals.
	Location Description	295 Access Road, South San Francisco, CA
	Planned Activities	Samaritan House provides emergency shelter and transitional housing at a 90 bed homeless shelter in South San Francisco, providing emergency shelter and transitional housing to homeless men and women from throughout San Mateo County.
25	Project Name	Daly City Peninsula Partnership Collaborative
	Target Area	
	Goals Supported	Public Services Homelessness
	Needs Addressed	Public Services
	Funding	CDBG: \$10,000
	Description	Daly City Peninsula Partnership Collaborative provides supportive, core services to low income families and individuals facing homelessness, helping connect them to emergency shelter and housing in addition to other safety net services.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Daly City Peninsula Partnership Collaborative estimates serving 2,500 individuals.
	Location Description	350 90th Street, Daly City, CA

	Planned Activities	Daly City Peninsula Partnership Collaborative provides supportive, core services to low income families and individuals facing homelessness, helping connect them to emergency shelter and housing in addition to other safety net services.
26	Project Name	El Concilio of SMC - Emergency Services Partnership
	Target Area	
	Goals Supported	Public Services Homelessness
	Needs Addressed	Public Services
	Funding	CDBG: \$10,000
	Description	El Concilio of SMC will provide emergency services, access to food, homeless prevention, including a drop-in center tied to resources and other critical family needs for the benefit of individuals and families in East Palo Alto and Menlo Park.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	El Concilio estimates providing services to 1,250 individuals
	Location Description	2396 University Avenue, East Palo Alto, CA
	Planned Activities	El Concilio of SMC will provide emergency services, access to food, homeless prevention, including a drop-in center tied to resources and other critical family needs for the benefit of individuals and families in East Palo Alto and Menlo Park.
27	Project Name	Pacifica Resource Center - Safety Net of Pacifica
	Target Area	
	Goals Supported	Public Services Homelessness
	Needs Addressed	Public Services
	Funding	CDBG: \$10,000
	Description	Pacifica Resource Center will provide safety net services to eligible individuals to increase food security and reduce homelessness in Pacifica with case management, advocacy and referral, emergency food, showers for homeless clients and other critical support services.
	Target Date	6/30/2019

	Estimate the number and type of families that will benefit from the proposed activities	Pacifica Resource Center estimates they will provide services to 300 people
	Location Description	1809 Palmetto Avenue, Pacifica 94044
	Planned Activities	Pacifica Resource Center will provide safety net services to eligible individuals to increase food security and reduce homelessness in Pacifica with case management, advocacy and referral, emergency food, showers for homeless clients and other critical support services.
28	Project Name	Samaritan House - Core Services
	Target Area	
	Goals Supported	Public Services Homelessness
	Needs Addressed	Public Services
	Funding	CDBG: \$45,000
	Description	Samaritan House Core Services provides a safety net for low-income residents of Central San Mateo County who struggle to meet basic human needs such as food, clothing, shelter and healthcare. Samaritan House provides individualized and comprehensive assessment, case management, education, and referrals.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Samaritan House will provide core services to benefit 807 individuals
	Location Description	4031 Pacific Boulevard, 2nd Floor, San Mateo, CA
	Planned Activities	Samaritan House Core Services provides a safety net for low-income residents of Central San Mateo County who struggle to meet basic human needs such as food, clothing, shelter and healthcare. Samaritan House provides individualized and comprehensive assessment, case management, education, and referrals.
29	Project Name	Star Vista - DayBreak Shelter
	Target Area	
	Goals Supported	Public Services Homelessness
	Needs Addressed	Public Services

	Funding	CDBG: \$25,000
	Description	Daybreak provides short-term housing and independent living skills training for homeless youth ages 16-21.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Star Vista estimates serving 16 individuals at the Daybreak Shelter.
	Location Description	639 Douglas Avenue, Redwood City, CA
	Planned Activities	Star Vista Daybreak will provide short-term housing and independent living skills training for homeless youth aged 16-21.
30	Project Name	CORA Safe House Emergency Shelter
	Target Area	
	Goals Supported	Public Services Homelessness
	Needs Addressed	Public Services
	Funding	CDBG: \$40,000
	Description	CORA's Safe Houses (emergency shelters) provide a confidential and safe living environment for survivors of domestic violence for up to six months.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	CORA estimates serving 70 individuals at their emergency shelters.
	Location Description	CORA Administrative Offices are located at 2211 Palm Avenue, San Mateo, CA CORA emergency shelters locations are suppressed for confidentiality and safety purposes
	Planned Activities	CORA's Safe Houses (emergency shelters) provide a confidential and safe living environment for survivors of domestic violence for up to six months.
31	Project Name	LifeMoves Emergency Shelter Operations
	Target Area	
	Goals Supported	Public Services Homelessness

