

# Housing Managers

September 18th, 2024, 1:00 - 2:30 pm

Emergency Operations Center (EOC), Foster City City Hall



# Agenda Overview

1:05 pm

## **II. Review 21E Workplan**

1:20 pm

## **III. Doorway - How to Access**

*Babs Deffenderfer, BAHFA*

1:35 pm

## **IV. Peer Problem Solving**

*What are you currently struggling with?*

1:45 pm

## **V. Affordable Housing Fund Overview**

*Jan Stokely, HCD Supervisor*

2:05 pm

## **VI. Housing Authority Programs Overview**

*Debbie McIntyre, HACSM Executive Director*

2:25 pm


## **VII. Closing Discussion and Next Steps**

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## II. Review 21E Work Plan

## II. 21E Work Plan Overview

Tasks 1 - 4: Meetings



	Task
1	21 Elements Meetings
2	21 Directors Meetings
3	<b>Housing Managers/BMR Workgroup</b>
4	Planning Commissioner Training

## II. 21E Work Plan Overview

Tasks 5 - 12: Work Items



	Task
5	Anti-Displacement
6	New Laws
7	TOC
8	Fair Housing/AFFH
9	Redeveloping Public Lands/Trust Funds
10	<b>BMR Guidelines Workbook</b>
11	Translation Guide for Housing and Planning
12	Grand Nexus and Feasibility Study

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# III. Doorway

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# IV. Peer Problem Solving

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# V. Affordable Housing Fund Overview



