



COUNTY OF SAN MATEO

**FY 2019-2020 Consolidated Action Plan
Evaluation Report (CAPER)
San Mateo County HOME Consortium:
County of San Mateo Urban County**

San Mateo Urban County

County of San Mateo
City of Atherton
City of Belmont
City of Brisbane
City of Burlingame
City of Colma
City of East Palo Alto
City of Foster City
City of Half Moon Bay
Town of Hillsborough
City of Menlo Park
City of Millbrae
City of Pacifica
Town of Portola Valley
City of San Bruno
City of San Carlos
Town of Woodside

HOME Consortium Members:

**San Mateo Urban County
City of South San Francisco**

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CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

San Mateo County focuses its HOME and CDBG funding on housing development and rehabilitation activities, along with public services directed through homeless shelters and programs working to reduce poverty and assist families and seniors to remain in their homes (services to seniors to help them age in place, legal services, and fair housing enforcement). The bulk of federal assistance is committed to housing development.

In FY 2019-2020, County funding invested in 12 affordable housing projects in various stages of development, as well as the rehabilitation of a multifamily rental property that serves households with special needs. Two projects were completed and placed in service in the 2019-2020 Program Year:

Mosaic Gardens, completed in February 2020, is a new rental development that provides 6 affordable homes to extremely low-income and 48 affordable homes to moderate income families, in Redwood City. Mosaic Gardens received \$ 8,429,211 in Measure A/K funds during program year 2016.

Redwood Oaks Apartments is a re-syndication and rehabilitation development. The property is nestled in a neighborhood of single and multifamily dwellings close to services and transportation. It consists of 35 units of deed restricted low-income housing, and one manager's unit, for a total of 36 units. Of the 36 units, 2 are two-bedroom units and 34 are one-bedroom units. The property has a 15-year Section 8 project-based contract that was renewed in 2015 for 33 of the 36 units. The project includes 11 MHP-assisted units that are affordable to Extremely Low Income households that also receive specialized supportive services. In addition, the rehab will create two ground-floor ADA units. This project received \$250,000.00 in County's AHF NOFA during program year 2017 well as \$750,000 in CDBG awarded in Program year 2018.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the

grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete
AFH Goal: ADU Certification Program	Affordable Housing	Affordable Housing Fund (AHF6-10): \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0	
AFH Goal: ADU Certification Program	Affordable Housing	Affordable Housing Fund (AHF6-10): \$	Rental units constructed	Household Housing Unit	15	0	0.00%
AFH Goal: ADU Certification Program	Affordable Housing	Affordable Housing Fund (AHF6-10): \$	Other	Other	1	0	0.00%
AFH Goal: Affordable Units Near Transit	Affordable Housing	Affordable Housing Fund (AHF6-10): \$	Rental units constructed	Household Housing Unit	333	0	0.00%
AFH Goal: Affordable Units Near Transit	Affordable Housing	Affordable Housing Fund (AHF6-10): \$	Other	Other	0	0	
AFH Goal: Air Quality Studies	Non-Housing Community Development		Other	Other	1	1	100.00%
AFH Goal: Barriers to Transit Access	Non-Housing Community Development		Other	Other	1	1	100.00%
AFH Goal: Caltrain Business Plan	Non-Housing Community Development		Other	Other	1	1	100.00%

AFH Goal: Caltrain Strategic Plan FY 15-24	Non-Housing Community Development		Other	Other	1	1	100.00%
AFH Goal: Collaboration Among Jurisdictions	Affordable Housing Policy	Affordable Housing Fund (AHF6-10): \$	Other	Other	1	1	100.00%
AFH Goal: Development for ELI Households	Affordable Housing	Affordable Housing Fund (AHF6-10): \$	Rental units constructed	Household Housing Unit	100	42	42.00%
AFH Goal: Development for ELI Households	Affordable Housing	Affordable Housing Fund (AHF6-10): \$	Other	Other	0	0	
AFH Goal: Development of Larger Affordable Units	Affordable Housing	Affordable Housing Fund (AHF6-10): \$	Rental units constructed	Household Housing Unit	333	0	0.00%
AFH Goal: Development of Larger Affordable Units	Affordable Housing	Affordable Housing Fund (AHF6-10): \$	Other	Other	0	0	
AFH Goal: Education Opportunities for Youth	Non-Housing Community Development	Affordable Housing Fund (AHF6-10): \$	Other	Other	1	0	0.00%
AFH Goal: Housing for Behavioral Health Clients	Affordable Housing Non-Homeless Special Needs	Affordable Housing Fund (AHF6-10): \$	Rental units constructed	Household Housing Unit	6	0	0.00%