	Needs Addressed	Public Services
	Funding	CDBG: \$55,952
	Description	LifeMoves provides shelter and supportive services to homeless families and individuals to return to stable housing and long-term self-sufficiency.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	LifeMoves estimates providing emergency shelter to 670 individuals
	Location Description	181 Constitution Drive, Menlo Park, CA (LifeMoves has multiple shelters in their system with additional addresses where shelter and supportive services are provided)
	Planned Activities	LifeMoves provides shelter and supportive services to homeless families and individuals to return to stable housing and long-term self-sufficiency.
32	Project Name	Redwood Oaks Apartments
	Target Area	
	Goals Supported	Rental Housing Repair Programs
	Needs Addressed	Rental Housing Repairs
	Funding	CDBG: \$750,000
	Description	HIP Housing Development Corporation will resyndicate and rehabilitate 35 units of rental housing affordable to low and very low income households, preserving this housing for existing and future low and very low income households. The project includes 11 units set aside for extremely low income households that receive supportive services. The rehab will also allow HIP Housing Development Corporation to convert two ground floor units to full ADA accessibility.
	Target Date	5/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	The resyndication and rehabilitation of Redwood Oaks Apartments in San Mateo will benefit 36 low and very low income families, preserving affordability and preventing displacement and potential homelessness.
	Location Description	330 - 340 Redwood Avenue, San Mateo, CA 94401-6302

	Planned Activities	HIP Housing Development Corporation will resyndicate and rehabilitate 35 units of rental housing affordable to low and very low income households, preserving this housing for existing and future low and very low income households. The project includes 11 units set aside for extremely low income households that receive supportive services. The rehab will also allow HIP Housing Development Corporation to convert two ground floor units to full ADA accessibility.
33	Project Name	Section 108 Loan Repayment - Trestle Glen
	Target Area	
	Goals Supported	Develop New Multifamily & Perm Supportive Units
	Needs Addressed	Housing Development
	Funding	CDBG: \$662,329
	Description	Repayment of Section 108 Loan used for the development of the Trestle Glen multi-family housing project
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	No new benefit. Repayment of loan for project with previously reported benefit.
	Location Description	264 Harbor Boulevard, Belmont, CA
	Planned Activities	Repayment of Section 108 loan
34	Project Name	CDBG Administration
	Target Area	
	Goals Supported	Develop New Multifamily & Perm Supportive Units Home Repair Programs Rental Housing Repair Programs Public Services Homelessness Public Services Supportive Services Public Facilities (Including Shelters) Community Facilities Micro-Enterprise and Job Creation/Retention

	Needs Addressed	Housing Development Minor Home Repairs and Modifications Rental Housing Repairs Public Facilities Community Facilities Public Services Micro-enterprise and Job Creation/Retention
	Funding	CDBG: \$535,936
	Description	Administrative expenses related to the use of CDBG Program funds
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	General Administrative costs. No direct benefits.
	Location Description	264 Harbor Boulevard, Belmont, CA 94002
	Planned Activities	Administrative expenses related to the use of CDBG Program funds
35	Project Name	HOME Administration
	Target Area	
	Goals Supported	Develop New Multifamily & Perm Supportive Units Rental Housing Repair Programs
	Needs Addressed	Housing Development Rental Housing Repairs
	Funding	HOME: \$156,310
	Description	Administrative costs related to the use of HOME Investment Partnership Program funding.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Administrative expenses, no direct benefit
	Location Description	264 Harbor Boulevard, Belmont, CA 94002
	Planned Activities	Administrative expenses related to the use of HOME Program Funds

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Assistance will be directed across the entire county. No geographic priorities have been identified, other than the low-mod census block groups in the county.

Geographic Distribution

Target Area	Percentage of Funds

Table 4 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Investments were not allocated geographically.