# San Mateo County Department of Housing



**Housing &  
Community  
Development  
(HCD)**

**Housing Authority  
of the County  
of San Mateo**



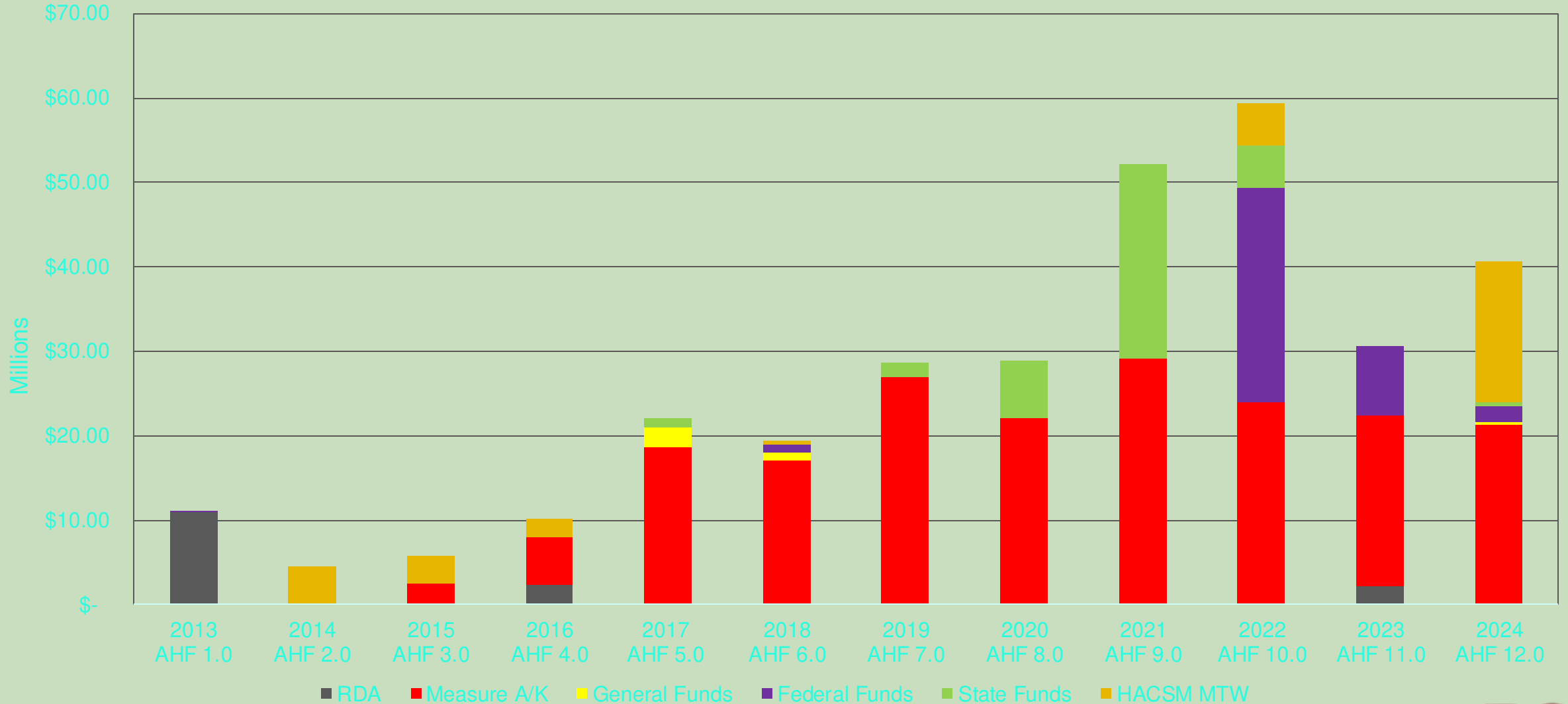
# COUNTY RESOURCES FOR AFFORDABLE HOUSING DEVELOPMENT

## Affordable Housing Fund (AHF)

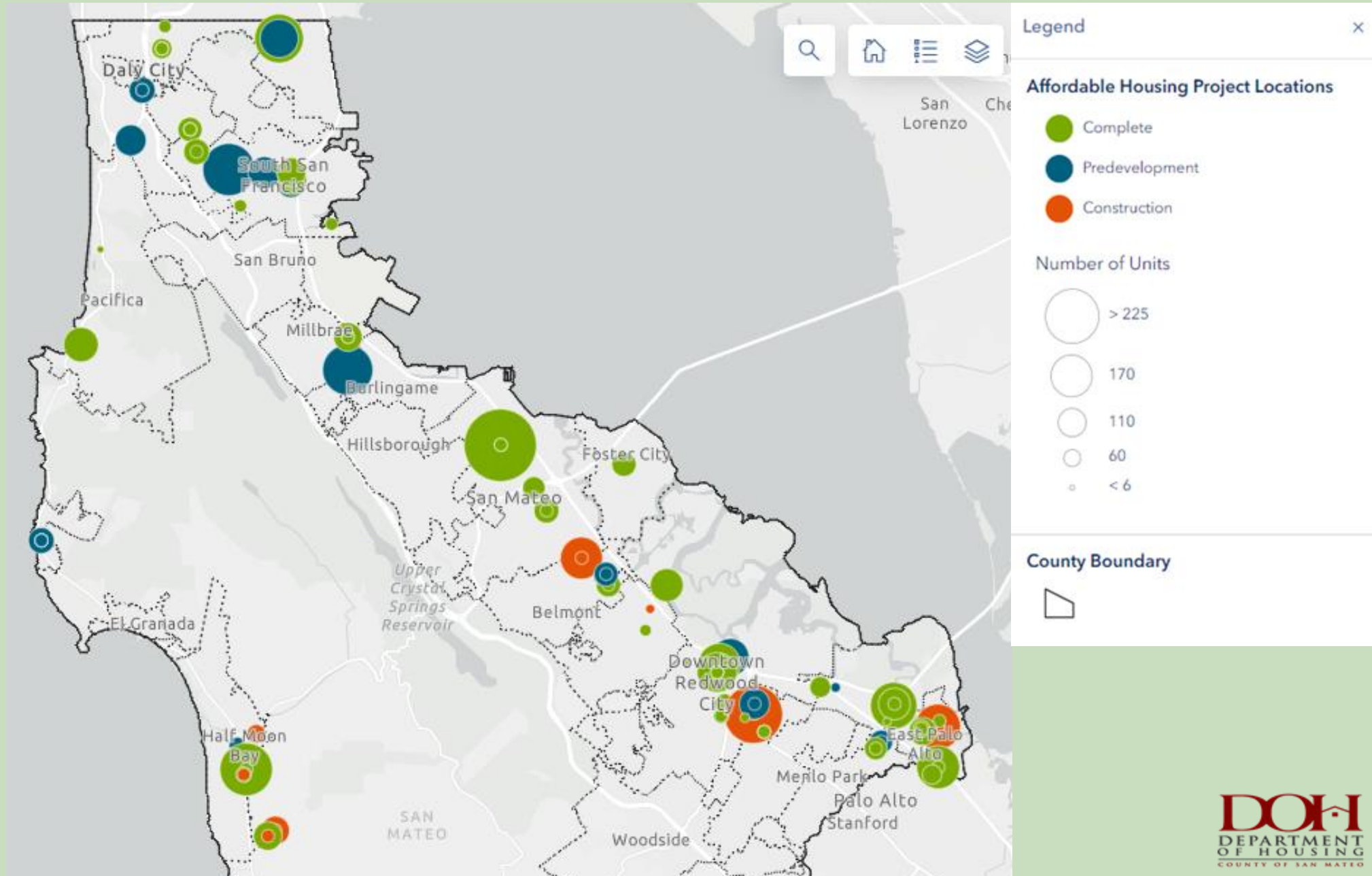
- Annual competitive Request for Proposals
- Over \$300 Million in funds awarded since program was created in 2013
- Project types: new construction rental, homeownership, rehab of existing rental units
- Stable local funding of \$20 Million annually in Measure K funds
- A vehicle for collaborating with other County agencies to award capital funds for special needs populations, such as Behavioral Health & Recovery Services, Children & Family Services, and Public Health.
- A vehicle to award other federal and state funds awarded to the County to meet local housing needs (ARPA, HOME-ARP, HOME, CDBG, PLHA, LHTF, HHC, etc.)
- HACSM contributes Moving to Work reserves as their reserves permit



