

Human Services Agency
County of San Mateo

COUNTY OF SAN MATEO HOME CONSORTIUM

Consolidated Plan 2003/04 – 2007/08

Submission to U.S. Dept. of Housing and Urban Development

CONSORTIUM MEMBERS:

Urban County

County of San Mateo
Town 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
City of South San Francisco

County of San Mateo Office of Housing
HUMAN SERVICES AGENCY
262 Harbor Blvd, Bldg A
Belmont, CA 94002
Phone: 650 802-5050
Mr. Steve Cervantes, Director of Housing

*Adopted by the
County Board of Supervisors
Spring 2003 Lead Agency:*

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City of South San Francisco Consolidated Plan
City of South San Francisco Action Plan

**Application for
Federal Assistance**

**U.S. Department of Housing
and Urban Development**

OMB Approval No.2501-0017 (exp. 03/31/2005)

| | | | |
|---|--|--|---|
| Type of Submission <input checked="" type="checkbox"/> Application <input type="checkbox"/> Preapplication | | 2. Date Submitted 14-May-03 | 4. HUD Application Number |
| | | 3. Date and Time Received by HUD | 5. Existing Grant Number B-02-UC-06-0006 |
| | | | 6. Applicant Identification Number B-02-UC-06-0006 |
| A. Applicant's Legal Name County of San Mateo | | B. Organizational Unit Office of Housing | |
| Address (give city, county, State, and zip code) A. Address: 262 Harbor Blvd, Bdg A B. City: Belmont C. County: San Mateo D. State: CA E. Zip Code: 94002 | | 10. Name, title, telephone number, fax number, and e-mail of the person to be contacted on matters involving this application (including area codes) A. Name: Marina Yu B. Title: HCD Specialist C. Phone: 650 802-5039 D. Fax: 650 802-5049 E. E-mail: mvu@co.sanmateo.ca.us | |
| 1. Employer Identification Number (EIN) or SSN 94-6000532 | | 12. Type of Applicant (enter appropriate letter in box) B - Urban County A. State I. University or College B. County J. Indian Tribe C. Municipal K. Tribally Designated Housing Entity (TDHE) D. Township L. Individual E. Interstate M. Profit Organization F. Intermunicipal N. Non-profit G. Special District O. Public Housing Authority H. Independent School District P. Other (Specify) | |
| 3. Type of Application <input checked="" type="checkbox"/> New <input checked="" type="checkbox"/> Continuation <input type="checkbox"/> Renewal <input type="checkbox"/> Revision Revision, enter appropriate letters in box(es) <input type="checkbox"/> <input type="checkbox"/> Increase Amount B. Decrease Amount C. Increase Duration Decrease Duration E. Other (Specify) | | 14. Name of Federal Agency U.S. Department of Housing and Urban Development | |
| 5. Catalog of Federal Domestic Assistance (CFDA) Number Title: Component Title: 14.218 | | 16. Descriptive Title of Applicant's Program 29th Year Community Development Block Grant Program *FY 2003-04) | |
| 7. Areas affected by Program (boroughs, cities, counties, States, Indian Reservation, etc.) Urban County - all of County minus the Cities of Daly City, SSF, San Mateo, & Redwood City | | | |
| 8a. Proposed Program start date 07/01/03 | 18b. Proposed Program end date 06.30/04 | 19a. Congressional Districts of Applicant 12th & 14th | 19b. Congressional Districts of Program: 12th & 14th |
| 0. Estimated Funding: Applicant must complete the Funding Matrix on | | | |
| 1. Is Application subject to review by State Executive Order 12372 Process? A. Yes <input type="checkbox"/> This preapplication/application was made available to the State Executive Order 12372 Process for review on: Date _____ B. No <input checked="" type="checkbox"/> Program is not covered by E.O. 12372 <input type="checkbox"/> Program has not been selected by State for review. | | | |
| 2. Is the Applicant delinquent on any Federal debt? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If "Yes," explain below or attach an explanation. | | | |

**Application for
Federal Assistance**

**U.S. Department of Housing
and Urban Development**

OMB Approval No.2501-0017 (exp. 03/31/2005)

Type of Submission

Application Preapplication

| | |
|----------------------------------|---|
| 2. Date Submitted 14-May-03 | 4. HUD Application Number |
| 3. Date and Time Received by HUD | 5. Existing Grant Number M02-DC-060216 |
| | 6. Applicant Identification Number M02-DC-060216 |

Applicant's Legal Name
County of San Mateo

8. Organizational Unit
Office of Housing

Address (give city, county, State, and zip code)
A. Address: 262 Harbor Blvd, Bdg A
B. City: Bemont
C. County: San Mateo
D. State: CA
E. Zip Code: 94002

10. Name, title, telephone number, fax number, and e-mail of the person to be contacted on matters involving this application (including area codes)
A. Name: Jack Marquis
B. Title: HCD Specialist
C. Phone: 650 802-5035
D. Fax: 650 802-5049
E. E-mail:

Employer Identification Number (EIN) or SSN
94-6000532

12. Type of Applicant (enter appropriate letter in box) P - Consortium
A. State I. University or College
B. County J. Indian Tribe
C. Municipal K. Tribally Designated Housing Entity (TDHE)
D. Township L. Individual
E. Interstate M. Profit Organization
F. Intermunicipal N. Non-profit
G. Special District O. Public Housing Authority
H. Independent School District P. Other (Specify)

Type of Application
New Continuation Renewal Revision
Revision, enter appropriate letters in box(es)
Increase Amount B. Decrease Amount C. Increase Duration
Decrease Duration E. Other (Specify)

14. Name of Federal Agency
U.S. Department of Housing and Urban Development

Catalog of Federal Domestic Assistance (CFDA) Number
14.239
Title:
Component Title:

16. Descriptive Title of Applicant's Program
2003 HOME Program - San Mateo County HOME Consortium

Areas affected by Program (boroughs, cities, counties, States, Indian Reservation, etc.)
Urban County (16 small cities) plus City of South San Francisco

a. Proposed Program start date 07/01/03
18b. Proposed Program end date 06.30/04

19a. Congressional Districts of Applicant 12th & 14th
19b. Congressional Districts of Program: 12th & 14th

Estimated Funding: Applicant must complete the Funding Matrix on

Is Application subject to review by State Executive Order 12372 Process?
A. Yes This preapplication/application was made available to the State Executive Order 12372 Process for review on: Date _____
B. No Program is not covered by E.O. 12372
 Program has not been selected by State for review.