Discussion

The County distributes funding where it makes the most sense, either from demonstrated need, low-mod area benefit, or as opportunities present. The County does not have target areas where funding is directed.

Affordable Housing

AP-55 Affordable Housing - 91.420, 91.220(g)

Introduction

The County uses CDBG and HOME funding to supplement Measure K 1/2 cent sales tax funding for new housing development projects. Those numbers are reflected in the "production of new units" category. The County funds non-profit efforts to provide home repairs to lower income homeowners, reflected in the "rehab of existing units" category. The County does not provide rental assistance or acquisition of existing units with CDBG or HOME funding.

One Year Goals for the Number of Households to be Supported	
Homeless	20
Non-Homeless	201
Special-Needs	0
Total	221

Table 5 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	186
Rehab of Existing Units	35
Acquisition of Existing Units	0
Total	221

Table 6 - One Year Goals for Affordable Housing by Support Type

Discussion

The numbers provided above include 186 of new rental units to be developed with CDBG and HOME contributions, supplemented by the County with Measure K funding. The 35 units of rehab include the Redwood Oaks Apartments funded through the County's Rehab Revolving Loan Fund.

AP-60 Public Housing - 91.420, 91.220(h)

Introduction

The County of San Mateo no longer has any public housing.

Actions planned during the next year to address the needs to public housing

NA

Actions to encourage public housing residents to become more involved in management and participate in homeownership

NA

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

NA

Discussion

NA

AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)

Introduction

The Annual Action Plan implements the priorities, goals, and objectives outlined in the Strategic Plan. Actions to address specific needs of homeless families and individuals are discussed below.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

County staff will continue its work with the San Mateo County Continuum of Care, the local coalition that organizes the Continuum of Care and submits grant applications for homeless initiatives. The coalition also conducts yearly point-in-time counts of the homeless and conducts a bi-yearly survey of the homeless. County staff participates in the counts and surveys. The point-in-time counts and the surveys work to reach out to homeless persons, including unsheltered persons, and assess individual and family needs, contributing to the consultation brought to the Consolidated Plan forums and survey from which priorities are formed.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Annual Action Plan's 35th and 37th goals are to support services and facilities that address the County's Strategic Plan to End Homelessness, including emergency shelters and transitional housing.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The Annual Action Plan's 32nd goal is not only to produce more permanent supportive housing units, but to incentivize both the creation of units targeted to homeless and veteran individuals and families, the provision of robust supportive housing services, and the production of large family units.

The Annual Action Plan's 35th goal includes support for rapid re-housing activities that help homeless individuals and families move as quickly as possible to permanent housing and shelter diversion services that help households address their housing crises.

The Annual Action Plan's 36th goal is to support services that help individuals and families, including the

recently homeless, remain housed.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The Annual Action Plan's 32nd goal is to add more affordable and supportive housing units so that more low-income individuals and families have affordable and safe housing options. It also incentivizes the creation of units and supportive housing services targeted to both special needs populations and mentally ill persons, emancipated youth, seniors aging in place, frail seniors, persons recovering from substance abuse; and persons recently released from jail or prison.

The Annual Action Plan's 35th goal includes homeless prevention and shelter diversion activities that help individuals and families avoid becoming homeless.

The Annual Action Plan's 36th goal is to support services that help individuals and families remain housed.

Discussion

AP-75 Barriers to affordable housing -91.420, 91.220(j)

Introduction

As discussed previously, the major barrier to affordable housing in San Mateo County is the fees associated with the development of affordable housing, prompted by limitations imposed by Prop 13.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

San Mateo County awards points in scoring development proposals for funding consideration for those projects where local jurisdictions provide relief from fees to affordable housing development. These may include waivers of impact fees and design review charges. At times, where such relief is not forthcoming, the County contributes funding to offset those fees and charges of part of the development costs of the project. While the County cannot change State taxation laws, it has been working with local jurisdictions toward an understanding of the need for more affordable housing in the county and the financial impact the local jurisdictions policies can have on the viability of new affordable housing projects.