# Affordable Housing Fund: Amounts and Sources of Funds



# Geographic Distribution of AHF-Funded Projects





# STATUS

Affordable Housing Units Status



Complete 2,875 Predevelopment 1,376 Construction 688

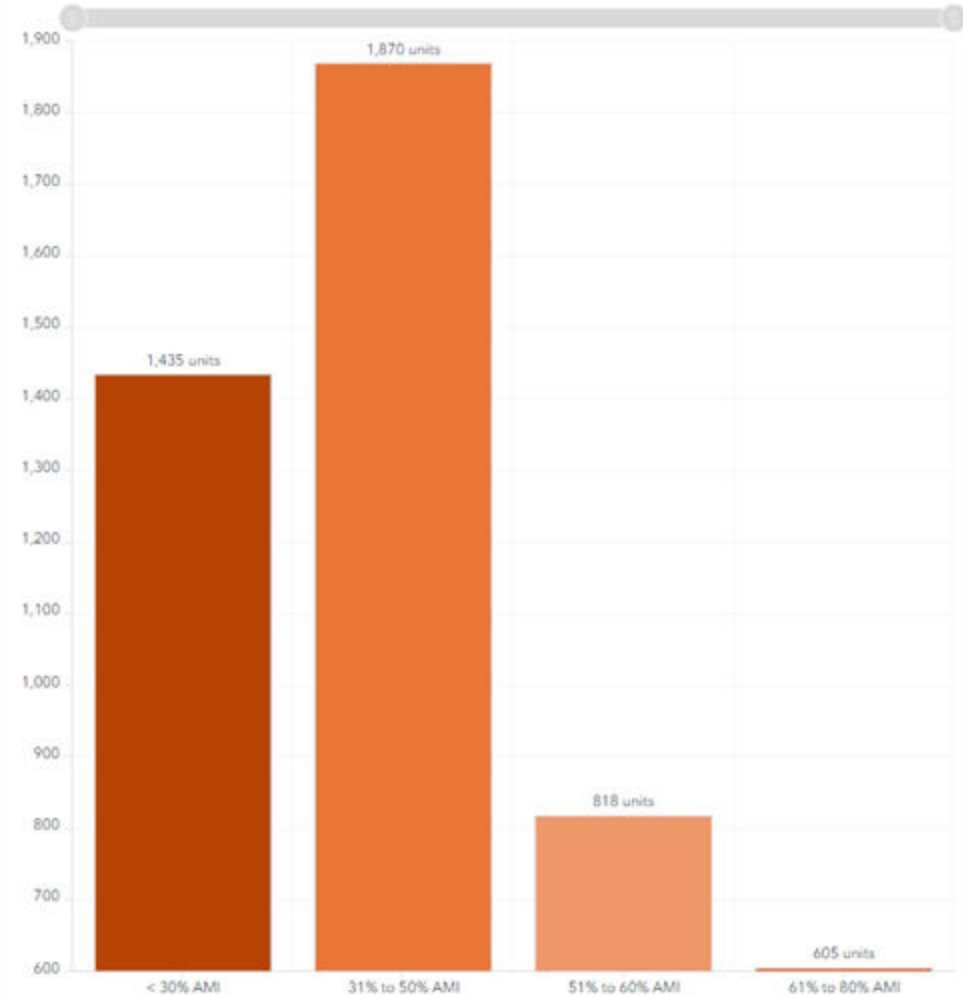
Affordable Housing Units Status

Status of PSH Units



# AFFORDABILITY

Area Median Income (AMI) Targeting of the Affordable Housing Units



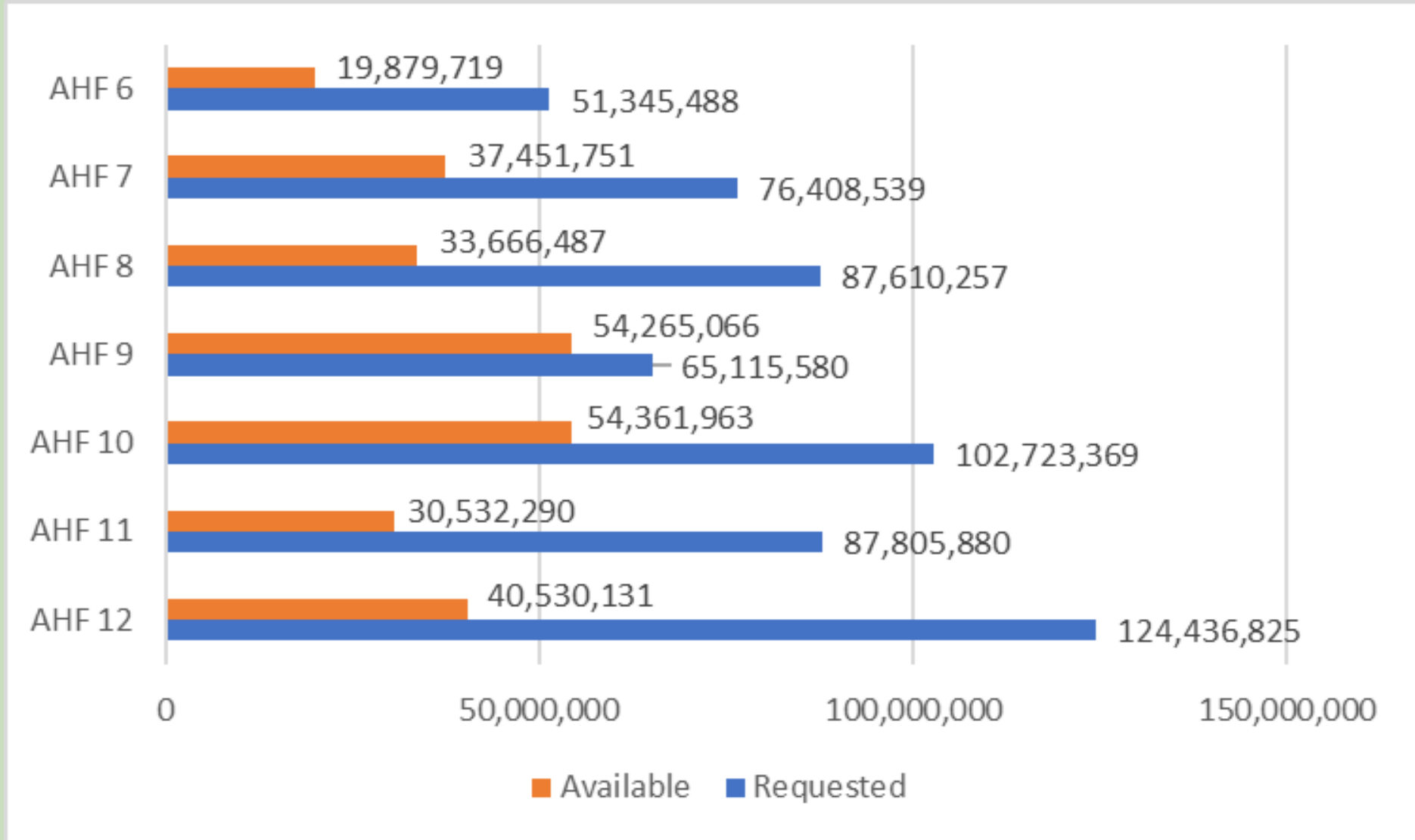
AMI Targeting of Housing Units

Housing Units by AMI & Status





# DEMAND FOR AHF FUNDS FAR EXCEEDS AVAILABILITY





# HOW DO WE PRIORITIZE AMONG WORTHY PROJECTS THAT MET THRESHOLD?

- **Ready** to apply for tax credits—the last piece of the affordable housing finance "capital stack"--increasingly competitive.
  - Second round 9% 2024 tax credits: 103 applications and 26 awards
  - Second round 4% 2024 tax credits/bonds: 221 applications and 71 awards
- Affirmatively Further **Fair Housing**
  - Location in a "High Opportunity" area helps counter historic discrimination.
- **Leverages** other funds (City, State housing finance programs)
  - Challenging for projects in unincorporated County.
  - State budget crisis limits leveraging of state funds.
- Deeper **Affordability** Targets
- Addresses a **Priority Need** (per Housing Element, Con Plan, Homelessness Plan)
  - Large family units
  - Special needs populations, especially for formerly homeless
  - Farmworker housing

