

§302(c)(4) Plan

Rev. 5/7/21

§302(c)(4)(A) Describe the manner in which allocated funds will be used for eligible activities.
 The City of San Mateo plans to use PLHA funds for the following eligible activities: providing gap financing to an affordable housing project for client services of their units occupied by formerly homeless individuals, a rapid rehousing program in partnership with a local non-profit agency to assist individuals and families experiencing homelessness, an operations subsidy to a non-profit affordable housing provider to preserve affordable housing units, assistance to a homesharing program that helps low-income individuals find housing, and assistance to two emergency shelter providers.

§302(c)(4)(B) Provide a description of the way the Local government will prioritize investments that increase the supply of housing for households with incomes at or below 60 percent of Area Median Income (AMI).
 The client services at the affordable housing project will be for clients who meet the 50% AMI income limit. The rental housing program will service individuals and families at risk of homelessness who will have incomes that do not exceed more than 60% AMI. The operations subsidy to preserve affordable units will increase low-income units at all affordability levels, but primarily includes very low (50% AMI) units. The assistance to emergency shelters will primarily benefit people who have a complete lack of access to housing at the lowest of AMI levels.

§302(c)(4)(C) Provide a description of how the Plan is consistent with the programs set forth in the Local Government's Housing Element.
 Under the Housing Element of the City of San Mateo, the strategies listed are techniques the city plans to use to address the following programs: H 1.7 Retention of Existing Lower-Income Units, H 2.3: Public Funding of Low- and Moderate-Income Housing, 2.14: The Homeless, and H 2.16: Special Needs Groups.

Activities Detail (Activities Detail (Must Make a Selection on Formula Allocation Application worksheet under Eligible Activities, §301))

§301(a)(1) The predevelopment, development, acquisition, rehabilitation, and preservation of multifamily, residential live-work, rental housing that is affordable to extremely low-, very low-, low-, or moderate-income households, including necessary Operating subsidies.

§302(c)(4)(E)(i) Provide a detailed and complete description of how allocated funds will be used for each proposed Affordable Rental Housing Activity.
 PLHA funds will be directed towards subsidizing a gap in operating expenses anticipated for 4 years for additional supportive services to 67 low income units of which 16 are occupied by formerly homeless veterans. In the 2nd year of the program, funds will also be used to preserve 147 low-income units through the provision of an operations subsidy to a non-profit provider.

Complete the table below for each proposed Affordable Rental Housing Activity to be funded with 2019-2023 PLHA allocations. If a single Activity will be assisting households at more than one level of Area Median Income, please list the Activity as many times as needed to capture all of the AMI levels that will be assisted, but only show the percentage of annual funding allocated to the Activity one time (to avoid double counting).

Funding Allocation Year	2019	2020	2021	2022											
§302(c)(4)(E)(i) Percentage of Funds Allocated for the Proposed Affordable Rental Housing Activity	20.0%	25.0%	10.0%	10.0%											
§302(c)(4)(E)(ii) Area Median Income Level Served	50%	50%	50%	50%											TOTAL
§302(c)(4)(E)(ii) Unmet share of the RHNA at the AMI Level Note: complete for year 2019 & 2020 only	743	733	N/A	N/A											1476
§302(c)(4)(E)(ii) Projected Number of Households Served	67	214	67	67											415
§302(c)(4)(E)(iv) Period of Affordability for the Proposed Affordable Rental Housing Activity (55 years required for rental housing projects)	55 Years	55 Years	55 Years	55 Years	55 Years	55 Years	55 Years	55 Years	55 Years	55 Years	55 Years	55 Years	55 Years	55 Years	

§302(c)(4)(E)(iii) A description of major steps/actions and a proposed schedule for the implementation and completion of the Activity.
 In July 2020 - developer BRIDGE Housing will execute resident services agreement with ABODE to provide increased resident services for Montara veteran tenants and start taking applications. In August 2020, BRIDGE will conduct eligibility review on applications for prospective tenants and begin selection process. In September to October 2020, residents will move into the property and services will commence. City will provide gap subsidy to BRIDGE in September 2020 - 2024. It is estimated that the project will be able to cover costs of increased services from Year 5+. In August 2022, HIP Housing requested assistance to cover operations costs in order to preserve their affordable units managed in their six properties throughout the City of San Mateo. City will provide operations subsidy in September 2022 to June 2023 for the preservation of 147 affordable units.

