



**Main Office - Department of Housing**  
264 Harbor Blvd., Building A, Belmont, CA 94002-4017

**Housing & Community Development (HCD)**  
Tel: (650) 802-5050

**Housing Authority of the County of San Mateo (HACSM)**  
Tel: (650) 802-3300

**Board of Supervisors:**  
Dave Pine  
Noelia Corzo  
Ray Mueller  
Warren Slocum  
David Canepa

**Director:**  
Raymond Hodges

**Deputy Director:**  
Rose Cade

## COUNTY OF SAN MATEO DEPARTMENT OF HOUSING HOUSING & COMMUNITY DEVELOPMENT COMMITTEE (HCDC)

### **FY 2024/25 Winter Funding Priorities Federal (CDBG, HOME, ESG), STATE (ESG & PLHA) and Local Equity Innovation Fund (Measure K)**

**WEDNESDAY, NOVEMBER 15, 2023, 3:30 PM – 5:00 PM**

**Location: 400 Harbor Blvd # B, Belmont, CA 94002; Belize Conference Room**

### **Housing and Community Development Committee General Meeting Minutes**

Zoom Option for Public Attendance

Please find referenced materials on the Housing and Community Development Committee webpage:

<https://www.smcgov.org/housing/hcdc>

Attendees:

- HCDC Members Present: Richard Beadle, Ron Collins (Chair), Laura Escobar (Vice Chair), Richard Hedges, Monika Lee, Nell Selander, and Jenny Skoble
- Members Excused: Donna Colson, Eloiza Murillo-Garcia, Lavinia Prema, Annie Tsai, and Steven Van
- Public Virtual Attendees: Georgia Peterson (Mental Health Association of San Mateo County), Florence Hsueh (Bridge), Tiffany Bailey, Thomas Atlee, Smitha Seshadri (Bridge) and Annie Tsai
- In Person Public Attendance: Patrick Sullivan (City of Foster City), Kate Comfort (HIP Housing), Atisha Varshney (Novin Development)
- San Mateo County Housing and Community Development (HCD) staff in-person: Karen Coppock, Danita Robertson, Stephen Bajza, Alejandro Segura, Eleazar Malabanan, Ray Hodges, Sanjay Choudhrie, Helen Tong-Ishikawa, Gina Russell, Maryann Sargent, Tim Ponti, Nila Kim and Rocio Nalda
- San Mateo County Housing and Community Development (HCD) staff virtual: Jan Stokley

### **1. Call to Order, Roll Call, Introductions**

Meeting called to order by Chair Collins. Roll call conducted and quorum was established by Karen Coppock.

### **2. Public Comment on Non-Agenda Items**

Public comments solicited by Chair Collins, no comments given.

### **3. Brown Act Overview**

Visiting speaker Ramaah Sadasivam, San Mateo County Deputy County Director, provided an overview of the Brown Act. Ramaah Sadasivam solicited questions and none were asked.

### **4. HUD, State and Local Funding Updates & Priorities**

#### ***Public Comments***

Public comments were solicited by Chair Collins and 4 members of the public provided comments:

- Kate Comfort, HIP Housing who noted a rising need from seniors who are being displaced from housing and cited a study on this topic conducted by Harvard University's Joint Center for Housing Studies and the University of Washington's. She offered to share the study to those who are interested. She also noted that she has received four different messages from local philanthropic foundations giving fair warning that they are switching funding priorities from on-the-ground services, such as those provided by HIP Housing, to systemic changes in grant making, policy, and advocacy.
- Atisha Varshney, Novin Development who requested that public comment occurs before the County make decisions on affordable housing projects.
  - Karen Coppock replied that this is planned for and will be discussed when the Winter NOFA timeline is presented.
- Smitha Seshadri, BRIDGE Housing, who noted the BRIDGE Mission District San Francisco project and its compliance with inclusionary requirements, and urged the county to consider pairing Project 8 vouchers with extremely low-income (ELI) subsidy units required by the County under Affordable Housing Fund (AHF).
- Patrick Sullivan who is the Vice-Mayor of Foster City and operates *Podcast By the Bay*. He outlined the various hats he wears - elected leader, work in real estate and podcasting - and invited the group to listen to his podcast.

#### ***FY2022/23 Highlights***

Karen Coppock shared a story about an individual positively affected by the grantees funded in the County's fiscal year 2022-2023. Alejandro Segura reviewed highlights on recent accomplishments. Alejandro then solicited questions.

- Richard Hedges asked if HCD staff knew about ongoing negotiations with Stone Villa on 21<sup>st</sup> and El Camino, Ray Hodges responded that a nearby hotel had submitted a competitive bid for the property.

#### ***FY2024/24 Funding and NOFA Schedule***

Karen Coppock discussed the nearly \$6 million in funding available for the FY 2024/2025 Federal / State Funding Notices of Funding Availability (NOFAs) to be issued in December. She also reviewed the NOFA timeline with key dates being the date the NOFAs will be issued (December 5, 2023), the date proposals are due (January 18, 2024) and the tentative dates of the next two HCDC meetings in which the public will be invited to provide comments on the projects and the funding recommendations will be made (February 22 and February 29, 2024).