AHF Pipeline in Predevelopment

# Predevelopment Pipeline

Project Name (Developer)	Jurisdiction	15-30% AMI Units (% of total units)	31%-60% AMI Units (% of total units)	61%-80% AMI (% of total units)	Total Restricted Units	AHF Commitment (as of July 2024)
Cypress Point (Midpen Housing)	Unincorporated County	20%	80%	0%	70	\$ 16,610,243.00
493 Eastmoor (Core Company)	Daly City	76%	24%	0%	71	\$ 21,145,881.00
Firehouse Live (Eden)	South San Francisco	24%	76%	0%	68	\$ 1,200,000.00
2809 ECR (Alta Housing)	Unincorporated County	26%	74%	0%	50	\$ 984,553.50
Ridge at Ralston (Abode/CRP Dev.)	Belmont	26%	55%	19%	64	\$ 8,403,263.00
Hill Street Apartments (LINC)	Belmont	61%	0%	39%	36	\$ 10,900,000.00
North Fair Oaks Apartments (Affirmed Housing)	Unincorporated County	28%	72%	0%	85	\$ 20,810,339.35
Serramonte del Rey (Eden)	Daly City	40%	60%	0%	87	\$ 300,000.00
1051 Mission (Bridge Housing)	South San Francisco	21%	79%	0%	156	\$ 9,495,420.00
Rotary Gardens (Beacon Dev. & SSF Rotary)	South San Francisco	25%	75%	0%	79	\$ 6,607,842.00
Peninsula Wellness (MidPen Housing)	Burlingame	21%	79%	0%	151	\$ 391,667.00
1580 Maple (MidPen Housing)	Redwood City	100%	0%	0%	108	\$ 19,904,688.00
555 Kelly (Mercy Housing)	Half Moon Bay	51%	49%	0%	39	\$ 1,500,000.00
Oak Gardens (MidPen)	Menlo Park	47%	53%	0%	60	\$ 4,000,000.00
Magnolia Plaza (Bridge)	South San Francisco	7%	47%	46%	92	\$ 3,000,000.00
Midway Village II (Midpen Housing)	Daly City	33%	67%	0%	111	\$ 28,762,723.00
					<b>1327</b>	<b>\$ 154,016,619.85</b>





# Questions and Answers



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# VI. Housing Authority Programs Overview