§301(a)(2) The predevelopment, development, acquisition, rehabilitation, and preservation of Affordable rental and ownership housing, including Accessory Dwelling Units (ADUs), that meets the needs of a growing workforce earning up to 120 percent of AMI, or 150 percent of AMI in high-cost areas. ADUs shall be available for occupancy for a term of no less than 30 days.

§301(a)(3) Matching portions of funds placed into Local or Regional Housing Trust Funds.

§301(a)(4) Matching portions of funds available through the Low- and Moderate-Income Housing Asset Fund pursuant to subdivision (d) of HSC Section 34176.

§301(a)(5) Capitalized Reserves for Services connected to the preservation and creation of new permanent supportive housing.

§301(a)(6) Assisting persons who are experiencing or At risk of homelessness, including, but not limited to, providing rapid rehousing, rental assistance, supportive/case management services that allow people to obtain and retain housing, operating and capital costs for navigation centers and emergency shelters, and the new construction, rehabilitation, and preservation of permanent and transitional housing.

§302(c)(4)(E)(i) Provide a detailed and complete description of how allocated funds will be used for the proposed Activity.

PLHA funds will be provided to a non-profit organization to be used for rapid-rehousing and supportive services for at risk San Mateo citizens throughout all 5 years. In year 2, support will be provided to a homesharing program that matches prospective low-income tenants with available rooms in existing homes. From the 2nd year and onward, the remaining assistance will also be provided to two emergency shelters for people experiencing homelessness. From the third year and onward, other housing supportive services will also be assisted, such as eviction legal defense.

Complete the table below for each proposed Activity to be funded with 2019-2023 PLHA allocations. If a single Activity will be assisting households at more than one level of Area Median Income, please list the Activity as many times as needed to capture all of the AMI levels that will be assisted, but only show the percentage of annual funding allocated to the Activity one time (to avoid double counting).

Funding Allocation Year	2019	2020	2021	2022	2023										
Type of Activity for Persons Experiencing or At Risk of Homelessness	Rapid Rehousing	Rapid Rehousing	Rapid Rehousing	Rapid Rehousing	Rapid Rehousing										
§302(c)(4)(E)(i) Percentage of Funds Allocated for the Proposed Activity	80.00%	70.00%	85.00%	85.00%	95.00%										
§302(c)(4)(E)(ii) Area Median Income Level Served	30%	30%	30%	30%	30%										TOTAL
§302(c)(4)(E)(ii) Unmet share of the RHNA at AMI Level Note: complete for year 2019 & 2020 only	743	733	N/A	N/A	N/A										1476
§302(c)(4)(E)(ii) Projected Number of Households Served	10	214	214	214	214										866
§302(c)(4)(E)(iv) Period of Affordability for the Proposed Activity (55 years required for rental housing projects)	N/A	N/A	N/A	N/A	N/A										

§302(c)(4)(E)(iii) A description of major steps/actions and a proposed schedule for the implementation and completion of the Activity.

In December 2020, City will issue a request for proposal to select a non-profit organization to administer the rapid rehousing program. In March 2021, a provider was selected and a contract was executed in July 2021. The rapid rehousing program has commenced as an annual activity and will continue to run throughout the term of the 5 year PLHA program. In the second year, contracts will be awarded to organizations which provide supportive services that allow people to obtain housing and for operations costs of two emergency shelter. These contracts will be awarded in Fall 2022 and will terminate at the end of the fiscal year in June 2023. Similar contracts will run on an annual basis for years 3 - 5 of the PLHA program for organizations that serve other identified needs that are eligible for PLHA funding.

§301(a)(7) Accessibility modifications in Lower-income Owner-occupied housing.

§301(a)(8) Efforts to acquire and rehabilitate foreclosed or vacant homes and apartments.

§301(a)(9) Homeownership opportunities, including, but not limited to, down payment assistance.

§301(a)(10) Fiscal incentives made by a county to a city within the county to incentivize approval of one or more affordable housing Projects, or matching funds invested by a county in an affordable housing development Project in a city within the county, provided that the city has made an equal or greater investment in the Project. The county fiscal incentives shall be in the form of a grant or low-interest loan to an affordable housing Project. Matching funds investments by both the county and the city also shall be a grant or low-interest deferred loan to the affordable housing Project.