



COUNTY OF SAN MATEO DEPARTMENT OF HOUSING
HOUSING AND COMMUNITY DEVELOPMENT COMMITTEE

Public Hearing & Meeting

Winter NOFA: Capital Projects and Community Development and the Equity Innovation Fund NOFAs

Federal (CDBG, HOME, and ESG), State (ESG and PLHA) and Local (Measure K) Funding

FUNDING PRIORITIES, UPDATES, AND TRAINING

11.15.23

400 HARBOR BLVD. BLDG. B BELMONT, CA 94002, BELIZE CONFERENCE ROOM

Agenda

- Call to Order
- Public Comment (non-agendized items)
- Brown Act Overview
- HUD, State and Local Funding Updates and Priorities
- Public Hearing
 - FY2024/25 Funding Priorities
 - Community Participation Plan
- 2024 Regional Affordable Housing Bond – Expenditure Plan Outreach & Engagement process
- Next HCDC Meetings
 - Study Session of Applications: [Thursday, February 22, 2024, 1-3pm \(tentative\)](#)
 - HCDC Public Hearing: [Thursday, February 29, 2024, 1-3pm \(tentative\)](#)



A Brief Overview of the Brown Act to the Housing and Community Development Committee

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Ramaah Sadasivam
Deputy County Attorney, San Mateo County Attorney's Office
November 15, 2023

What is the Brown Act?

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- A state law that requires transparency in the actions and deliberations of California's Public Boards, Commissions, and Committees
- "The conduct of the public's business is the public's business"

Guiding Principles of the Brown Act

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- Presumption is in favor of public access (i.e., public business is done in public meetings)
- Privacy for specified topic areas only
- The Brown Act can be found at California Government Code §§ 54950 et seq.

To Whom Does the Brown Act Apply?

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- Applies to legislative bodies
 - Governing board of a local agency, like the County's Board of Supervisors
 - Boards, commissions, and committees created by formal action of the governing board
- Does NOT apply to individual decision-makers, such as department heads
- Some committees are not subject to the Brown Act (ex: temporary advisory committee)

What is a Meeting?

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- Noticed, agendized public meetings or any congregation of:
 - a majority of the members of the legislative body
 - at the same time and place
 - to hear, discuss, deliberate, or take action
 - on any matters within its jurisdiction
- What does this mean? Majority of a legislative body cannot consult with each other about the business of the Board, Commission, or Committee outside of a noticed meeting
- Includes meetings by teleconference or communications by other electronic means

What is NOT a meeting?

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- Individual member contacts or conversations between member and another person
 - CAUTION: no serial meetings
- Majority of Committee members* at
 - Conference open to the public
 - Social or ceremonial occasions
 - Public meeting on topic of local community concern

* As long as majority does not discuss Committee business

Serial Meetings Prohibited

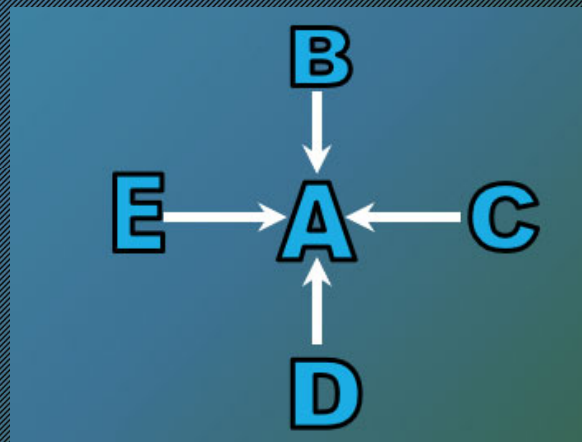
- What Is a Serial Meeting?: Communications outside formal meeting, each of which involve less than a quorum, but collectively encompass a majority
- Why are Serial Meetings prohibited?: Majority commits to a decision or engages in collective deliberation concerning public business outside of the public



Intermediary or “Hub” Meetings Prohibited

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- What is a “Hub” Meeting?:
 - One Committee member acts as hub; each other Committee member as spoke OR
 - Non-Committee member acts as hub; each Committee member as spoke
- Why are “Hub” Meetings prohibited?: Majority commits to a decision or engages in collective deliberation concerning public business outside of the public



Agenda & Notice Requirements

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- Effective notice is essential for open and public meetings
 - Regular meeting → agenda posted 72 hours before the meeting
 - Special meeting → agenda posted 24 hours before the meeting
- Agenda must contain brief description of every item to be discussed
- Closed session items must be listed
- Must include time for public comment

Closed Session

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- Allowed for specified situations; examples include:
 - Existing/anticipated litigation
 - Personnel matters
 - Labor negotiations
- Public has a right to be heard on closed session items before action is taken