Discussion

All notices of funding availability for the County's Affordable Housing Fund, as well as federally funded CDBG and HOME notices, include a point system in the evaluation process. One factor included in the point system is consideration from local jurisdictions in the reduction of local fees and ordinances on the financial feasibility of the development project.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

The County currently provides a variety of services to the residents of San Mateo County, some funded by CDBG and HOME allocations, with private, State, and County funding bringing additional assets to bear on these problems. Below are some of the actions currently performed by the County or under consideration for the future.

Actions planned to address obstacles to meeting underserved needs

The County will continue to look for new funding sources for programs to address underserved needs. Funding is the major obstacle in providing the services needed to focus on the vast variety of issues that prevent families from breaking out of poverty and from living in the best, most affordable housing possible. Local funding through Measure K, the County's 1/2 cent sales tax, provides a flexible source of funding for such activities. The fund has contributed to local reading initiatives, home sharing programs, and the development of affordable housing units, along with many other initiatives to address local needs.

Actions planned to foster and maintain affordable housing

The County continues to dedicate a large portion of its CDBG funding to predevelopment activities associated with affordable housing development, along with the entire HOME allocation. In addition, the County has earmarked a total of \$40 million from local Measure K funding for housing development in the County's FY 17-18 and FY 18-19 budget. These funds are dedicated to the development of new affordable housing and the preservation of existing affordable housing units, including the rehabilitation of affordable apartments as they go through tax credit resyndication. The County also funds local agencies working with homeowners to effect minor home repairs and accessibility improvements.

Actions planned to reduce lead-based paint hazards

While no specific actions are presented to reduce lead-based paint hazards, partners to the County's CDBG funded rehab programs will continue to ensure that any lead-based paint hazards are identified and controlled.

Actions planned to reduce the number of poverty-level families

The County will continue its efforts in conjunction with the Continuum of Care to reduce the number of poverty-level families through the development of services needed to assist those families with educational opportunities, job growth, and life skills training through the various social service agencies

operating in the county.

Actions planned to develop institutional structure

To continue to build the local institutional structure, the County will:

- Work with non-profit organizations to address community needs and provide support to federal and non-federal funding initiatives.
- Work with private industry to address important issues that hamper housing and community development efforts.
- Identify opportunities to create private/public partnerships for project finance and development to leverage federal funds.

Actions planned to enhance coordination between public and private housing and social service agencies

The County will continue to coordinate planning activities with private housing and social service agencies, including participation in the Continuum of Care meetings, development of the Continuum of Care, and enumeration of point-in-time and homeless surveys. County staff will also continue its participation in other coalitions and study groups, such as the local 21 Elements group and Home for All, as the opportunity arises.

Discussion

These actions are primarily the continuation of what the County is currently doing in the various areas. No major obstacles in the institutional structure have been identified that need to be addressed. The County is also satisfied with its efforts to coordinate with private housing and social service agencies, but continues to work to strengthen those ties.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

The County leverages its CDBG, HOME, and ESG funds with other resources to augment the impact on housing and community development issues. Applicants requesting funds to support its programs and projects are required to show that they are garnering other funds to meet their needs. Affordable housing developers must compete for other precious available funding and work proactively with affected stakeholders to develop innovative funding sources. These include funds related to transportation, and cap and trade energy trades.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	80.00%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

As always, HOME funds in a housing development must be leveraged by other financing to render the project financially feasible. The following comprise other potential funding sources to leverage HOME.

Housing Endowment and Regional Trust of San Mateo County (HEART). This is the county's housing trust fund, whose mission is to meet critical housing needs in San Mateo County by raising funds from both public and private sources. HEART provides financing in the construction, rehabilitation and purchase of homes affordable to middle- and low-income employees of local businesses, as well as to seniors and other fixed-income residents. HEART is a joint powers authority with membership comprising 19 out of the 20 cities in San Mateo County plus the County itself. HEART is governed by a public/private board of directors of 11 elected officials and 10 at-large members from the private sector. Most recently, it garnered \$2 million from the State's Proposition 1c funding for local trust funds. \$700,000 is available for rental projects and \$1.3 million for homebuyer housing.

State Housing-Related Restructuring. Both a cost saving and an administrative streamlining measure, the Governor has recommended restructuring certain State agencies and departments that administer various housing funds. One recommendation calls for merger of State HCD and the CalHFA under the auspices of State HCD. Another is the elimination of the Department of Mental Health and shifting most of the Mental Health Services Act (MHSA) functions and the Projects for Assistance in Transition from Homelessness program to the Department of Health Care Services.