Is the Applicant delinquent on any Federal debt? No
 Yes If "Yes," explain below or attach an explanation.

**Application for
Federal Assistance**

**U.S. Department of Housing
and Urban Development**

OMB Approval No.2501-0017 (exp. 03/31/2005)

Type of Submission

Application Preapplication

| | |
|----------------------------------|---|
| 2. Date Submitted 14-May-03 | 4. HUD Application Number |
| 3. Date and Time Received by HUD | 5. Existing Grant Number S-02-UC-06-0006 |
| | 6. Applicant Identification Number S-02-UC-06-0006 |

| | |
|---|---|
| Applicant's Legal Name County of San Mateo | 8. Organizational Unit Office of Housing |
|---|---|

| | |
|--|--|
| Address (give city, county, State, and zip code) A. Address: 262 Harbor Blvd, Bdg A B. City: Belmont C. County: San Mateo D. State: CA E. Zip Code: 94002 | 10. Name, title, telephone number, fax number, and e-mail of the person to be contacted on matters involving this application (including area codes) A. Name: Judy Davila B. Title: Manager C. Phone: 650 595-7967 D. Fax: 650 802-5049 E. E-mail: jdavila@co.sanmateo.ca.us |
|--|--|

| | |
|---|---|
| Employer Identification Number (EIN) or SSN 94-6000532 | 12. Type of Applicant (enter appropriate letter in box) B A. State I. University or College B. County J. Indian Tribe C. Municipal K. Tribally Designated Housing Entity (TDHE) D. Township L. Individual E. Interstate M. Profit Organization F. Intermunicipal N. Non-profit G. Special District O. Public Housing Authority H. Independent School District P. Other (Specify) |
|---|---|

| | |
|--|--|
| 11. Type of Application New <input checked="" type="checkbox"/> Continuation <input type="checkbox"/> Renewal <input type="checkbox"/> Revision <input type="checkbox"/> Revision, enter appropriate letters in box(es) <input type="checkbox"/> <input type="checkbox"/> Increase Amount B. Decrease Amount C. Increase Duration <input type="checkbox"/> <input type="checkbox"/> Decrease Duration E. Other (Specify) | |
|--|--|

| | |
|--|--|
| | 14. Name of Federal Agency U.S. Department of Housing and Urban Development |
|--|--|

| | |
|--|---|
| 13. Catalog of Federal Domestic Assistance (CFDA) Number 14.239 Title: Component Title: | 16. Descriptive Title of Applicant's Program 2003-04 ESG County of San Mateo ESG Program |
|--|---|

| | |
|---|--|
| 7. Areas affected by Program (boroughs, cities, counties, States, Indian Reservation, etc.) Entire County of San Mateo | |
|---|--|

| | | | |
|---|--|--|--|
| 3a. Proposed Program start date 07/01/03 | 18b. Proposed Program end date 06.30/04 | 19a. Congressional Districts of Applicant 12th & 14th | 19b. Congressional Districts of Program: 12th & 14th |
|---|--|--|--|

8. Estimated Funding: Applicant must complete the Funding Matrix on \

| |
|---|
| 1. Is Application subject to review by State Executive Order 12372 Process? A. Yes <input type="checkbox"/> This preapplication/application was made available to the State Executive Order 12372 Process for review on: Date _____ B. No <input checked="" type="checkbox"/> Program is not covered by E.O. 12372 <input type="checkbox"/> Program has not been selected by State for review. |
|---|

| |
|--|
| 2. Is the Applicant delinquent on any Federal debt? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If "Yes," explain below or attach an explanation. |
|--|

Funding Matrix

The applicant must provide the funding matrix shown below, listing each program for which HUD funding is being requested, and complete the certifications.

| Grant Program* | HUD Share | Applicant Match | Other HUD Funds | Other Federal Share | State Share | Local/Tribal Share | Other (Reprog \$) | Program Income | Total (\$) |
|---------------------|-----------|-----------------|-----------------|---------------------|-------------|--------------------|-------------------|----------------|------------|
| CDBG | 3,557,000 | 0 | 0 | 0 | 0 | 0 | 835,517 | 1,938,000 | 6,330,517 |
| HOME | 1,852,500 | 0 | 0 | 0 | 0 | 0 | 385,000 | 222,195 | 2,459,695 |
| ESG | 125,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 125,000 |
| | | | | | | | | | |
| | | | | | | | | | |
| Grand Totals | | | | | | | | | 8,915,212 |

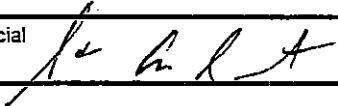
*For FHIPs, show both initiative and component

Certifications

I certify, to the best of my knowledge and belief, that no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying. I certify that I shall require all sub awards at all tiers (including sub-grants and contracts) to similarly certify and disclose accordingly.

Federally recognized Indian Tribes and tribally designated housing entities (TDHEs) established by Federally-recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage of the Byrd Amendment, but State-recognized Indian tribes and TDHEs established under State law are not excluded from the statute's coverage.

This application incorporates the Assurances and Certifications (HUD-424B) attached to this application or renews and incorporates for the funding you are seeking the Assurances and Certifications currently on file with HUD. To the best of my knowledge and belief, all information in this application is true and correct and constitutes material representation of fact upon which HUD may rely in awarding the agreement.

| | |
|---|-----------------------------------|
| 23. Signature of Authorized Official  | Name (printed) Steve Cervantes |
| Title Director, Office of Housing, San Mateo County | Date (mm/dd/yyyy) 5/14/03 |

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing – The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan – It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about -
 - (a) The dangers of drug abuse in the workplace;
 - (b) The grantee's policy of maintaining a drug-free workplace;
 - (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
 - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will -
 - (a) Abide by the terms of the statement; and
 - (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

Place of Performance (Street address, city, county, state, zip code)

262 Harbor Blvd, Bldg A
Belmont, CA 94002

Check if there are workplaces on file that are not identified here.