AB 992: The Brown Act & Social Media

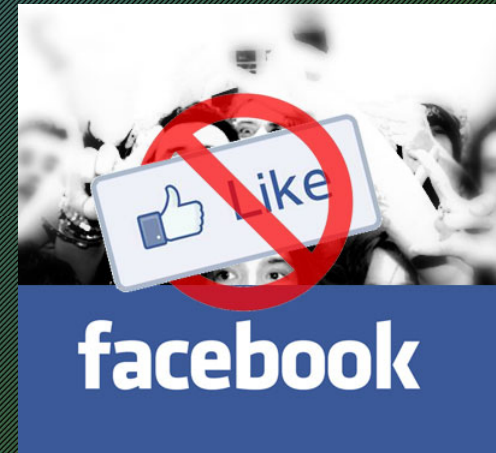
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- Took effect January 1, 2021
- Certain communications involving a legislative body's members on an internet-based social media platform do not constitute meetings under the Brown Act
 - Applies to social media platforms that are “accessible and open to public” (Twitter, Facebook, Instagram, blogs...)

What's Allowed? What Isn't Allowed?

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- MAY communicate with members of the public on social media to:
 - Answer questions from the public
 - Provide information to the public
 - Solicit information from the public
- MAY NOT directly respond or react to anything posted or shared on social media by another member of the same legislative body regarding agency business
 - No commenting, liking, replying, sharing, tagging, reacting, using digital icons (emojis, GIFs)



Takeaways of AB 992

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- Committee members may post their own thoughts on social media for the benefit of the public
- Committee members cannot respond to the thoughts of other Committee members, including by retweeting or clicking “Like”
- If you’re going to post Committee-related thoughts on the Internet, make sure they are completely public. Do not block or ban anyone from the account
- Okay to “like” other things that aren’t topic areas within jurisdiction of the Committee, e.g. cat, dog, vacation, kid photos

Remedies for Non-Compliance

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- Invalidation of the action taken
- Civil and criminal penalties
- Court costs and attorneys' fees

Questions?

EMAIL: RSADASIVAM@SMCGOV.ORG

TELEPHONE: (650) 363-4697



HUD, STATE AND LOCAL FUNDING UPDATES AND PRIORITIES

Why we do what we do...

G.J. was a Meals on Wheels client for the past 3 years. He spoke highly of the service, but more than that, he enjoyed every visit from his delivery driver.

“He felt as though he had a friend coming by to visit him regularly.”

G.J. recently passed away and his daughter relayed he would not have been able to live out his last years in his own home without the support of Meals on Wheels. Having consistent, nutritious meals delivered to him enabled G.J. to **maintain his independence, build a social connection, and bring peace of mind to his daughter.**

- Peninsula Volunteers, Meals on Wheels, CDBG



PVI
Enabling Seniors to Age in Place



FY22-23 Highlights – Community Services

18,838 community members served throughout the County

Number of programs funded: **21**

Senior Services

- **5,659** individuals served including:
- *Coastside Adult Day Health Center – Aging in Place*
- *Peninsula Volunteers, Inc. – Meals on Wheels*



Legal Services

- **1,508** individuals served including:
- *Community Legal Services of East Palo Alto*
- *Legal Aid Society of San Mateo County*



THE LEGAL AID SOCIETY OF
SAN MATEO COUNTY

Other Public Services

- **8,911** individuals served including:
- *Pacifica Resource Center*
- *El Concilio of San Mateo County – Emergency Services Partnership*



Shelter + Services

461

**Number of units
added**

Shores Landing

- 95 Units
- Frail Seniors, formerly homeless & homeless individuals
- Redwood City



Pacific Inn

- 74 Units
- Homeless individuals
- Redwood City



Coast House

- 52 Units
- Homeless families, couples & individuals
- Half Moon Bay



Navigation Center

- 240 units
- Homeless individuals
- Redwood City



Supportive Services

Case management; Employment support; Applying for financial resources; Medical, Dental & Mental healthcare; and Substance abuse support



Preserving and Increasing Affordable Housing Stock

Preserving Affordable Housing

Continued to address local housing needs through the rehabilitation of affordable housing units across San Mateo County in 2022.



*Moonridge I
Half Moon Bay*



*Light Tree
Apartments
East Palo
Alto*

Affordable Housing Investment

Further explored new opportunities to bring additional funding for the purpose of investing in local affordable housing.