Tax-Exempt Financing. Many affordable developments also take advantage of tax exempt bond financing provided through the CalHFA and through other municipal bond financing entities. These various entities are able to originate loans with fairly attractive interest rates when compared with conventional financing. Use of tax exempt dollars is governed by the California Debt Limit Allocation Committee (CDLAC), which also approves MCC allocations to local jurisdictions for first time homebuyers. Tax exempt loans can be combined with 4% tax credits (which are automatically approved if CDLAC approves the tax exempt financing) for an added boost, but this financing structure tends to work more effectively for projects not in great need of deep subsidies.

Project-Based Vouchers. In San Mateo County, the Housing Authority has revived a program for using project-based vouchers. By providing a dependable revenue stream indexed to fair market rents, vouchers enable nonprofit developers to obtain a larger conventional loan for the permanent phase of the project. Because the Housing Authority has a limited number of vouchers and must direct them toward multiple priorities, the project-based voucher initiative requires careful targeting to projects serving extremely low-income(ELI) households associated with supportive housing

services.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

HOME Resale Guidelines - Recapture. When using HOME funds for homeownership, the County will use HOME Recapture guidelines as the method for enforcing HOME affordability requirements. No HOME funds are anticipated for homeownership programs in the upcoming program year.

Prior to County disbursement of HOME funds through an escrow held by a title company, the following documents will be executed: (1) a written agreement between the County and homebuyer memorializing County HOME loan requirements described below; (2) a promissory note in the loan amount in favor of the County; and (3) a deed of trust in the amount of the Note recorded in the County recorder's office.

Purchase price limit. While the County may develop an alternate 95% of purchase price limits based on a survey of recently sold homes, under this Action Plan the County is using the HUD-determined 95% limits for 2012 for San Mateo County (effective March 29, 2012). This is the cap for both the HOME maximum purchase price and after rehab value limit. For a single family home, the HUD 95% of median limit is \$735,300. Notwithstanding the foregoing amount, the County will use whatever is the most recent 95% of median limit in effect.

Recapture provisions. All HOME funds for homeownership are in the form of a loan recorded in second or subordinate mortgage lien position. The loan becomes due upon sale, transfer, or non-compliance with HOME requirements. Repayment may be deferred for an initial period, be interest only, or amortized. In no case will interest exceed 3%.

Net proceeds upon sale. Regardless of whether the home is sold during the affordability period, the amount due at re-sale will be limited to the net proceeds of the sale. Net proceeds are calculated as the sales price less senior debt and closing costs. Should the amount owed the County be calculated at an amount that exceeds the net sales proceeds, the borrower is not be held liable for the difference.

Affordability term. The term of the HOME loan will not be shorter than the HOME affordability term and will be in accordance with County START Program provisions, described later. The HOME affordability period is based on the amount of the HOME investment in the loan.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

Annual compliance monitoring: In the situation in which the borrower pays off the HOME loan

before the affordability period has lapsed, the County will continue to monitor the unit for primary residency during the course of the affordability period. In the different situation in which the borrower no longer occupies the unit as primary resident during the affordability period while the loan is still in place, upon discovery of noncompliance, the County will require the borrower to cure the deficiency within a 60-day cure period. Should the borrower not comply, the loan will become immediately due and payable. While it may be admittedly difficult to enforce residency in both the above situations, repayment to the County will be treated differently depending on the situation.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

HOME Rehab Refinancing Guidelines. In accordance with County HOME policy, all HOME funds must be invested in housing that is nonprofit-owned or controlled. Should the property ownership be a for-profit entity formed to take advantage of tax credits, the nonprofit must have a controlling or managing interest.

HOME cannot be used to take out any CDBG loans or loans insured by any federal program.

HOME investment cannot be used directly to take out other pre-existing loans or financing under the same property ownership unless it is to preserve long-term affordability of existing units and/or to create additional affordable units. Regardless of the foregoing, rehab must constitute the primary activity for use of HOME funds. Refinancing with HOME proceeds must meet one of two tests: (a) HOME investment cannot exceed 85% of the rehab costs; or (b) HOME investment must involve a level of rehab costing at least \$20,000 per HOME-assisted unit. The County will review this number from time to time in order to keep pace with the impact of inflation on rehab costs.