The certification with regard to the drug-free workplace is required by 24 CFR part 24, subpart F.

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

"Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

"Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

"Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

"Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation – It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. **Maximum Feasible Priority.** With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. **Overall Benefit.** The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2002 , 2003 (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. **Special Assessments.** It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force – It has adopted and is enforcing:


1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

Compliance with Laws -- It will comply with applicable laws.



Signature/Authorized Official

May 14, 2003
Date

Director, Office of Housing of County of San Mateo
Title

**OPTIONAL CERTIFICATION
CDBG**

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.



Signature/Authorized Official

May 14, 2003
Date

Director, Office of Housing of County of San Mateo
Title

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;



Signature/Authorized Official

May 14, 2003

Date

Director, Office of Housing of County of San Mateo

Title

ESG Certifications

The Emergency Shelter Grantee certifies that:

Major rehabilitation/conversion – It will maintain any building for which assistance is used under the ESG program as a shelter for homeless individuals and families for at least 10 years. If the jurisdiction plans to use funds for purposes less than tenant-based rental assistance, the applicant will maintain any building for which assistance is used under the ESG program as a shelter for homeless individuals and families for at least 3 years.

Essential Services – It will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure as long as the same general population is served.

Renovation – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services – It will assist homeless individuals in obtaining appropriate supportive services, including permanent housing, medical and mental health treatment, counseling, supervision, and other services essential for achieving independent living, and other Federal State, local, and private assistance.

Matching Funds – It will obtain matching amounts required under §576.71 of this title.

Confidentiality – It will develop and implement procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement – To the maximum extent practicable, it will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, operating facilities, and providing services assisted through this program.

Consolidated Plan – It is following a current HUD-approved Consolidated Plan or CHAS.


Signature/Authorized Official MAY 14, 2003
Date

Director, Office of Housing of County of San Mateo
Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

B. Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, state, zip code)

Check if there are workplaces on file that are not identified here.

The certification with regard to the drug-free workplace is required by 24 CFR part 24, subpart F.

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this Grantees' attention is called, in particular, to the following definitions from these rules:

"Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

"Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

"Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

"Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

EXECUTIVE SUMMARY

The Consolidated Plan for the County of San Mateo HOME Consortium is both an application to HUD for certain federal funds and a local planning document. For the County HOME Consortium, it is an application for the following funding programs: Community Development Block Grant (CDBG); HOME Investment Partnerships Act (HOME); and Emergency Shelter Grant (ESG). The Consolidated Plan is also a planning document that evaluates local housing and community development needs, with an emphasis on lower income residents, and as such, provides strategies for addressing the identified needs.

This Consolidated Plan covers the five-year period, July 1, 2003 through June 30, 2008. The Plan covers the County Consortium, which comprises 17 of the 20 cities in the County plus the unincorporated areas. (The three cities not belonging to the Consortium – the Cities of Daly City, San Mateo, and Redwood City, had participated in the County Consortium at the inception of the Consortium in the early 90s, but have since elected to submit their own Consolidated Plans to HUD.)

HUD requires that the Consolidated Plan address the three following statutory goals for lower income residents: Provide -

- Decent housing;
- A suitable living environment; and
- Expanded economic opportunities.

Within the above framework, three over-arching priorities govern the County's Consolidated Plan:

- Provide affordable housing opportunities for lower income individuals and special needs groups.
- Provide a continuum of housing opportunities and supportive housing services for the homeless in order to provide a seamless housing and support network for the homeless to move toward independent living.
- Assist non-housing community development activities that empower lower income and special needs groups.

The County is attempting to recover from an economic slump that is lasting longer and deeper than earlier predictions of economic analysts. The Census estimated that the County actually lost population between 2000 and 2001. The economic slowdown merely softened astronomical housing costs in the County – home sale prices dragged a bit while rental rates actually dropped within the last 18 months. Yet, household incomes are high relative to other jurisdictions in the State and country. The Census indicated that the number of people living in poverty dropped in the County.

Not surprising, to be able to survive in this County, one's income must be high enough to support the high housing costs. Most households at poverty-level, a nationally-defined standard,