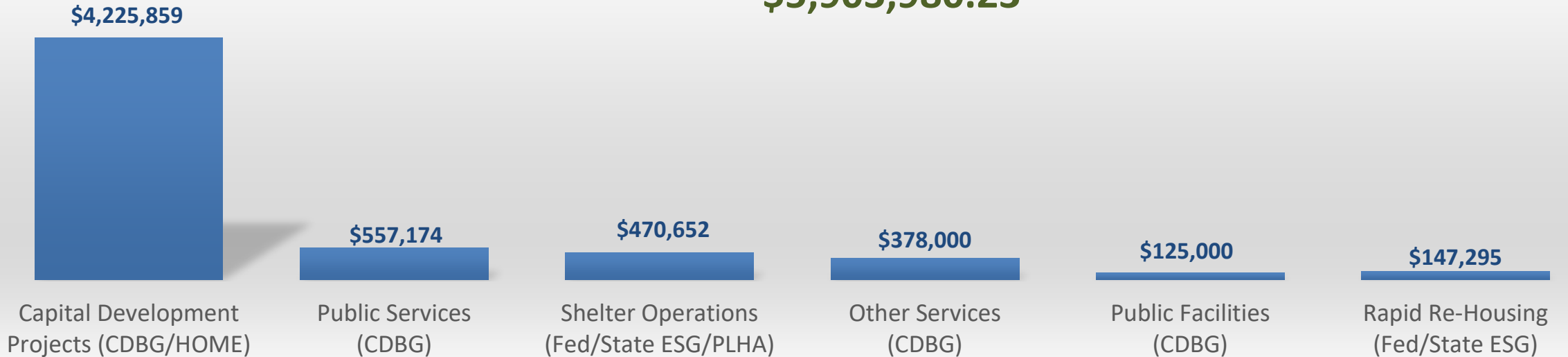
- AHF 10: **\$54,361,963** awarded in 2022
- Joe Serna Homeownership SuperNOFA: **Awarded \$5M** to purchase 28 manufactured homes for farmworkers in Half Moon Bay
- Prohousing Designation Program: **Application submitted in 2022**

FY2024-2025 Estimated Available Funding

FY2024-2025 Estimated CDBG, Federal/State ESG and State PLHA Funding by Program Area

Total funding allocated:

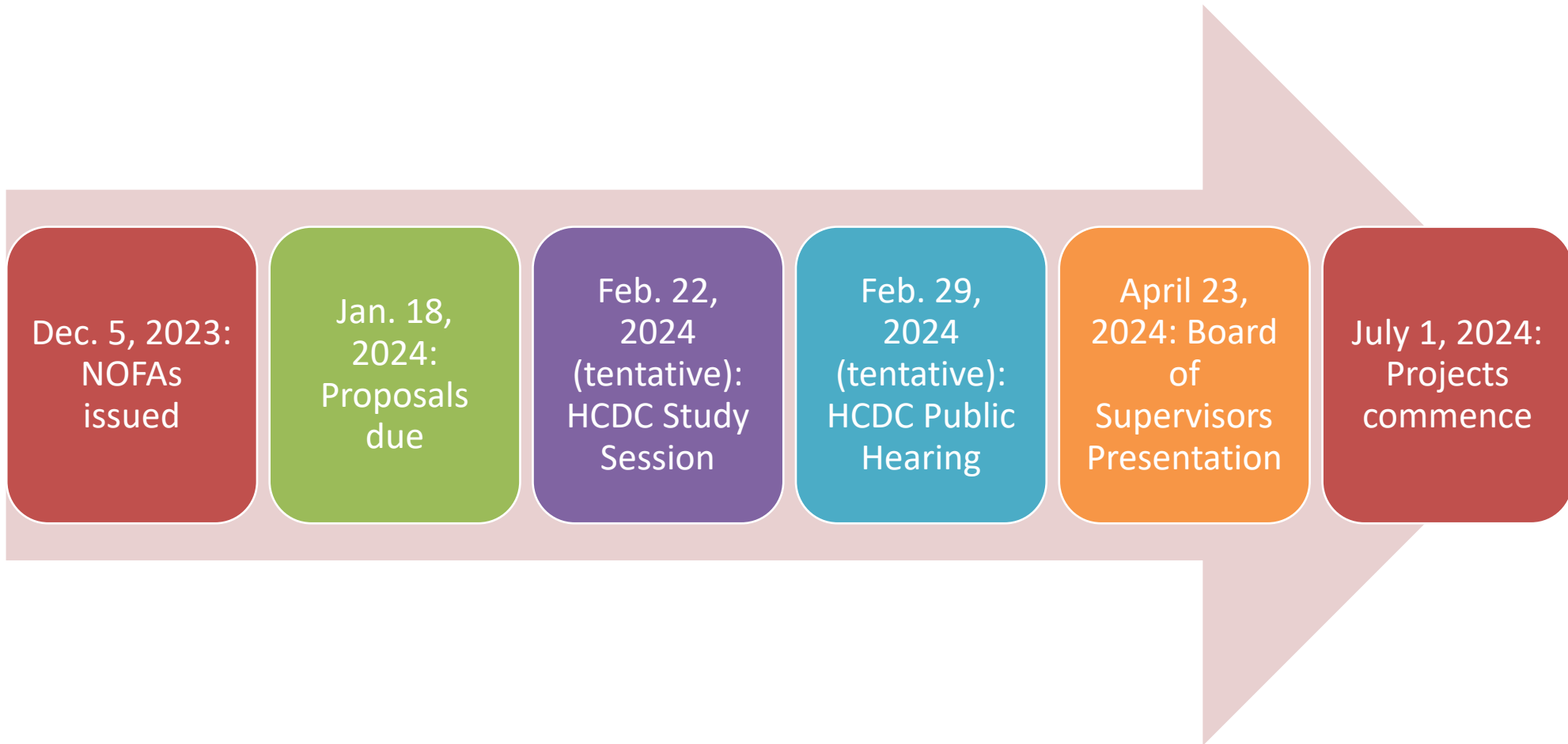
\$5,903,980.23



Note: CDBG and HOME figures are estimates based on FY23-24 allocations. In FY23-24, approximately \$1M in CDBG Capital Development funds were not allocated and are included in this NOFA



NOFA Schedule



FY24-25 NOFA Funding Priorities

Winter NOFAs Funding Priorities

- A. Housing Development/Housing Repair and Modification Programs
- B. Public Services (incl. Shelter Operations & Fair Housing Enforcement)
- C. Community & Economic Dev. (incl. public facilities and micro-enterprise assistance)

Through ConPlan Community engagement, residents and stakeholders identified persons or families experiencing or at-risk of homelessness, persons living with a disability or mental illness, farmworkers, and the elderly as having the greatest needs in our County.

Equity Innovation Fund (EIF) 2023 NOFA

"Inspire solutions to housing and community development issues outside of the traditional programs to close gaps in equitable housing, ease cost of living constraints, and address community needs in innovative ways"

Funding availability*:

~\$482,986 in Measure K for FY24-25

*There is no further funding earmarked for the EIF after FY24-25

Equity Innovation Fund (EIF) 2023 NOFA

EIF 2023 NOFA Priorities

1. Improving capacity of governmental and nonprofit organizations engaged in housing and community development work
2. Leveraging and complementing preexisting County investments to promote racial, ethnic, gender, and economic equity in housing and community development initiatives
3. Promoting housing stability
4. Expanding supporting and transition housing opportunities
5. Promoting housing and community development projects/programs that heavily work in low-resourced opportunity areas
6. Promoting the projects/programs of nonprofit organizations who have a total asset value or annual revenue of less than \$1,000,000



Measure K Notice of Funding Opportunity (NOFO)

Big Ideas Wanted: County Seeks Applications in Key Service Areas

The County of San Mateo directs funds from the Measure K half-cent sales tax to accomplish specific goals. On November 3, 2023, the County released a Notice of Funding Opportunity (NOFO) soliciting proposals for the use of Measure K funds with applications due by 5PM on January 5, 2024.

At a public meeting on October 17, 2023 the Board of Supervisors approved the priority funding areas of:

- Children, Families, and Seniors
- Housing and Homelessness
- Emergency Preparedness

More information / application at:
<https://procurement.opengov.com/portal/smcgov>



PUBLIC HEARING

FY24-25 NOFA Funding Priorities

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Community Participation Plan (CPP)

Major adjustments from February 2023 version Discussed with the HCDC

- Inclusive public process techniques: ***deleted mention of childcare*** by a licensed childcare provider and providing take away materials
- Notification method: changed most notification methods to ***focus on print media first and*** then, optionally, electronic.
- Added the ***intention to participate in events held by other*** entities to secure public input vs. only holding our own events
- Changed approving body of the CPP from Board of Supervisors to the ***HCDC Committee***



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

Housing Community Development
Tel: (650) 802-5050

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



COUNTY OF SAN MATEO COMMUNITY PARTICIPATION PLAN

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
EMERGENCY SHELTER GRANT PROGRAM
HOME INVESTMENT PARTNERSHIP ACT PROGRAM



2024 Regional Housing Bond

Introduction to Expenditure Planning

COUNTY OF SAN MATEO



Agenda

- Overview of Bay Area Housing Finance Authority (BAHFA)
- Regional Housing Bond Measure
- Expenditure Planning
- Next Steps
- Q & A

Overview of the Bay Area Housing Finance Authority (BAHFA)

- **BAHFA is the first regional housing finance agency in California**, created by the State Legislature in 2019 to offer new tools and innovative solutions to the Bay Area's housing challenges
- **Collaborates** with cities and counties, **improves systems** and **funds housing** across the whole Bay Area
- **Mission:**
 1. **Production** of new affordable housing
 2. **Preservation** of existing affordable housing
 3. **Protections** for low-income residents and people at risk of homelessness
- **Core power is to raise new revenue for housing**, subject to voter approval



Proposed 2024 Regional Housing Bond

- \$10-20 billion to invest in affordable housing
- Requires voter approval
- Funds disbursed over 10+ years
- Eligible uses set forth in statute and state constitution

Related 2024 Measure

Assembly Constitutional Amendment 1 (Aguiar-Curry) will place a measure on the November 2024 ballot that would:

1

Amend the statewide constitution to lower the voter approval threshold for affordable housing general obligation bonds (among other items) from 66.7% to 55%.