Rehab will be to upgrade the units to meet life and safety code requirements and/or to extend the useful life of one or more of the systems of the building or property, including improving the integrity of the structure.

In accordance with HOME requirements, the HOME affordability term will be not less than 15 years from date of completion of the rehab, evidenced by a notice of completion or other document acceptable to DOH.

As with County HOME funds in general, criteria for property location will be the same as the County HOME investment policy. HOME funds may be invested anywhere in the San Mateo County HOME Consortium PJ plus contiguous areas, so long as projects outside the County PJ meet HOME criteria, including that the project will also be funded by the applicable contiguous jurisdiction and will

benefit residents from both jurisdictions.

As with other projects requesting HOME funds, DOH underwriting of the project to be refinanced with HOME funds will involve review of the ownership's property management practices and capacity to perform long-term management. A property management plan is requested for review. DOH underwriting will include a HOME subsidy layering analysis, including review of the project's sources and uses and operating budget proformas to ensure that HOME funds are not over-subsidizing the project. This review will further include evaluating the project's replacement reserves to ensure that it is adequate to address certain long term physical needs. On-site monitoring will be undertaken in compliance with HOME requirements and for projects of greater than 25 units, DOH will request annual project operating budgets.

Emergency Solutions Grant (ESG)

1. Include written standards for providing ESG assistance (may include as attachment)

Because the County allocation of ESG is small relative to its CDBG or HOME allocations, County policy has been to allocate all the ESG program funds for shelter services to one shelter provider, in this case, Life Moves, the largest shelter provider in the County. In terms of rapid re-housing written standards, the San Mateo County Continuum of Care has begun a process of designing and implementing a county-wide rapid re-housing program modeled on the Homelessness Prevention and Rapid Re-Housing Program. Given that the resources provided under ESG are only a fraction of what is was available under HPRP, this will begin as a significantly scaled-down program, targeting families and individuals residing in shelters. The program will be operated by a service provider collaborative, with Life Moves as the lead agency. Partnering agencies will include Samaritan House, CORA and Project WeHOPE. a. Standard policies and procedures for evaluating eligibility Eligible households will include homeless families and individuals residing in emergency shelters and transitional housing in San Mateo County. All participants will be "literally homeless" per the HUD Category 1 definition of homelessness. The program will serve Life Moves shelter-based families and individuals, Samaritan House clients at Safe Harbor shelter, CORA clients in emergency shelter, and shelter-based clients of Project WeHOPE. The program may also consider referrals of homeless people from other partners, provided they are literally homeless. Families and individuals served will be those who are most likely to retain permanent housing and those who face primarily economic barriers to self-sufficiency and permanent housing. Priority may be given to those who are currently enrolled in behavioral health and recovery services, including mental health treatment and alcohol and other drug treatment and recovery services. Priority may also be given to those with rental subsidies from a non-ESG source such as Housing Readiness Program. All case managers at each of the four primary partnering agencies, as well as other intake personnel and other staff as appropriate, will be trained in the program's eligibility requirements and will screen all clients for eligibility for participation in the program. The screening, verification and documentation

procedures will ensure that all households served meet ESG requirements. The screening and documentation procedures will draw upon the providers' past and current experience with HPRP and SSVF. A detailed intake includes questions regarding housing status, income and available assets, determination of need for financial assistance, potential housing options with friends or family, and more. Life Move's Director of Housing will oversee the initial and ongoing training in this area. b. Policies and procedures for coordination among providers. The ESG-funded activities will be a collaboration between Life Moves, Samaritan House, CORA, and Project We Hope. Life Moves, Samaritan House and CORA have extensive collaborative experience providing emergency shelter, homelessness prevention and rapid re-housing services. As the lead applicant, Shelter Network will establish a bi-monthly working group with staff from each of the subcontractors and referring agencies to review progress toward goals and to ensure that services, clients, and outreach efforts are complementary and unduplicated. As needed, staff from the Core Service Agencies, from other service providers, from the community will be engaged to assist with outreach, service provision, and policy development.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