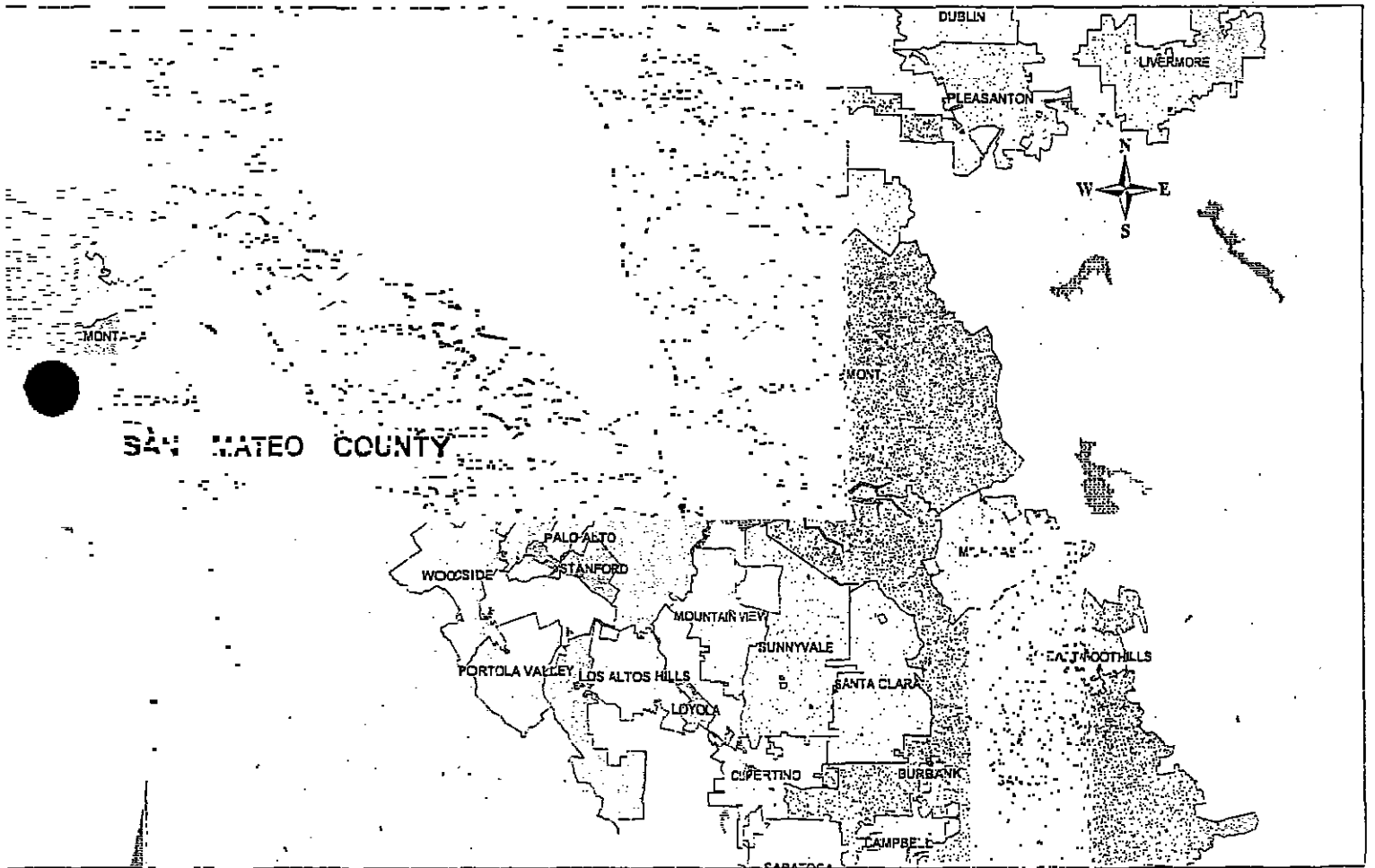
would not be able to live here long without substantial income-support or housing subsidies. While homeownership appears up, there were also more for-sale units constructed than rental units between 1990 and 2000. Those who could purchase, did; and many who could not, left the County. Census data seem to indicate that as families mature, many are leaving the County, most likely to purchase more affordably-priced homes elsewhere.

In response to the current economic slump, local human service programs are being drastically curtailed. Families participating in welfare to work programs must now wrestle with fewer resources to sustain themselves as they move into a precarious workplace, catalyzed by lay-offs or hiring-freezes.

It is expected the economy *will* turn around. The Bay Area's strength is its resiliency. But even when the economy improves, other factors influencing housing affordability and a livable environment in this County will remain intractable, including high land costs, high construction costs, development potential limited by protected uses, neighborhood resistance to new housing development, and the plain fact of twenty-one separate political jurisdictions. All these compelling elements challenge policy-makers to work harder and smarter toward solutions that demand creative collaboration with all stakeholders. It is within this context that the County has developed its five-year Consolidated Plan goals and objectives, shown in the table below:

| FIVE-YEAR GOALS | FIVE-YEAR PERFORMANCE OBJECTIVES |
|--|--|
| <p>A. Provide affordable housing opportunities for lower income individuals and special needs groups.</p> | <ul style="list-style-type: none"> • Assist 500 units of newly constructed rental units targeted to LI/VLI families & special needs groups. • Assist 50 units of newly constructed family ownership units targeted to LI families/ households. • Acquisition/rehab of 75 units of rental housing for families & special needs groups. • Assist in the development of 75 units of supportive housing which includes structural features and services to enable persons with special needs to live independently. • Rehabilitate 360 units of existing homes/rental units occupied by LI/VLI persons. |
| <p>B. Provide a continuum of housing opportunities and supportive housing services for the homeless in order to provide a seamless housing and support network for the homeless to move toward independent living.</p> | <ul style="list-style-type: none"> • Provide assistance to maintain existing emergency shelter programs for individuals & families. • Assist in upgrading or creation of 150 units of short-term transitional (up to 2 months) and long-term transitional (up to 24 months) housing for homeless. |
| <p>C. Assist non-housing community development activities that empower lower income and special needs groups.</p> | <ul style="list-style-type: none"> • Support human service delivery programs that are essential to the provision of housing, shelter, or maintaining lower income households in their homes. • Support cost-effective programs providing information & resources about housing options for lower income individuals & special needs groups. • Support the upgrading or new development of facilities serving special needs groups, including lower income children, youth, seniors, persons with physical and/or developmental disabilities, & the mentally ill. |

San Mateo County



San Mateo County includes 20 cities, from Daly City, Brisbane & Colma to the north, to Menlo Park, Atherton, Woodside, & Portola Valley to the south. (East Palo Alto, not indicated due to scale of map, is adjacent to Menlo Park in green on the bayside).

San Mateo HOME Consortium – geographic area of the County of San Mateo, except for Cities of Daly City, San Mateo, & Redwood City.

I. INTRODUCTION

BACKGROUND

The U.S. Department of Housing and Urban Development (HUD) requires local jurisdictions that receive certain annual federal funds to prepare a Consolidated Plan. The affected federal funding programs are the following: (1) the Community Development Block Grant (CDBG); (2) HOME Investment Partnerships Program (HOME); and (3) Emergency Shelter Grant (ESG). A fourth program, Housing Opportunities for Persons with AIDS (HOPWA), is covered under the City of San Francisco's Consolidated Plan, as the County receives HOPWA funding through San Francisco rather than directly from HUD.