2

Apply to the Bay Area Regional Housing Bond on the same November 2024 ballot.

Distribution Basics for 80% of Bond



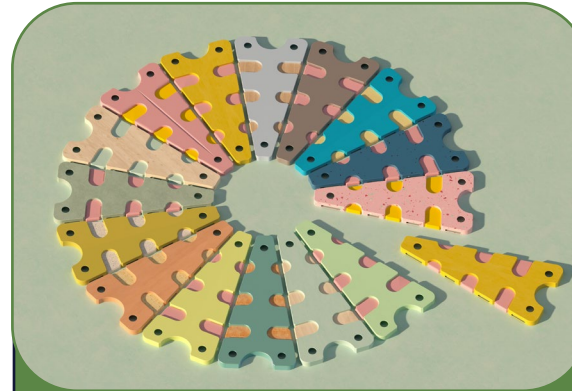
80% to County of Origin

- Based on Assessed Value
- Counties Decide Which Entity Shall Distribute (e.g., a Housing Department)



San Jose, Oakland and San Francisco Receive Direct Allocation

- Big Cities Create Their Own Expenditure Plans



Cities that Carry 30%+ of County's Lower Income RHNA Obligation Can Choose to Receive Direct Allocation

- Santa Rosa and City of Napa Can Choose to Receive a Direct Allocation and Create Their Own Expenditure Plans



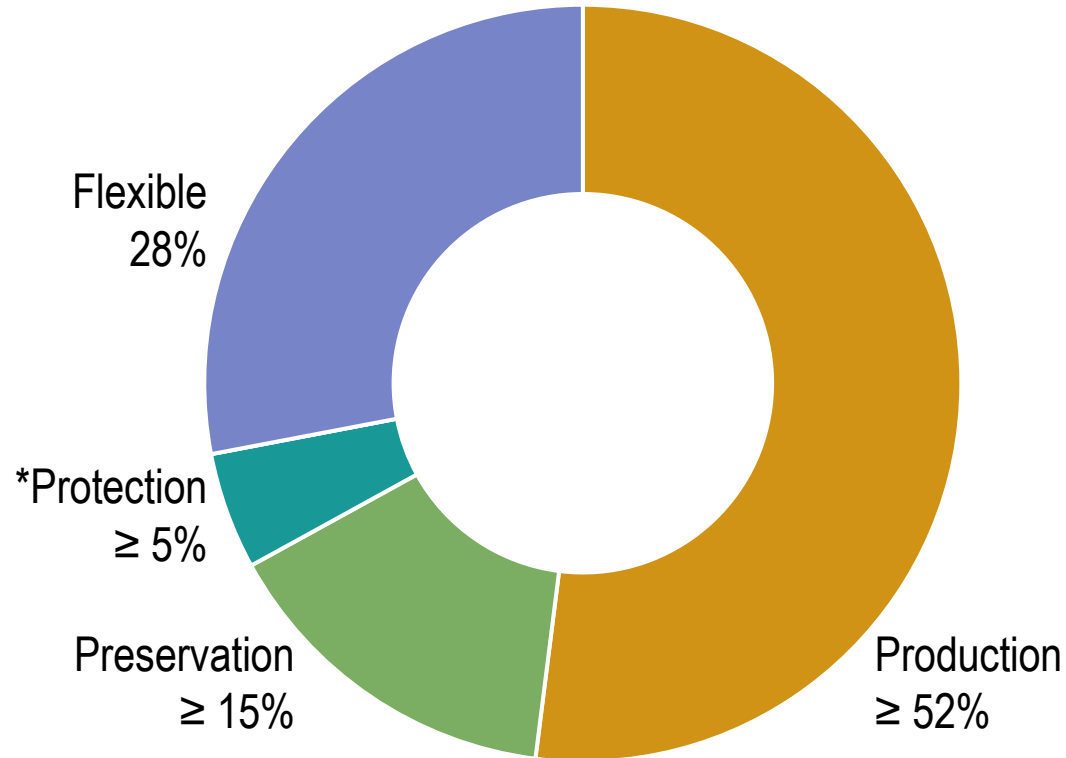
Cities and Counties May Use 5% of Funds for Admin. Costs