AFH Goal: Housing for Behavioral Health Clients	Affordable Housing Non-Homeless Special Needs	Affordable Housing Fund (AHF6-10): \$	Other	Other	0	0	
AFH Goal: Housing for County Clients	Affordable Housing Non-Homeless Special Needs	Affordable Housing Fund (AHF6-10): \$	Rental units constructed	Household Housing Unit	55	0	0.00%
AFH Goal: Housing for County Clients	Affordable Housing Non-Homeless Special Needs	Affordable Housing Fund (AHF6-10): \$	Other	Other	1	0	0.00%
AFH Goal: Housing for Mental Health Clients	Affordable Housing Non-Homeless Special Needs	Affordable Housing Fund (AHF6-10): \$	Rental units constructed	Household Housing Unit	15	0	0.00%
AFH Goal: Housing for Mental Health Clients	Affordable Housing Non-Homeless Special Needs	Affordable Housing Fund (AHF6-10): \$	Other	Other	0	0	
AFH Goal: Housing for Transition-Aged Youth	Affordable Housing Non-Homeless Special Needs	Affordable Housing Fund (AHF6-10): \$	Rental units constructed	Household Housing Unit	18	0	0.00%

AFH Goal: Housing for Transition-Aged Youth	Affordable Housing Non-Homeless Special Needs	Affordable Housing Fund (AHF6-10): \$	Other	Other	0	0	
AFH Goal: MF Rehab and Accessibility Improvements	Affordable Housing	Affordable Housing Fund (AHF6-10): \$	Rental units rehabilitated	Household Housing Unit	50	0	0.00%
AFH Goal: MF Rehab and Accessibility Improvements	Affordable Housing	Affordable Housing Fund (AHF6-10): \$	Other	Other	1	0	0.00%
AFH Goal: Naturally Occurring Affordable Rental	Affordable Housing	Affordable Housing Fund (AHF6-10): \$	Rental units rehabilitated	Household Housing Unit	50	0	0.00%
AFH Goal: Naturally Occurring Affordable Rental	Affordable Housing	Affordable Housing Fund (AHF6-10): \$	Other	Other	1	0	0.00%
AFH Goal: Outreach Services for Renters at Risk	Affordable Housing Fair Housing and Legal Services	Affordable Housing Fund (AHF6-10): \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	500	302	60.40%
AFH Goal: Outreach Services for Renters at Risk	Affordable Housing Fair Housing and Legal Services	Affordable Housing Fund (AHF6-10): \$	Other	Other	1	0	0.00%
AFH Goal: Publicly Supported Housing Units	Affordable Housing	Affordable Housing Fund (AHF6-10): \$	Rental units constructed	Household Housing Unit	600	81	13.50%

AFH Goal: Publicly Supported Housing Units	Affordable Housing	Affordable Housing Fund (AHF6-10): \$	Other	Other	0	0	
AFH Goal: Publicly-Owned Land for Housing	Affordable Housing	Affordable Housing Fund (AHF6-10): \$	Other	Other	1	1	100.00%
AFH Goal: Regional ADU Effort	Affordable Housing	Affordable Housing Fund (AHF6-10): \$	Rental units constructed	Household Housing Unit	18	0	0.00%
AFH Goal: Regional ADU Effort	Affordable Housing	Affordable Housing Fund (AHF6-10): \$	Other	Other	1	1	100.00%
AFH Goal: Regional Affordable Housing Planning	Affordable Housing Policy	Affordable Housing Fund (AHF6-10): \$	Other	Other	1	1	100.00%
AFH Goal: SamTrans Business Plan	Non-Homeless Special Needs Non-Housing Community Development		Other	Other	1	1	100.00%
AFH Goal: Stakeholder and Resident Education	Affordable Housing Policy		Other	Other	1	1	100.00%
AFH Goal: Strategic Partnerships	Affordable Housing		Other	Other	1	1	100.00%