This Consolidated Plan spans the five-year period, FY 03-04 through FY 07/08, and covers the San Mateo County HOME Consortium jurisdiction, made up of the two CDBG entitlement areas: the Urban County and the City of South San Francisco. The Urban County comprises all the 16 small cities in the County and the unincorporated County. The three largest cities – Daly City, San Mateo, and Redwood City – have elected not to participate in the County HOME Consortium, and hence, as CDBG entitlement jurisdictions, receive separate allocations of HOME as well as CDBG funds directly from HUD.

The 16 Urban County cities are: Atherton; Belmont; Brisbane; Burlingame; Colma; East Palo Alto; Foster City; Half Moon bay; Hillsborough; Menlo Park; Millbrae; Pacifica; Portola Valley; San Bruno; San Carlos; and Woodside.

PURPOSE

HUD views the Consolidated Plan as both an application for funds and a local planning document. As such, this Consolidated Plan contains the following components: (1) quantifiable housing and community development goals; (2) an evaluation of housing and community development needs of lower income County residents; (3) strategies to address the identified needs; (4) an annual action plan with specific performance objectives; and (5) HUD-required certifications. A number of other required documents and information are included in the Appendix of this document. Please review the Table of Contents for relevant and/or required documents included with this Plan.

The components of this Consolidated Plan are contoured by the following constraints and caveats:

- Goals and objectives are tailored to the three federal funding programs – CDBG, HOME, and ESG;
- While there may be host of other resources which can leverage CDBG, HOME and ESG dollars, much of these are outside the County's control. These resources include both private and public assistance, some even provided by HUD, but many of the resources can only be accessed through a competitive process by project sponsors and for specific activities;

- The combination of the HUD funding dictates with the non-participation of the three largest cities in the County HOME Consortium has created an uneasy geographic coverage of this document. Data and analysis of the entire County are included if it is felt such information provides a clearer picture of trends and issues, or if only Countywide-level information is available. It will be clearly indicated when such Countywide information is presented over Consortium-area data; and
- Data and analysis provided in this document will attempt to satisfy the recent HUD aspiration for local jurisdictions to streamline newly-minted Consolidated Plans, while providing the necessary basic information to meet the threshold data requirements. Streamlining notwithstanding, this document will contain reports prepared by two offices: the County of San Mateo and the City of South San Francisco.

LEAD AGENCY

The Office of Housing of the County of San Mateo Human Services Agency is the lead agency responsible for overall coordination of the Consolidated Plan and coordination with relevant public and private agencies. The Office of Housing comprises two units – Housing and Community Development unit (HCD); and the Housing Authority – both of which report to the Director of Housing.

On November 22, 2002, the Office of Housing convened a citizen participation process at which representatives from two dozen nonprofit and public agencies met to develop five-year funding priorities for the Consolidated Plan, as well as one-year funding objectives for the County's CDBG, HOME and ESG funding.

II. HOUSING AND COMMUNITY DEVELOPMENT GOALS

Three overarching housing and community development goals were reaffirmed during the County's public meeting on November 22, 2002, at which forty-two representatives from 24 organizations and agencies participated in the discussion. (See Appendix B for a description of this public participation process).

The language of the County's pre-existing Consolidated Plan goals was reshaped a bit, but the word-smithing merely reinforced the thrust of the County's previous goals. The reworded housing and community development goals are enumerated below along with five-year performance objectives and other than public and private resources that can leverage CDBG, HOME, and ESG dollars:

| FIVE-YEAR GOALS | FIVE-YEAR PERFORMANCE OBJECTIVES (See also HUD Table 2C) | OTHER RESOURCES |
|--|---|---|
| <p>A. Provide affordable housing opportunities for lower income individuals and special needs groups.</p> | <ul style="list-style-type: none"> • Assist 500 units of newly constructed rental units targeted to LI/VLI families & special needs groups. • Assist 50 units of newly constructed family ownership units targeted to LI families/ households. • Acquisition/rehab of 75 units of rental housing for families & special needs groups. • Assist in the development of 75 units of supportive housing which includes structural features and services to enable persons with special needs to live independently. • Rehabilitate 360 units of existing homes/rental units occupied by LI/VLI persons. | <ul style="list-style-type: none"> • Low Income Housing Tax Credit (LIHTC) proceeds; HUD 202 Program for Senior Housing; HUD 811 Program for Disabled Housing; Redevelopment Set-Asides for Housing (in cities which have redevelopment agencies); State Proposition 46 funds for rental, self-help housing, etc.; CalHFA financing; conventional financing; foundation funds. |
| <p>B. Provide a continuum of housing opportunities and supportive housing services for the homeless in order to provide a seamless housing and support network for the homeless to move toward independent living.</p> | <ul style="list-style-type: none"> • Provide assistance to maintain existing emergency shelter programs for individuals & families. • Assist in upgrading or creation of 150 units of short-term transitional (up to 2 months) and long-term transitional (up to 24 months) housing for homeless. | <ul style="list-style-type: none"> • State Supportive Housing Funds; HUD Continuum of Care funds; State Proposition 46 funds; |
| <p>C. Assist non-housing community development activities that empower lower income and special</p> | <ul style="list-style-type: none"> • Support human service delivery programs that are essential to the provision of housing, shelter, or maintaining lower income households in their homes. • Support cost-effective programs providing information & resources about housing options | <ul style="list-style-type: none"> • Foundation funds; CalWORKS; various state and federal programs specifically targeting special needs groups for specialized services. |

| FIVE-YEAR GOALS | FIVE-YEAR PERFORMANCE OBJECTIVES (See also HUD Table 2C) | OTHER RESOURCES |
|-----------------|---|-----------------|
| needs groups. | for lower income individuals & special needs groups. <ul style="list-style-type: none"> • Support the upgrading or new development of facilities serving special needs groups, including lower income children, youth, seniors, persons with physical and/or developmental disabilities, & the mentally ill. | |