Significant Funding to Every Community

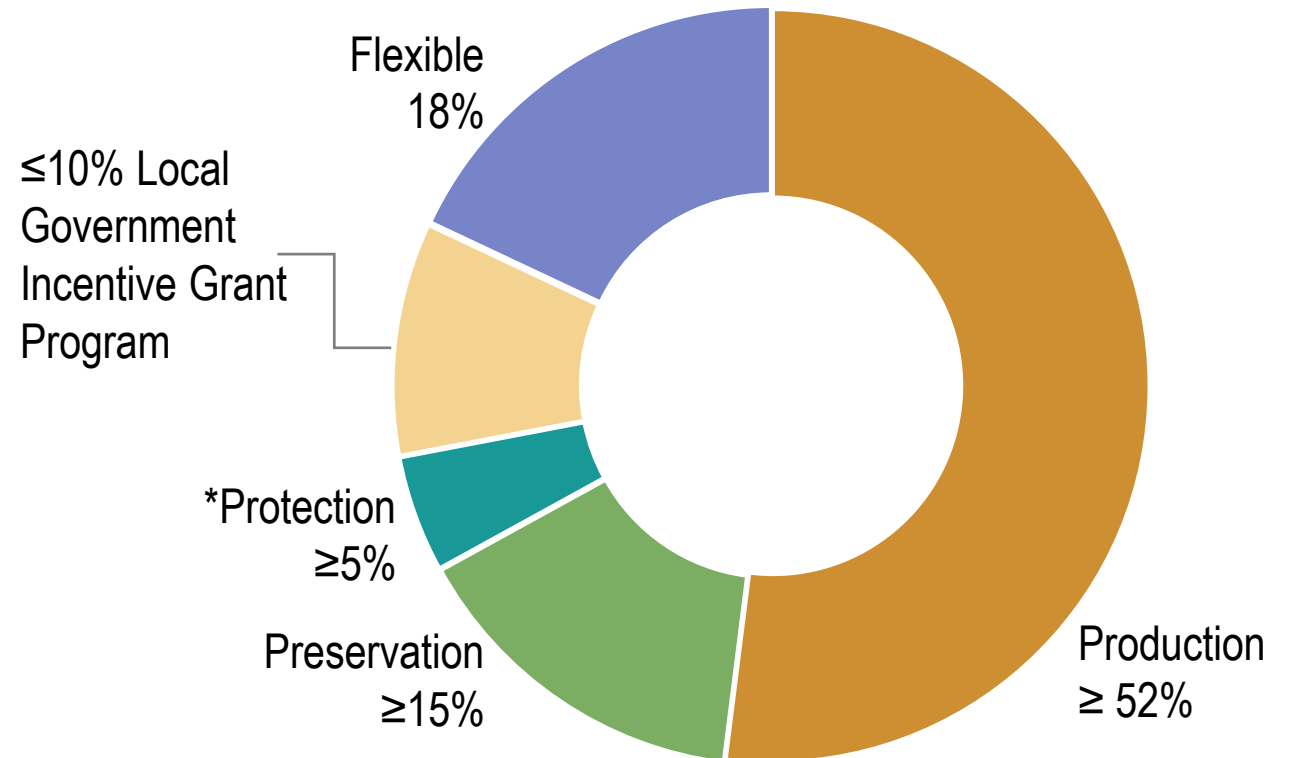
County & Direct City Allocations	\$10B GO Bond	\$20B GO Bond
Alameda County (excluding Oakland)	\$984 M	\$2,000 M
Oakland	\$383 M	\$765 M
Contra Costa County	\$925 M	\$1,900 M
Marin County	\$352 M	\$704 M
Napa County (excluding City of Napa)	\$100 M	\$200 M
City of Napa	\$79 M	\$158 M
San Francisco City and County	\$1,200 M	\$2,400 M
San Mateo County	\$1,000 M	\$2,100 M
Santa Clara County (excluding San Jose)	\$1,200 M	\$2,400 M
San Jose	\$1,000 M	\$2,100 M
Solano County	\$248 M	\$497 M
Sonoma County (excluding Santa Rosa)	\$282 M	\$564 M
Santa Rosa	\$121 M	\$242 M
BAHFA	\$2,000 M	\$4,000 M

How Funds Can be Spent

Counties (and direct allocation cities): 80%



Regional Program: 20%



**Exception for GO Bonds: currently, state law does not allow bond proceeds to be spent on non-capital (e.g., services) costs.*

Total Bond Allocation Estimate for San Mateo County*

Bond Allocation	Estimated Share Amount	Approximate Bond Allocation
Total GO Bond Allocation	100%	\$1.05 billion
County Admin	5%	\$52 million
Balance to Disperse	95%	\$994 million
Balance to Disperse	Level	\$994 million
Production	52% min.	\$517 million
Preservation	15% min.	\$149 million
Tenant Protections**	5% min.	\$50 million
Flexible Funding	28%	\$278 million

* Bond allocation amounts will change when updated with 2023-2024 Assessed Values from the California State Board of Equalization. The figures above are based on 2020 Assessed Values.