AFH Goal: Strengthen Ties Between Housing/Transit	Affordable Housing Non-Housing Community Development		Other	Other	1	1	100.00%
AFH Goal: Subsidy Loan Terms	Affordable Housing	Affordable Housing Fund (AHF6-10): \$	Other	Other	1	1	100.00%
AFH Goal: Support AFFH Throughout County	Affordable Housing	Affordable Housing Fund (AHF6-10): \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	250	0	0.00%
AFH Goal: Support AFFH Throughout County	Affordable Housing	Affordable Housing Fund (AHF6-10): \$	Other	Other	1	1	100.00%
AFH Goal: Support Outreach Services	Affordable Housing Fair Housing and Legal Services	Affordable Housing Fund (AHF6-10): \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	11000	3302	30.02%
AFH Goal: Support Outreach Services	Affordable Housing Fair Housing and Legal Services	Affordable Housing Fund (AHF6-10): \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0	
AFH Goal: Support Outreach Services	Affordable Housing Fair Housing and Legal Services	Affordable Housing Fund (AHF6-10): \$	Other	Other	0	0	
AFH Goal: Transit-Supportive Development	Affordable Housing Non-Housing Community Development		Other	Other	1	0	0.00%

AFH Goal: Workforce Housing	Affordable Housing	Affordable Housing Fund (AHF6- 10): \$	Rental units constructed	Household Housing Unit	10	0	0.00%
AFH Goal: Workforce Housing	Affordable Housing	Affordable Housing Fund (AHF6- 10): \$	Rental units rehabilitated	Household Housing Unit	10	0	0.00%
AFH Goal: Workforce Housing	Affordable Housing	Affordable Housing Fund (AHF6- 10): \$	Other	Other	0	0	
AHF Goal: Affordable Housing Fund	Affordable Housing	Affordable Housing Fund (AHF6- 10): \$	Rental units constructed	Household Housing Unit	1000	0	0.00%
AHF Goal: Affordable Housing Fund	Affordable Housing	Affordable Housing Fund (AHF6- 10): \$	Rental units rehabilitated	Household Housing Unit	500	0	0.00%
AHF Goal: Affordable Housing Fund	Affordable Housing	Affordable Housing Fund (AHF6- 10): \$	Other	Other	0	0	
Community Facilities	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	10300	0	0.00%

Develop New Multifamily & Perm Supportive Units	Affordable Housing Homeless	CDBG: \$ / HOME: \$ / Affordable Housing Fund (AHF6-10): \$	Rental units constructed	Household Housing Unit	930	0	0.00%
Home Repair Programs	Affordable Housing	CDBG: \$	Rental units rehabilitated	Household Housing Unit	0	15	
Home Repair Programs	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	1260	214	16.98%
Home Repair Programs	Affordable Housing	CDBG: \$	Housing for Homeless added	Household Housing Unit	0	0	
Home Repair Programs	Affordable Housing	CDBG: \$	Housing for People with HIV/AIDS added	Household Housing Unit	0	0	
Micro-Enterprise and Job Creation/Retention	Non-Housing Community Development	CDBG: \$	Jobs created/retained	Jobs	0	18	
Micro-Enterprise and Job Creation/Retention	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	550	33	6.00%
Public Facilities (Including Shelters)	Homeless	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	46085	1161	2.52%
Public Facilities (Including Shelters)	Homeless	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0	

Public Facilities (Including Shelters)	Homeless	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	75	
Public Services Homelessness	Homeless	CDBG: \$ / ESG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	21555	19749	91.62%
Public Services Homelessness	Homeless	CDBG: \$ / ESG: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	70	0	0.00%
Public Services Homelessness	Homeless	CDBG: \$ / ESG: \$	Homeless Person Overnight Shelter	Persons Assisted	7665	0	0.00%
Public Services Homelessness	Homeless	CDBG: \$ / ESG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0	
Public Services Homelessness	Homeless	CDBG: \$ / ESG: \$	Homelessness Prevention	Persons Assisted	0	1000	
Public Services Supportive Services	Affordable Housing Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	61875	7080	11.44%
Public Services Supportive Services	Affordable Housing Non-Homeless Special Needs	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	0	
Rental Housing Repair Programs	Affordable Housing	CDBG: \$	Rental units rehabilitated	Household Housing Unit	175	0	0.00%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The Consolidated Plan identified three funding priorities:

Housing Development/Housing Repair and Modifications,

Public Service Programs (including Shelter Operations), and

Community and Economic Development (including Public Facilities).