III. HOUSING AND COMMUNITY NEEDS

A. Housing Needs

Support Tables 1 through 18 in Appendix A provide detailed information on the numbers and extent of housing needs of various segments of the County population. The table immediately below summarizes the housing needs of the various groups, many of which overlap. Also, HUD Tables 1A, 1B, and 1C provide a more detailed breakdown, respectively, of homeless needs and objectives, needs of non-homeless special needs persons, and a summary of objectives for the homeless and other special needs groups. It should be emphasized that the homeless priorities of HUD Table 1A are defined within the context of CDBG, ESG, and Continuum of Care funding. In fact, the information in HUD Table 1A is taken directly from the County's Continuum of Care Application to HUD. The priority need levels of non-homeless special needs in HUD Table 1B are based on CDBG and HOME funding only.

| Population Group/ Special Needs Group | Housing Needs Description/ Trends |
|--|---|
| <p><u>Low Income (LI) Households</u> - have incomes that do not exceed 80% of area median, except that HUD makes adjustments for high cost areas as San Mateo County. The 2003 Low Income ceiling is actually 99% of area median, adjusted for household size.</p> | <ul style="list-style-type: none"> • The County's overall population increased 8.9% between 1990 and 2000 (from 649,923 to 707,161). The Consortium's population increased 7.4% (from 405,754 to 435,656). • The Census estimated that the County lost some 5,141 persons between 2000 and 2001; this loss (-0.7%) was most likely due to the County's economic slump. • Lower income persons make up 39.6% of the County's population; for the Consortium, the lower income proportion is 36.6% of the respective population, according to a special Census tabulation for HUD. • According to the special Census tabulation, lower income households (vs population) jumps to 74.5% of total County households, and 68.6% of total Consortium households. (These skewed percentages result from the high cost adjustments defining lower income for SM County.) |
| <p><u>Very Low Income (VLI) Households</u> - have incomes that do not exceed 50% of area median, except that HUD makes adjustments for high costs areas as San Mateo County. The 2003 VLI ceiling calculates to 62% of area median, adjusted for household size.</p> | |
| <p><u>Extremely Low Income (ELI) Households</u> - have incomes that do not exceed 30% of area median, except that HUD makes adjustments for high costs areas as San Mateo County. The 2003 ELI ceiling calculates to 37% of area median, adjusted for</p> | |

COUNTY OF SAN MATEO HOME CONSORTIUM CONSOLIDATED PLAN FY 03/04 – FY 07/08

| Population Group/ Special Needs Group | Housing Needs Description/ Trends |
|---|--|
| household size. | <ul style="list-style-type: none"> • The Assn for Bay Area Governments (ABAG) estimates that for the 7-1/2 year period between January 1, 1999 & June 30, 2006, the County would need to increase its housing supply by 4,718 units for VL and LI households; (plus another 4,305 units for Moderate Inc. households; & 7,219 for above-Moderate Inc. households, for a total of 15,305 units). • See HUD Table 2A (Priority Needs Summary Table) for further breakdown of housing need. |
| <u>Renters/ Owners</u> | <ul style="list-style-type: none"> • In 2000, renter households made up 38.6% (97,970) of total County households. This represented a 1.9% increase from 1990. • In 2000, owner households comprised 61.4% of all households, representing a 7.1% increase over 1990. • Units constructed during this period favored ownership units (5% increase) over rental units (3.6% increase). |
| <u>Large Families</u> – have 5+ members living together as a family unit. | <ul style="list-style-type: none"> • According to the 1990 Census (2000 data not yet available), of the 21,639 large family households in the Consortium at that time (Consortium also included Daly City, which has since left), 37% were extremely LI, 19% VLI, and 17% LI. • Of the large renter households in 1990, ¼ were LI. • Btw. 1990 & 2000 the average household size increased from 2.64 to 2.74, while the average family size increased from 3.18 to 3.29. • The above data point to a strong need for more larger, affordable rental units. |
| <u>Singles</u> – Individuals not living with other members of his/her family; may live in a room-mate situation or alone. | In 2000, there were 40,692 individuals below poverty. |
| <u>Single-Parent Households</u> | <ul style="list-style-type: none"> • Between 1990 and 2000, the number of female headed households with children in poverty dropped – from 4,478 to 2,372. (Poverty levels are defined nationally.) • 88% (152 clients) of H.S.A.'s Individual Development Account (IDA) Program, are women-headed families. IDA encourages very low-income families earning up to 200% of poverty level, to save money for various purposes, of which home ownership is the primary goal (58% of all IDA participants). |
| <u>Persons with Disabilities</u> – have either physical or developmental impairments that affect the ability to perform activities of daily living (ADL). | <ul style="list-style-type: none"> • In 2000, the Census estimated 16.4% of persons 5+ years in the County with at least one disability (107,440 persons out of 656,225). These |

COUNTY OF SAN MATEO HOME CONSORTIUM CONSOLIDATED PLAN FY 03/04 – FY 07/08

| Population Group/ Special Needs Group | Housing Needs Description/ Trends |
|--|--|
| | <p>disabilities include sensory, physical, mental, self-care, difficulty going outside the home, and employment disability).</p> |
| <p><u>Seniors/Frail Elderly</u> – persons aged 65+ years.</p> | <ul style="list-style-type: none"> • Persons aged 65+ made up 12.5% (88,085) of the County's population in 2000. In 1990, this age group comprised 12.3% (79,998) of the population. • While the age distribution for seniors relative to other age groups in 1990 and 2000 changed little, this group grew 10.1% during the decade, faster than the overall population growth of 8.9%. • Persons aged 75+ grew 33.7% (from 34,421 to 43,343); this is the age group from which most frail elderly would primarily come. • The above data is further consistent with the fact that the County's population is getting older – the County's median age increased from 34.3 years to 36.8 years between 1990 & 2000. • Senior families comprise 6% (585 households) of the Section 8 Waiting List & 6% (374 households) of the public housing waiting list.¹ |
| <p><u>Mentally ill</u> – defined by HUD as those persons diagnosed with psychoses (e.g., schizophrenia) and the major affective disorders (e.g., bipolar condition; major depression); the illness must be chronic (existing for at least 1 year).</p> | <ul style="list-style-type: none"> • The 2000 Census found that 3.2% (21,115) of persons 5+ years old in the County had a mental disability. |
| <p><u>Persons with AIDS/HIV</u></p> | <ul style="list-style-type: none"> • While new diagnoses have decreased significantly and are expected to continue decreasing, the number of persons living with AIDS is increasing. For 2000, there were 23 new diagnoses and 695 persons living with AIDS in the County.² • When AIDS cases are mapped by zip codes, the highest rates are localized in East Palo Alto, Daly City/Colma, Redwood City, & Brisbane.³ |
| <p><u>Persons with Drug/Alcohol Addiction</u>⁴</p> | <ul style="list-style-type: none"> • In FY 01/02, the County H.S.A. indicated 4,939 unduplicated clients served for substance abuse. This represented an increase of 4.7% from the previous year. • 1/3 of persons in treatment were homeless. • The biggest categories of increases were in marijuana/hash (55%), alcohol (27%), & cocaine/crack (25%). • The no. of people on the waiting list at any time |