San Mateo County developed a system for coordinated access and assessment about 15 years ago, when the CoC Lead Agency (San Mateo County H.S.A.) created a network of eight Core Service Agencies located throughout the county. The Cores all receive County General Funds to serve as the entry point into safety net services, emergency shelter and housing assistance for people who are homeless or at-risk of homelessness. All providers, including the County's "211" phone-in system, direct homeless people to the Cores for a standardized initial assessment to determine the type of assistance that will be offered. In 2018, the CoC will work to further standardize and strengthen the assessment and referral processes conducted at the Cores to ensure there is a fully coordinated system. This work will be coordinated with the San Mateo County Homeless Continuum of Care Steering Committee and the County's Community Action Agency, which oversees the use of CSBG funding, one of the community's main sources of funds for homelessness prevention activities.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

In FY 2018-19, the County developed a policy of two-year funding commitments for ESG as well as for CDBG grant-funded programs (ie, public services, minor home repair programs, microenterprise, fair housing enforcement). This streamlining effort is aimed at both facilitating staff contract administration and assisting with budget planning by affected providers. In response to a Notice of Funding Availability, shelter providers applied for funding for shelter operations. Because of ESG reporting requirements and the relative small ESG allocation, County policy is to direct ESG program funds to a single shelter provider under each category, shelter operations and rapid re-housing. Life Moves was the successful recipient for both categories.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The San Mateo County Board of Supervisors is the recipient of the ESG funds. It is not possible to require inclusion of a homeless or formerly homeless person on this elected body. However, the bylaws of the San Mateo County Continuum of Care Steering Committee require representation of a homeless or formerly homeless individual, and this slot is currently held by a formerly homeless person. In the coming year the CoC will develop a plan to further involve homeless people in policy-making relating to ESG and CoC funding. The County's Housing and Community Development Committee, an advisory body to the County Board of Supervisors on CDBG, HOME, and ESG funding allocations, includes a member from the CoC on its 15-member body.

5. Describe performance standards for evaluating ESG.

The County strives to meet all program specific requirements as detailed in the enabling legislation and program guidelines. County staff work with sub-grantees to ensure that these requirements are met and oversees internal operations towards the same goal.

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		

Table 7 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

If appropriate, describe publically owned land or property located within the jurisdiction that

may be used to address the needs identified in the plan

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator

Table 8 – Goals Summary

Goal Descriptions

AP-35 Projects - 91.420, 91.220(d)

Introduction

#	Project Name

Table 9 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

AP-38 Project Summary
Project Summary Information

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Geographic Distribution

Target Area	Percentage of Funds

Table 10 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Discussion

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

Actions planned to address obstacles to meeting underserved needs

Actions planned to foster and maintain affordable housing

Actions planned to reduce lead-based paint hazards

Actions planned to reduce the number of poverty-level families

Actions planned to develop institutional structure

Actions planned to enhance coordination between public and private housing and social service agencies

Discussion

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan
3. The amount of surplus funds from urban renewal settlements
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.
5. The amount of income from float-funded activities

Total Program Income

Other CDBG Requirements

1. The amount of urgent need activities

Discussion

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	0	0	0	0	0	

Table 11 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator

Table 12 – Goals Summary

Goal Descriptions

AP-35 Projects - 91.420, 91.220(d)

Introduction

#	Project Name

Table 13 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

AP-38 Project Summary
Project Summary Information

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Geographic Distribution

Target Area	Percentage of Funds

Table 14 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Discussion

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

Actions planned to address obstacles to meeting underserved needs

The recent booming economy has placed further stress on low wage earning families and the cost of housing. The City will use its limited resources to address these needs in accordance with the priorities identified by the Community Resources Commission. Federal funding sources are unpredictable, so the City has made financial adjustments and will focus on opportunities to strengthen and/or support the businesses of San Mateo that are the providers of jobs, income and security to its residents. The City continues to look for new ways to streamline procedures and collaborate with other community groups and has especially focused on volunteerism. With the CDBG Public Services grants, the City will continue to partner with its nonprofit business and service providers to provide direct support and basic needs services (food, shelter, clothing, etc.) for residents most in need. The CRC also has prioritized job training/small business support, as well as capital improvements in the CDBG Priority Areas.