All FY2019-2020 CDBG, HOME, and ESG funding was directed toward these priorities, resulting in significant direct benefits to a large number of San Mateo County residents. The largest numbers were seen in community facilities, safety net services, and supportive services.

Generally the performance goals established by San Mateo County in the 2019-2020 Annual Action Plan were met or were exceeded with the following exceptions:

Funding for new rental and supportive rental units, the long development times for these projects mean that even though the County has funded programs sufficient to meet those goals but completion will not come for several years. Once these projects are completed, the goals for these units will be met.

Investments in public facilities and infrastructure projects are proceeding apace but the funded projects are multi-year and will not contribute to to the goals established for this program year.

Micro-Enterprise and Job Creation/Retention grantees have underperformed and are being actively managed.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME	ESG
White	8,602	0	0
Black or African American	1,043	0	0
Asian	929	0	0
American Indian or American Native	146	0	0
Native Hawaiian or Other Pacific Islander	363	0	0
Total	11,083	0	0
Hispanic	6,333	0	0
Not Hispanic	4,750	0	0

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

In the CDBG program, racial minorities (excepting Asian Americans) are overrepresented while Whites and Asian Americans are underrepresented relative to their county population. HOME program beneficiaries are not recoded in statistically significant numbers but .

With regard to the CDBG program, no more than 20.5% families assisted are non-Hispanic white (though this number may be lower) compared to 38.9% of the population. 57% of beneficiaries are Hispanic compared to 24.5% of the county population. All other races including African American (Countywide population at 2.7%, CDBG program beneficiaries at 9%), American Indian/American Native (Countywide population at 0.8%, CDBG program beneficiaries at 1.3%) and Native Hawaiian or Other Pacific Islanders (Countywide population at 1.5%, CDBG beneficiaries at 3.3%) are served at a higher rate than as represented in the Countywide demographics. Asians have the greatest disparity in representation of program beneficiaries; Asians make-up 30.1% of the population Countywide, but represent only 8.3% of the beneficiaries of CDBG programs.

The HOME program served far fewer individuals, this number is expected to grow and change when long term projects supported in program year 2019 are completed in the coming years.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	4,041,252	3,386,599
HOME	public - federal	1,764,612	345,253
ESG	public - federal	221,176	221,176

Table 3 - Resources Made Available

Narrative

San Mateo County began the entitlement year with a reported balance of \$0 in unexpended CDBG funds. According to the PR26 report (attached in CR-00) \$3,386,599 in CDBG funds were expended during the program year. According to county records and the PR27 report (attached) \$345,253.17 in HOME funds were expended in the program year in support of large, ongoing development projects that will come online in upcoming years, reflecting the long-term nature of affordable housing development in this market. ESG funding of \$221,176 was expended during the program year including all carryover funding and most of the ESG funding awarded for fiscal year 2019-2020.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description

Table 4 – Identify the geographic distribution and location of investments

Narrative

San Mateo County did not designate any target areas in the 2018-2022 Consolidated Plan.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

Significant leverage of federal resources were incorporated into all activities funded during FY19-20 including long-term affordable housing development projects for which current year funding has been committed (pre-committed in the case of HOME funding, pending completion of the project financing). Details of ESG match is provided in CR-75. Housing development completed during this program year, although funded in previous program years, included Mosaic Gardens and Redwood Oaks Apartments.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	48,493,701
2. Match contributed during current Federal fiscal year	0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	48,493,701
4. Match liability for current Federal fiscal year	397,038
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	48,096,663

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
0	0	0	0	0

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period

	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	0	0	0			
Number	0	0	0			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted

	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition

Parcels Acquired		0	0			
Businesses Displaced		0	0			
Nonprofit Organizations Displaced		0	0			
Households Temporarily Relocated, not Displaced		0	0			
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	16	14
Number of Non-Homeless households to be provided affordable housing units	568	243
Number of Special-Needs households to be provided affordable housing units	38	0
Total	622	257

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	198	71
Number of households supported through Rehab of Existing Units	424	186
Number of households supported through Acquisition of Existing Units	0	0
Total	622	257

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

Although San Mateo County provided funding to a number of projects in PY2019-20, all are in a long development process. This includes 22 new construction projects in the San Mateo County development pipeline which will add 2123 new units of affordable rental housing. Due to long lead times for housing development projects, current funding commitments from the most recent program year appear slow. However, the commitment of CDBG and HOME fund to upcoming housing projects is critically important, especially for projects intending to apply for Low Income Housing Tax Credits. Although the

County’s partners’ housing production appears to have fallen short of projects for the FY2019 program year, we anticipate a fairly significant number of projects coming online in FY 2020, including several that did not receive HOME or CDBG funding.

Discuss how these outcomes will impact future annual action plans.

Future annual action plans will reflect the type of success that has been experienced in previous program years. The County’s nonprofit partners project this activities on a yearly basis, anticipating incremental increases on past performance derived from program growth and increased funding from private sources which will result in production forecasts that reflect their expectation of a larger impact on their program areas. While no new units of affordable housing that received HOME or CDBG from San Mateo County were completed in FY 19-20, 200 new units received Federal funds. San Mateo County will continue to invest CDBG, HOME and County funding into development of new affordable housing and/or the preservation of existing affordable housing for the benefit of low-, very-low, and extremely-low income households, including homeless, special needs, seniors, veterans, transition aged youth and working, low- and very-low income families.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	0	0
Low-income	0	0
Moderate-income	0	0
Total	0	0

Table 13 – Number of Households Served

Narrative Information

Housing development in the San Francisco Bay Area, and specifically in San Mateo County, can be a long and drawn-out exercise. Working with numerous funders, the planning departments of the respective jurisdictions where development is to occur, community outreach, and project designers and cost estimators creates a complicated maze through which developers must navigate to bring new housing projects to completion. It may take several years for the typical project to move from site identification and acquisition through lease-up and occupancy. As a result, projects for which funding was reserved three or four years ago may just now be complete and providing new housing for area residents. The County designated funding for three (3) housing development projects with CDBG and HOME funds in PY2019 including:

Light Tree Apartments, 128 new affordable units and 57 rehabilitated units for families. This includes 19 ELI units and 163 LI units with 10 units serving homeless individuals and 6 serving former foster youth. Cypress point, 71 new units for low and extremely low income families. This includes 7 ELI units and 53

LI units. This includes 4 units serving homeless individuals or families.

Moon Rr Ridge Apartments, 79 rennovated units including 34 ELI and 37 LI units for families.

Due to the nature of affordable housing development in San Mateo County, these projects face long lead times to navigate through the development projects, subsequently there is a lag between funding and reporting production numbers, this lengthy process tends to misrepresent the effort being made to address critical affordable housing needs. However the allocation of HOME and CDBG funds to the Arroyo Green Apartments (Bradford Senior Housing) project, filled the final gap that the developer required and we anticipate the project was nearing completion this year.

San Mateo County includes requirements in its supported new housing developments to house extremely low income and homeless individuals, populations who fit the definition of “worst case needs”. During PY 2019 HOME funds supported new projects that will house 14 homeless families and 14 families at risk of homelessness. In addition, those funds will support the rehabilitation of 80 units that are at risk of becoming substandard.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

Addressing the emergency shelter and transitional housing needs of homeless persons

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

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

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

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

Actions taken to provide assistance to troubled PHAs

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)

CR-60 - ESG 91.520(g) (ESG Recipients only)

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

Recipient Name	SAN MATEO COUNTY
Organizational DUNS Number	073132177
EIN/TIN Number	946000532
Identify the Field Office	SAN FRANCISCO
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	Daly/San Mateo County CoC

ESG Contact Name

Prefix	Mr
First Name	Norman
Middle Name	R

CAPER

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Last Name Pascoe
Suffix 0
Title Departmental Systems Analyst