¹ PHA Plans for the Housing Authority of the County of San Mateo, (5-Year Plan for FYs 2003-2007/ Annual Action Plan for FY 03), 3/31/02, pp. 13-14.

² 2001 Community Assessment, Health & Quality of Life in San Mateo County, pp. 263-4.

³ 2001 Community Assessment, Health & Quality of Life in San Mateo County, p. 264.

COUNTY OF SAN MATEO HOME CONSORTIUM CONSOLIDATED PLAN FY 03/04 – FY 07/08

| Population Group/ Special Needs Group | Housing Needs Description/ Trends |
|---|--|
| | <p>during the month increased from FY 00-01 to FY 01/02 (795 to 827), with the largest increase in residential treatment services from 365 to 457.</p> <ul style="list-style-type: none"> The average time for all clients was 8 days. |
| <u>Farm Workers</u> | <ul style="list-style-type: none"> 1603 persons (according to County Planning Dept.) – these are year-round farm workers, mostly on the Coastside. Recently-built affordable housing (60 units) specifically for farm workers have alleviated some of the housing need for this group. |
| <u>Section 8 Waiting List Households</u> – those applicants on the County Housing Authority (HA) waiting list | <ul style="list-style-type: none"> 10,129 applicants resulted from the waiting list opened for one week during late March/early April 2002. As of 3/02, the list dropped to 9,576. The HA estimates it would take five years to get to all the applicants – the HA is averaging about 300 applicants per year to process qualified applicants for available vouchers. As of FY 02-03, the HA administers 4,298 Section 8 vouchers. |
| <u>Public Housing Residents</u> – those residing in public housing | <ul style="list-style-type: none"> The County Housing Authority (HA) owns & operates 3 developments: 150 family units at Midway Village (Daly City); 30 family units at El Camino Village (Colma); and 60 senior units at Half Moon Village (Half Moon Bay). Another 80 units of public housing are owned/operated by the City of SSF. See the <i>HA Administrative Plan, Section 8 Program, January 31, 2002</i>; for a description of HA operations; and the <i>County of San Mateo Housing Authority (HA) Five- Year/Annual Action Plan for FY03</i>⁵ for a fuller description the condition of the inventory, and proposed revitalization needs. These documents also contain the HA's public housing strategies to serve lower income families. See also HUD Table 4 for summary of public housing needs. |
| <u>Homeless</u> | <ul style="list-style-type: none"> Estimated 4,500 – 5,000 unduplicated individuals seeking services/year.⁶ See <i>San Mateo County Homeless Continuum of Care (CoC) Collaborative, 2002 Application for CoC Homeless Assistance</i> for discussion on nature & extent of homelessness, and County Homeless Strategy. (This |

⁴ Alcohol & Drug Issues: An Overview of In-Treatment Data & Community Needs Indicators San Mateo County H.S.A. Alcohol & Drug Services, April 2002.

⁵ PHA Plans for the Housing Authority of the County of San Mateo (5-Year Plan for FYs 2003-2007/ Annual Action Plan for FY 03).

⁶ San Mateo County Homeless Continuum of Care Collaborative, 2002 Application for CoC Homeless Assistance, June 21, 2002, p. 16.

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| Population Group/ Special Needs Group | Housing Needs Description/ Trends |
|--|---|
| | <p>document is being updated for the 2003 Spring application process.)</p> <ul style="list-style-type: none"> • See also <i>San Mateo County CoC Tools for System Planning, 1/29/03</i>, which spells out more definitive ways to effectively implement a year-round CoC planning process for the homeless. • See also HUD Tables 1A and 1C for summary of homeless priorities/objectives. |
| <u>First-Time Homebuyers</u> | <ul style="list-style-type: none"> • To retain and maintain a healthy employee base in the County, affordable ownership housing becomes important as workers mature and form families. • For 2003, a family of 4 earning the median income (\$91,500) cannot afford to purchase a median priced home (\$621,000), but can just barely afford a median priced condo/townhome (\$395,000) if they possess the required down payment.⁷ • Betw. 1990 & 2000 demographic shifts were significant in the baby boom generation (those born from 1946 to 1965) – there was a net out-migration of this age group from the County (from -0.01% to -7%), while the overall population increased 8.9%. Children who were ages 10 to 19 in 2000 either dropped in absolute numbers (-1.4%) or grew slightly (+1.1%) as they matured during the same decade. (See Support Table 4b in App. A) This strongly supports anecdotal information that maturing families, realizing the elusiveness of buying a home in the County, leave this area to purchase more affordably-priced homes elsewhere. |

HUD Table 1A – Homeless and Special Needs Population

| | | Estimated Need | Current Inventory | Unmet Need / Gap | Relative Priority |
|---------------------|---------------------------|-------------------|----------------------|------------------------|----------------------|
| Individuals | | | | | |
| Example: | Emergency Shelter | 115 | 89 | 26 | M |
| Beds / Units | Emergency Shelter | 325 | 264 | 61 | |
| | Transitional Housing | 375 | 267 | 108 | |
| | Permanent Housing | 590 | 316 | 244 | |
| | Total | 1260 | 847 | 413 | |
| Estimated | Job Training | | | | |
| | Case Management | | | | |
| | Substance Abuse Treatment | | | | |

⁷ Home prices from First Quarter 2003 Report for Single Family & Condominiums, San Mateo County Assn of Realtors (SAMCAR).