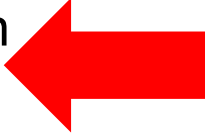
** State law does not allow bond proceeds to be spent for non-capital (i.e., services) costs so funds assigned to tenant protection must be reassigned absent a change in law.

Regional Coordination and Accountability

BAHFA

- Governed by local elected officials across the Bay Area serving on MTC.
- Advisory committee with public members with expertise across the 3Ps.
- Regional and local expenditure plans posted on BAHFA website.
- Annual report to state legislature on how money was spent and outcomes achieved.
- Assists localities with development of local expenditure plans.
- Monitors expenditures for compliance with state law/regulations.

County of San Mateo

- Counties must conduct public outreach and engage with their cities to inform county expenditure plans. 
- Plans are subject to BAHFA and ABAG Executive Board review for completeness.
- County responsible for project-level funding decisions, consistent with local expenditure plans
- Annually report on how money was spent and outcomes achieved.



COUNTY EXPENDITURE PLAN

- ✓ County governing boards must approve Plans at a noticed public meeting
- ✓ Must include minimum **52% for production, 15% for preservation, 5% for protections**
- ✓ **Production** should **prioritize** projects that help meet **ELI, VLI, and LI RHNA targets**
- ✓ **28% Flexible Funds** can be for housing and “**housing-related uses**”
- ✓ **If Expenditure Plans satisfy all criteria**, they will be approved as a matter of law



GENERAL RULES *for Cities and Counties*

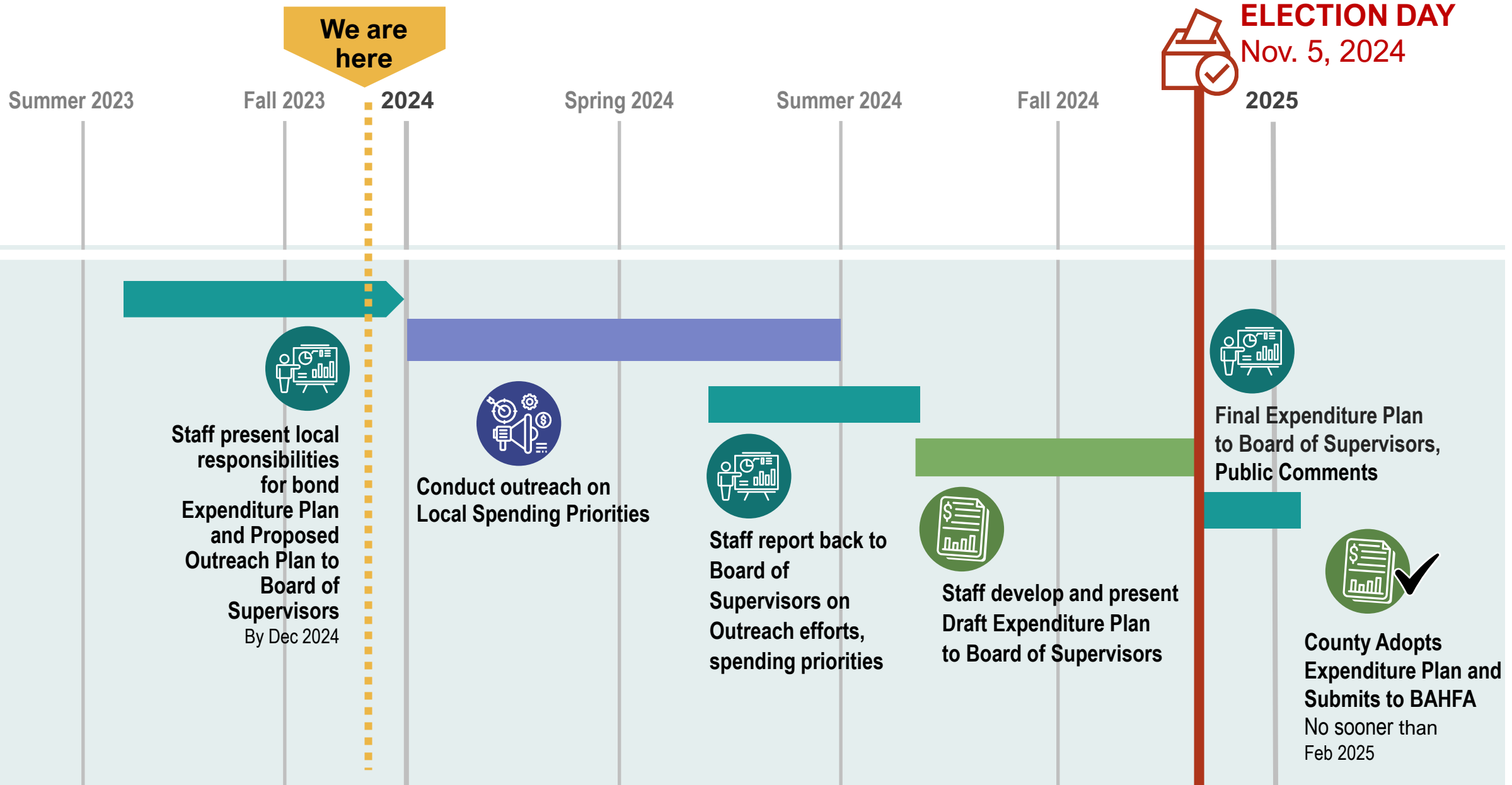
- ✓ **All housing must be deed-restricted**, but term of restriction is not defined
- ✓ **All housing must be affordable**, with cap of 120% AMI
- ✓ **Rental, ownership and interim housing** all eligible
- ✓ Everything must conform to **Expenditure Plan**