Through the Community Resources Commission the remarks received at the community needs workshops and hearings were reviewed and summarized in the Citizen Participation section of this document. Each year the Community Funding grants are selected as a tool to address the underserved needs of the community. The primary obstacle in addressing most community needs is available funding. The Commission has tried to allocate its limited funds in a manner that provides unduplicated services and tries to stretch the funding to be cost effective.

..

Actions planned to foster and maintain affordable housing

The City works collaboratively with numerous non profit organizations and other jurisdictions in the preservation and development of affordable housing. The County of San Mateo and all of the cities and towns in the county formed a workgroup called 21 Elements, which was formed to collaborate and

share best practices on housing policies and programs for the adoption of the Housing Elements in the respective General Plans. This group has continued to meet quarterly to share information and share in costs of studies, such as the countywide Nexus Study in order to establish Affordable Housing and Commercial Linkage Fees. Through this workgroup the City of San Mateo adopted a Commercial Linkage Fee in 2016. This fee is charged to new commercial developments to help mitigate the impact on housing demand created by increasing jobs in the community.

The City also has local funding sources that can support the preservation and development of affordable housing besides HUD resources. The City has continued to pledge "Boomerang" funds for housing from its general fund. This is a portion of property taxes that were previously set aside for housing in the former Redevelopment Areas. The City also still collects loan repayments from loans made by the former Redevelopment Agency that are re-used for affordable housing. All of the City's local funds are targeted to assist acquisition, rehab or new construction of affordable housing.

New housing opportunities include the development of one acre site at Bay Meadows which was provided by the developer as part of a development agreement with the City. Construction of 68 family units utilizing Tax Credits plus local funds pledged by the County and City is expected to start construction in 2019. The City will also enter into a development agreement for two former Redevelopment Agency sites downtown that will include 164 units targeted to mixed incomes. The details of the affordability levels, the funding assistance and other public benefit will be negotiated during the 2018-19 program year.

The City continues implement its inclusionary Below Market Rate Program that requires developers of new market rate housing to set aside 10-15% of the units to be affordable. These units account for 25% of all the affordable housing units in the City. There continues to be developer interest in utilizing the State Density Bonus program that expands on the City's program and can potentially provide either more or deeper affordability in private developments.

The City updated its Accessory Dwelling Unit program in 2018 and is working with the County and 21 Elements to market and encourage the production of small units incorporated into single family properties citywide.

Actions planned to reduce lead-based paint hazards

The City will continue to use its adopted procedures and guidelines to evaluate and reduce lead-based paint hazards as required for each eligible project performed using CDBG and HOME funding. This will apply to assisted acquisition, rehabilitation, the Minor Home Repair and Paint programs, and/or

rehabilitation projects including Rebuilding Together Peninsula.

Actions planned to reduce the number of poverty-level families

The actions to work toward eliminating poverty in San Mateo include:

- Strengthen the economic base in order to create and retain job opportunities in San Mateo:
- Provide affordable housing: Complete development of the Bay Meadows one acre site for family housing and select developer to provide workforce housing on two Downtown sites.
- Provide social services to help people reach self-sufficiency through public services grants.

Actions planned to develop institutional structure

Gaps previously identified in institutional structure included reduction in staffing due to severe budget reductions, limiting institutional capacity. This will continue to be a reality for San Mateo and other jurisdictions and non profit agencies as well. This requires more careful coordination in services and as well as administration of programs. The Countywide CDBG Cohort group is an example of how staff from several cities coordinates public service agreements and monitoring in order to streamline the process. During the upcoming year the group will continue to share best practices and identify program areas that can be streamlined.

Actions planned to enhance coordination between public and private housing and social service agencies

The City will continue to collaborate with public and private housing developers as it manages its ongoing BMR program and manages new subsidized housing projects. In City sponsored affordable housing projects, it is expected that services are provided to the occupants such as transportation subsidy and information, after school programs, social activities, information and referral to other services including health, credit and food and clothing. The community is fortunate that these agencies

are very well connected already, and the City assists when it can to strengthen the networks.

Discussion

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

Discussion

The City utilizes 100% of its CDBG funds for eligible activities that assist low and moderate households through direct services as well as improvements to the CDBG Priority Neighborhoods.

The CDBG grant funds plus annual program income from loan repayments is consistently allocated and spent in a timely manner to maximize assistance to the community.

The three year period for calculating CDBG benefit will be 2018, 2019, and 2020.