# Housing Authority of the County of San Mateo

Debbie McIntyre  
Executive Director

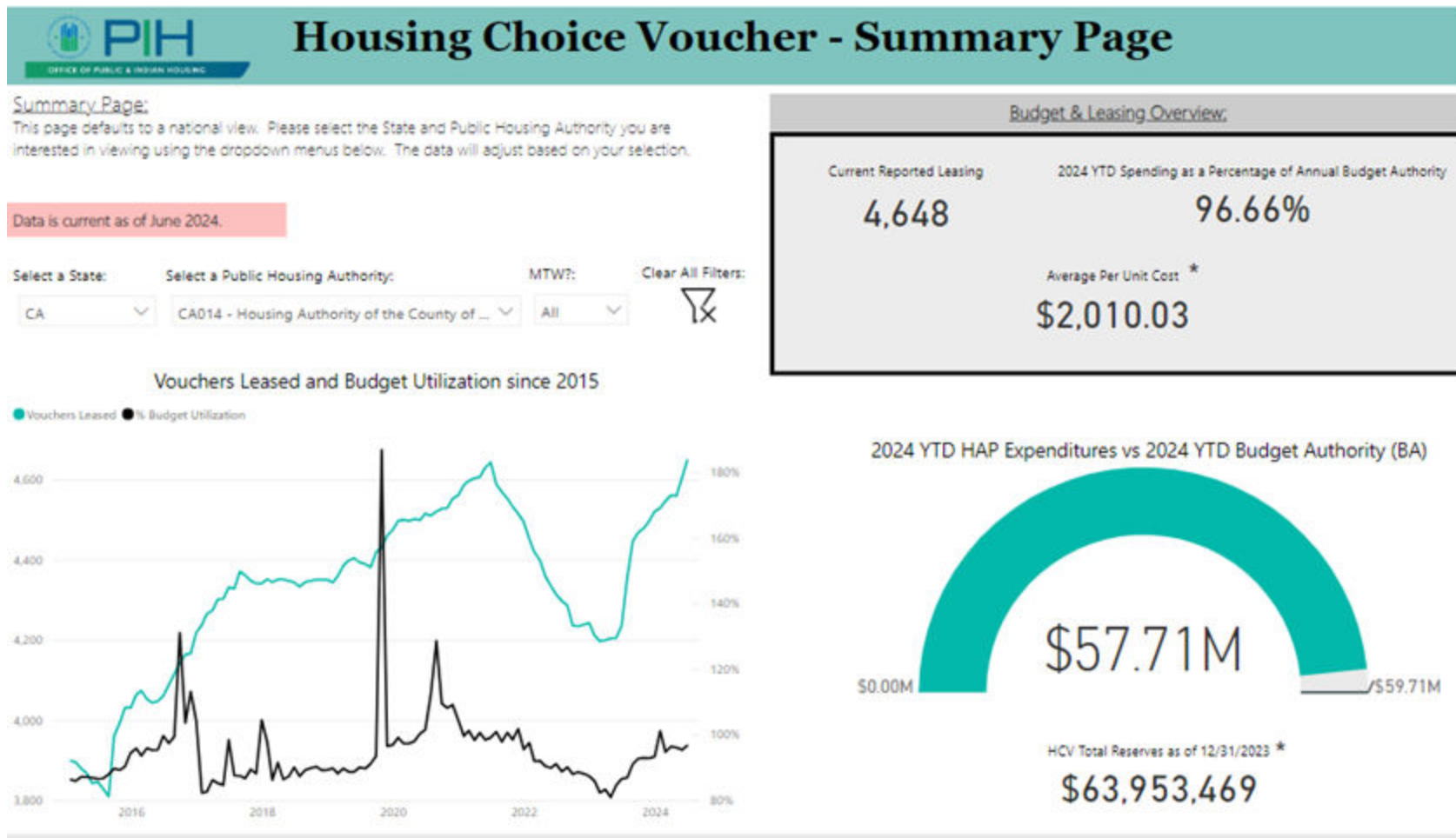
# Rental Assistance Programs Administered

- Moving To Work (Tenant-Based Vouchers)
    - Housing Readiness Program
    - SAYAT (Support and Advocacy for Young Adults in Transition)
  - Project-Based Vouchers
    - 1746 (includes PBV-VASH)
    - 37 PB Complexes throughout SMC
  - Special Purpose Vouchers:
    - Emergency Housing Vouchers
    - Mainstream Vouchers
    - Stability Vouchers
    - VASH Vouchers
    - Permanent Supportive Housing (PSH)\*
- Special Purpose Vouchers and PSH are referral-based programs. HACSM does not retain a wait list for these vouchers; applicants are referred through the Coordinated Entry System (CES) or from specific providers.