Advancing Equity

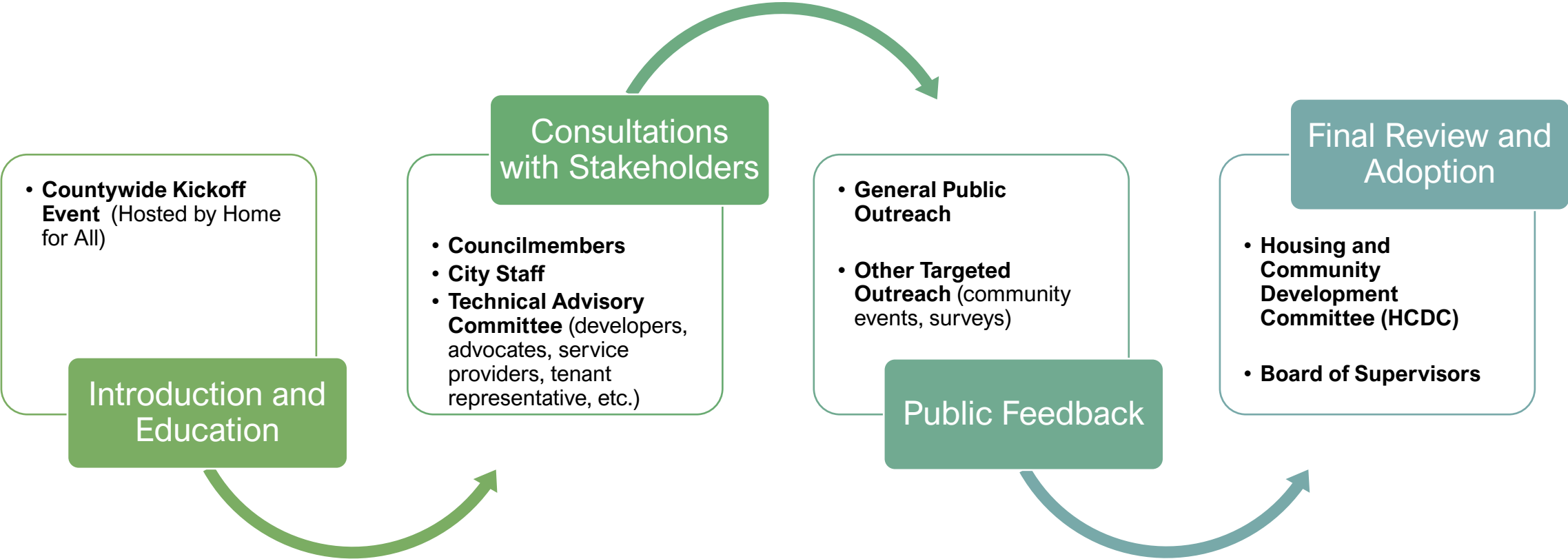
BAHFA Equity Framework Principles:

- Target resources towards people and places most harmed by discriminatory housing practices.
- Focus on those that are most housing insecure (extremely-low income, homeless households).
- Invest in both historically exclusionary and disinvested communities
- Achieve climate and environmental justice goals
- Prevent displacement and preserve existing affordable housing.
- Support community-based and community-owned organizations and developers
- Support individual and community wealth building.
- Commit to advancing community participation among historically marginalized populations.

County Outreach Timeline



Expenditure Plan Outreach Approach



Questions?



Next HCDC Meetings

Next HCDC Meetings

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