Karen Coppock then asked the committee if they wanted to adjust priorities or if anything was missing.

- Laura Escobar asked if there was a maximum request amount and Karen Coppock answered no. Laura Escobar asked about Rapid Rehousing's data and progress. Gina Russell offered to send data regarding these projects.
- Nell Selander asked what operational subsidies there are regarding housing development, given that at least 50% of the Housing Development allocation will be targeted to projects providing permanent supportive housing units for special needs populations, and if there was an advisory committee similar to HCDC for the Housing Authority.

- Ray Hodges, Director of Housing for San Mateo County, replied that the Housing Authority's Section 8 vouchers have been tight, but ideally there will be a request for proposals (RFP) for project-based vouchers (PBV) in early 2024. He also noted that all County vouchers have been allocated to the four Home Key properties, but there is a possibility Measure K or other funding could be used for Capitalized Operating Subsidy Reserves (COSR), which could support these type of projects.

Eleazar Malabanan presented information about the Equity Innovation Fund (EIF) NOFA. Then asked the committee if they had questions.

- Nell Selander asked who was previously funded via the EIF
  - Kate Comfort was invited to speak regarding HIP Housing's home sharing program, which was funded through EIF. She again mentioned the aforementioned funding priority shift that might affect this program.
  - Karen Coppock mentioned two programs led by the Mental Health Association of San Mateo County.
  - Nila Kim mentioned two contracts that were covered by the program, including Pacifica Resource Center (PRC).
  - Gina Russel described the Renaissance Center's project that targeted minority and women-owned businesses and HCD's efforts to assist them.
- Nell Selander commented that previous grantees don't meet the new priority of funding smaller organizations and asked why it was added.
  - Karen Coppock noted that federal funding can be challenging for a small organization and Measure K funds could be an opportunity for a smaller organization to benefit from County funding
- Laura Escobar commented that another way to prioritize this funding could be to look at previously funded projects.
  - Eleazar Malabanan noted the biggest reason to add a priority around low resources areas is to help provide equity for the entire San Mateo county instead of just investing in high resourced areas.
- Karen Coppock noted that County's Measure K notice of funding availability (NOFA) is available on website.

## **5. Public Hearing**

Ron Collins opened the Public Hearing.

Karen Coppock asked for public comment on the 2024-2025 funding priorities:

- Atisha Varshney, Novin Development, commented that she was happy to hear mention of support for low-resource areas because communities such as North Fair Oaks, do not have access to inclusionary funds and are not competitive for State-level funding. She'd like the Committee to consider applying support for low-resource areas beyond just the Equity and Innovation Fund.

Karen Coppock provided an overview of the 2024-2025 funding priorities and there were no comments or discussion and the motion was passed. Karen Coppock asked for public comment on the Community Participation Plan. No comments were provided. Chair Collins held a motion to approve the Community Participation Plan, and all seven HCDC members present voted yes.

Karen Coppock discussed changes made in Community Participation Plan and based on the HCDC's recommendations in the February 2023 meeting. Chair Collins held a motion to approve funding priorities, and all seven HCDC members present voted yes.

## **6. 2024 Regional Affordable Housing Bond - Expenditure Plan Outreach and Engagement Process, Ray Hodges, Director of Housing, San Mateo County, 15 mins, 4:43-4:57pm**

Ray Hodges presented the Expenditure Plan Outreach and Engagement Process details of which, are in the HCDC meeting slide deck. Ray called for questions.

- Laura Escobar noted that only the cities of Oakland, San Jose, and San Francisco received the funding directly and the balance was provided to Counties. Ray Hodges clarified that Napa would also receive a direct allocation.
- Nell Selander suggested hiring a consultant to do community engagement, and highly recommended a task force to look at all of funding sources that exist and how they work together.
- Richard Hedges noted that he liked the idea of public outreach and would like to see it before the ballot initiative went to vote. He believes that an exemplary campaign would likely be needed to get it passed.
  - a. Ray Hodges responded that BAHFA has a team working on public outreach and education
- Ron Collins noted that 50% of money goes to production and the county is impacted heavily by development. He then asked about the strategy of over-creating production.
  - a. Ray Hodges noted that \$1 billion sounds high, but development costs are rapidly increasing, which means the funds are not infinite and can be used to help push current projects through faster.
- Patrick Sullivan asked for Ray Hodge's thoughts about a Bay Area labor shortage and cost of labor increasing.
  - a. Ray Hodges responded that the money itself can help with rising costs and noted that capacity issues are high on BAHFAs list of priorities.

## **7. Next Meetings**

Karen Coppock noted dates and times for future HCDC meetings.

1. HCDC Study Session: Thursday, February 22, 2024, 1-3pm (tentative)
2. HCDC Public Hearing: Thursday, February 29, 2024, 1-3pm (tentative)

Ron Collins motioned to adjourn the meeting and the motion was passed.

---