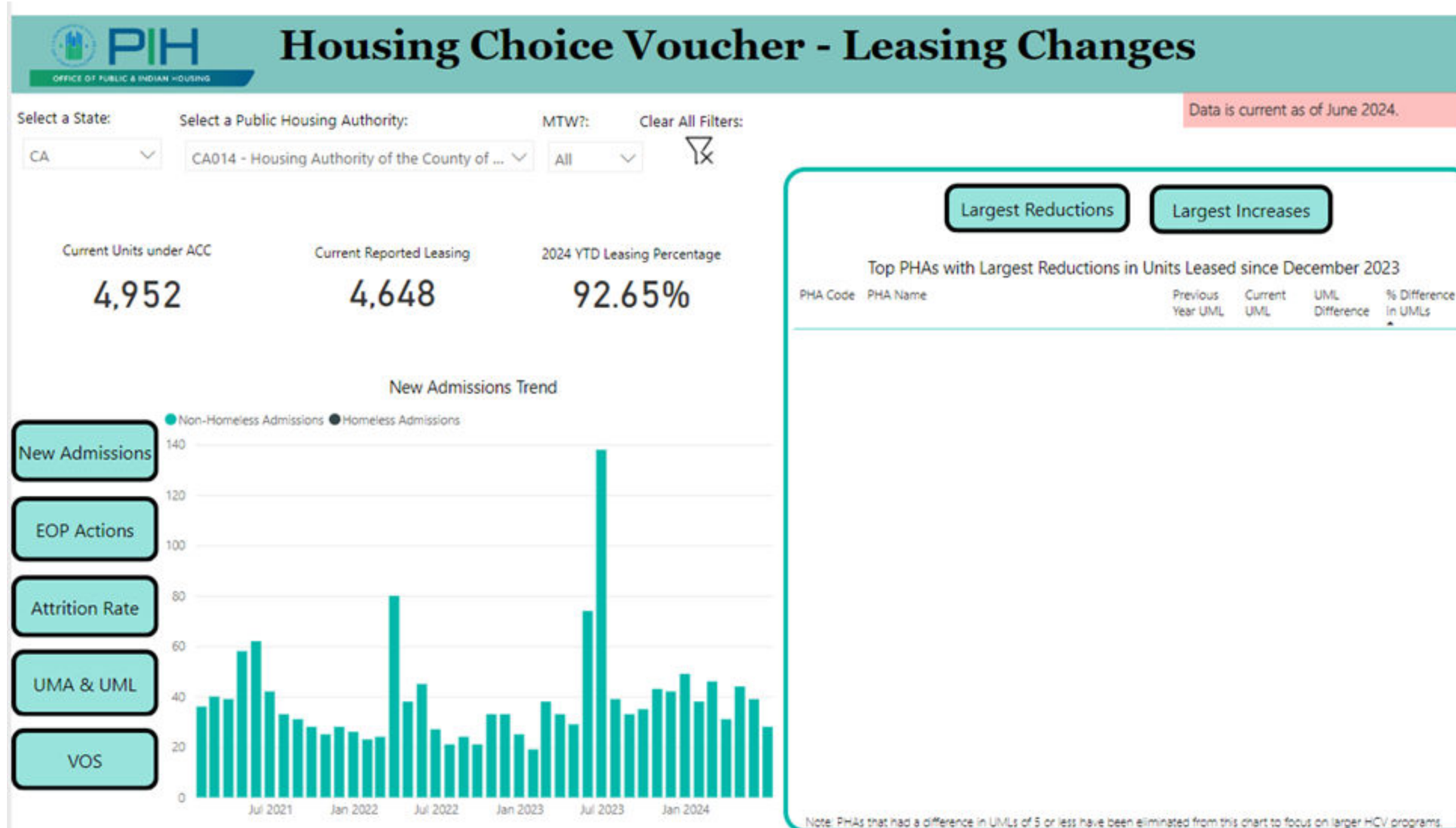


# HUD Data Dashboards

Housing Choice Voucher (HCV) Data Dashboard | HUD.gov / U.S. Department of Housing and Urban Development (HUD)



# HUD Data Dashboards



# HUD Data Dashboards

## PIH HCV - Project Based Voucher Portfolio

Select a State:  Select a Public Housing Authority:  MTW?:  Clear All Filters:

Data is current as of June 2024.

Total PHAs with PBVs (including AHAP)  
**1**

PHAs with PBVs under HAP  
**1**

PHAs with Leased PBVs under HAP  
**1**

PHAs with PBVs under AHAP  
**1**

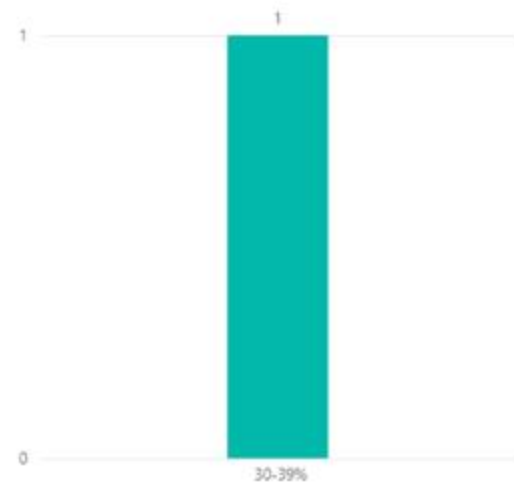
PBV Units as % of Total HCV Program  
**30.3%**

The following chart does not represent how close a PHA is to their statutory Project-Based Voucher program cap. The statutory cap calculation is based on authorized (not leased) units and takes certain exclusions into account. See PIH Notice 2017-21.