ESG Contact Address

Street Address 1 264 Harbor Blvd.
Street Address 2 Bldg. A
City Belmont
State CA
ZIP Code 94002-
Phone Number 6508025008
Extension 0
Fax Number 6508025049
Email Address npascoe@smchousing.org

ESG Secondary Contact

Prefix Ms
First Name Tracy
Last Name Choi
Suffix 0
Title HCD Supervisor
Phone Number 6505086773
Extension 0
Email Address tchoi@smcgov.org

2. Reporting Period—All Recipients Complete

Program Year Start Date 07/01/2019
Program Year End Date 06/30/2020

3a. Subrecipient Form – Complete one form for each subrecipient

Subrecipient or Contractor Name
City
State
Zip Code
DUNS Number
Is subrecipient a victim services provider
Subrecipient Organization Type
ESG Subgrant or Contract Award Amount

CR-65 - Persons Assisted

4. Persons Served

4a. Complete for Homelessness Prevention Activities

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 16 – Household Information for Homeless Prevention Activities

4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 17 – Household Information for Rapid Re-Housing Activities

4c. Complete for Shelter

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 18 – Shelter Information

4d. Street Outreach

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 19 – Household Information for Street Outreach

4e. Totals for all Persons Served with ESG

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 20 – Household Information for Persons Served with ESG

5. Gender—Complete for All Activities

	Total
Male	0
Female	0
Transgender	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 21 – Gender Information

6. Age—Complete for All Activities

	Total
Under 18	0
18-24	0
25 and over	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 22 – Age Information

7. Special Populations Served—Complete for All Activities

Number of Persons in Households

Subpopulation	Total	Total Persons Served – Prevention	Total Persons Served – RRH	Total Persons Served in Emergency Shelters
Veterans	0	0	0	0
Victims of Domestic Violence	0	0	0	0
Elderly	0	0	0	0
HIV/AIDS	0	0	0	0
Chronically Homeless	0	0	0	0
Persons with Disabilities:				
Severely Mentally Ill	0	0	0	0
Chronic Substance Abuse	0	0	0	0
Other Disability	0	0	0	0
Total (Unduplicated if possible)	0	0	0	0

Table 23 – Special Population Served

CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes

10. Shelter Utilization

Number of New Units - Rehabbed	0
Number of New Units - Conversion	0
Total Number of bed-nights available	148,836
Total Number of bed-nights provided	144,832
Capacity Utilization	97.31%

Table 24 – Shelter Capacity

11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)

CR-75 – Expenditures

11. Expenditures

11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2017	2018	2019
Expenditures for Rental Assistance	0	0	0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	0
Expenditures for Housing Relocation & Stabilization Services - Services	0	0	0
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	0	0	0
Subtotal Homelessness Prevention	0	0	0

Table 25 – ESG Expenditures for Homelessness Prevention

11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2017	2018	2019
Expenditures for Rental Assistance	0	0	0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	0
Expenditures for Housing Relocation & Stabilization Services - Services	0	0	0
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	0	0	0
Subtotal Rapid Re-Housing	0	0	0

Table 26 – ESG Expenditures for Rapid Re-Housing

11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2017	2018	2019
Essential Services	0	0	0
Operations	0	0	0
Renovation	0	0	0

Major Rehab	0	0	0
Conversion	0	0	0
Subtotal	0	0	0

Table 27 – ESG Expenditures for Emergency Shelter

11d. Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	2017	2018	2019
Street Outreach	0	0	0
HMIS	0	0	0
Administration	0	0	0

Table 28 - Other Grant Expenditures

11e. Total ESG Grant Funds

Total ESG Funds Expended	2017	2018	2019
	0	0	0

Table 29 - Total ESG Funds Expended

11f. Match Source

	2017	2018	2019
Other Non-ESG HUD Funds	0	0	0
Other Federal Funds	0	0	0
State Government	0	0	0
Local Government	0	0	0
Private Funds	0	0	0

Other	0	0	0
Fees	0	0	0
Program Income	0	0	0
Total Match Amount	0	0	0

Table 30 - Other Funds Expended on Eligible ESG Activities

11g. Total

Total Amount of Funds Expended on ESG Activities	2017	2018	2019
	0	0	0

Table 31 - Total Amount of Funds Expended on ESG Activities