PHAs with Leased PBVs in their Portfolio (Includes Breakout of RAD and Non-RAD PBV)\*

PHA Code	PHA Name	Total PBV under HAP & Leased	Total PBVs under HAP	% PBVs under HAP Leased	Total HCV UMLs	% of UMLs that are PBV	RAD1 Leased*	RAD2 Leased*	RAD3 Leased*	Non-RAD PBV Leased
CA014	Housing Authority of the County of San Mateo	1,403	1,559	90.0%	4,632	30.29%	29	0	0	1,374
<b>Total</b>		<b>1,403</b>	<b>1,559</b>	<b>90.0%</b>	<b>4,632</b>		<b>29</b>	<b>0</b>	<b>0</b>	<b>1,374</b>

Current Number of PHAs by % of Leased Portfolio that is PBV



\* RAD units are excluded from PBV cap calculations. For more information see PIH Notice 2017-21.

# HUD Data Dashboards



## HCV Program - MTW Agencies

OFFICE OF PUBLIC & INDIAN HOUSING

HUDCAPS and VMS data current as of Jun 2024  
Commitments/Obligations data current as of Jun 2024

Select a Network: All
 Select a Region: 9
 Select a Field Office: San Francisco Hub Office
 Select a State: CA
 Select a Public Housing Authority: CA014 - Housing Authority of the County of ...
 MTW: All
Clear All Filters: 

2024 Total Budget Authority for MTW Agencies	Total HCV Reserves as of 12/31/23	Total HCV Reserves % of BA	MTW YTD 2024 HCV Utilization
<b>\$119,296,331</b>	<b>\$63,953,469</b>	<b>53.61%</b>	<b>72.15%</b>

MTW Utilization is calculated as YTD HAP Expenses / ((ABA + Reserves - Unexpended Obligations - Minimum Reserve Level) \* (# months/12)). YTD HAP includes eligible non-HAP MTW expenses. The 2016 Appropriations Act states the Department "shall prohibit any statutory offset of any reserve balances equal to 4 months of operating expenses." The Department recognizes "operating expenses" to include Public Housing Operating Subsidy and Housing Choice Voucher Administrative Fee and Housing Assistance Payments. The Department further recognizes the prohibition only applies to the initial 39 MTW PHAs.

PHA Code & Name	2024 YTD HAP Expenses	Total 2024 Annual Budget Authority (ABA)	Total HCV Reserves	Commitments	Obligations	Expended	Unexpended Obligations	Minimum Reserve Level 	YTD MTW Utilization	Remaining HCV Reserves
CA014 - Housing Authority of the County of San Mateo	\$57,714,577	\$119,296,331	\$63,953,469	\$19,565,465	\$19,565,465	\$1,071,015	\$18,494,450	\$4,771,853	72.15%	\$40,687,166
Total	\$57,714,577	\$119,296,331	\$63,953,469	\$19,565,465	\$19,565,465	\$1,071,015	\$18,494,450	\$4,771,853	72.15%	\$40,687,166



# Applying for Rental Assistance with HACSM

- Rent Café PHA online portal
  - [www.mysmchousing.com](http://www.mysmchousing.com)
- Contact HACSM in person
  - 264 Harbor Blvd, Bldg A, Belmont
  - Monday through Thursday, 8:00 a.m. to 5:00 p.m.
- Leave a voice mail message at 650-802-3352
  - A Housing Authority representative will contact applicant to discuss wait list options
- Current open wait lists
  - MTW-SS – Tenant-Based (continuously open)
  - HMV – Project-Based (1-bedroom units only)
  - Pacific Oaks – Project-Based (1- and 2-bedroom units)
  - Serenity Senior Housing (1-bedroom units only)



# HACSM Landlord Incentives

- **Landlord Continuity Bonus**

Rent to another participant from any of our housing voucher programs within 60 days. By doing so, LL will potentially receive up to one additional month contract rent payment.

- **New Landlord Bonus**

Available to landlords who have not participated in any of the HACSM subsidized housing programs for at least three years.

- **Landlord 'No Loss' Bonus**

A daily proration of the full agreed upon contract rent from the day the Housing Authority receives the 'Request for Tenancy Approval' to the start date of the Housing Assistance Payments contract, up to one month's contract rent.

**Bonus payments processed once HACSM receives the signed 12-month lease and contract.**



# QUESTIONS?





# Closing Next Steps

- *BMR Working Group - October 16th*
- *Housing Managers - November 20th*