COUNTY OF SAN MATEO HOME CONSORTIUM CONSOLIDATED PLAN FY 03/04 - FY 07/08

| | | | | | |
|---------------------------|------------------------------|-----|-----|-----|--|
| Supportive Services Slots | Mental Health Care | | | | |
| | Housing Placement | | | | |
| | Life Skills Training | | | | |
| | Other | | | | |
| Estimated Sub-populations | Chronic Substance Abusers | 550 | 125 | 425 | |
| | Seriously Mentally Ill | 330 | 250 | 80 | |
| | Dually - Diagnosed | 135 | 80 | 55 | |
| | Veterans | 360 | 240 | 120 | |
| | Persons with HIV/AIDS | 35 | 15 | 20 | |
| | Victims of Domestic Violence | 30 | 10 | 20 | |
| | Youth | 20 | 13 | 7 | |
| | Other: Formerly Incarcerated | 160 | 110 | 50 | |

Persons in Families with Children

| | | | | | |
|-------------------------------------|------------------------------|------------|-----------|-----------|----------|
| Example | Emergency Shelter | 115 | 89 | 26 | M |
| Beds / Units | Emergency Shelter | 325 | 230 | | |
| | Transitional Housing | 460 | 335 | | |
| | Permanent Housing | 535 | 57 | | |
| | Total | 1320 | 622 | | |
| Estimated Supportive Services Slots | Job Training | | | | |
| | Case Management | | | | |
| | Substance Abuse Treatment | | | | |
| | Mental Health Care | | | | |
| | Housing Placement | | | | |
| | Life Skills Training | | | | |
| | Other | | | | |
| Estimated Sub-populations | Chronic Substance Abusers | 140 | 30 | 110 | |
| | Seriously Mentally Ill | 60 | 30 | 30 | |
| | Dually - Diagnosed | 30 | 10 | 20 | |
| | Veterans | 25 | 15 | 10 | |
| | Persons with HIV/AIDS | 15 | 5 | 10 | |
| | Victims of Domestic Violence | 150 | 20 | 130 | |
| | Youth | | | | |
| | Other: Formerly Incarcerated | 100 | 65 | 35 | |

HUD Table 1B - Special Needs (Non-Homeless)

| SPECIAL NEEDS SUBPOPULATIONS | Priority Need Level High, Medium, Low, No Such Need | Unmet Need | Dollars to Address Unmet Need | Goals |
|--|---|--|-------------------------------|-------|
| Elderly | Medium | See HUD Table 1C below, under Other Homeless & Non-Homeless Special Needs Objectives, which provides more generalized information on performance measures & action steps. CDBG and HOME dollars would be used to support housing and service needs for this group. | | |
| Frail Elderly | Low | | | |
| Severe Mental Illness | Medium | | | |
| Developmentally Disabled | Low | | | |
| Physically Disabled | Medium | | | |
| Persons w/ Alcohol/Other Drug Addictions | Medium | | | |
| Persons w/HIV/AIDS | Low | | | |
| Other | | | | |
| | | Over a 5-year period, the following would be available: Approx. \$15 million CDBG/HOME for housing, including special | | |

| SPECIAL NEEDS SUBPOPULATIONS | Priority Need Level High, Medium, Low, No Such Need | Unmet Need | Dollars to Address Unmet Need | Goals |
|------------------------------|---|------------|-------------------------------|--|
| TOTAL | | | | needs housing; and another \$3.3 million CDBG for public facilities, under which some types of special needs housing fall (e.g., residential centers for substance abuse users). |

HUD Table 1C - Summary of Specific Homeless/Special Needs Objectives (Table 1A/1B Continuation Sheet)

| Obj # | Specific Objectives | Performance Measures/Action Steps |
|----------------------------|--|--|
| Homeless Objectives | | |
| 1 | Intensive outreach to & engagement with chronically w/ chronically homeless individuals. | <ul style="list-style-type: none"> Expand mobile outreach services (health vans, mental health outreach & support teams, substance abuse assessment & referral teams). Provide in-service training to County staff & nonprofit providers on engagement strategies for hardest-to-serve homeless persons. Expand drop-in services for chronically homeless individuals. |
| 2 | Expand & enrich emergency shelter & transitional housing for chronically homeless individuals. | <ul style="list-style-type: none"> Sustain & enrich year-round shelter system for single homeless men & women. Seek add'l funding from VA programs to enrich shelter services for chronically homeless veterans. See SHP funding to sustain existing units & create new units of transitional housing for homeless single persons w/ disabilities. Seek new funding sources for add'l transitional housing for chronically homeless individuals w/ serious mental illness and/or substance abuse problems. |
| 3 | Increase permanent supportive housing options for chronically homeless individuals. | <ul style="list-style-type: none"> Apply for SHP funding for new permanent supportive housing for chronically homeless people / mental illness and/o substance abuse. Renew existing Shelter Plus Care units. Apply for add'l Aftercare Vouchers for individuals w/ mental illness & other disabilities. Support specific new supportive housing projects for single homeless persons w/ disabilities as they move through |

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| Obj # | Specific Objectives | Performance Measures/Action Steps |
|--|---|---|
| | | entitlement process |
| 4 | Connect chronically homeless individuals to mainstream services. | <ul style="list-style-type: none"> • Explore ways to make benefits workers & alcohol/drug services more mobile – such as by out-stationing at emergency shelters, core service agencies & drop-in centers. • Expand mobile outreach teams to include benefits workers. |
| 5 | Prevent chronic homelessness | <ul style="list-style-type: none"> • Educate criminal justice system, county hospital system, VA hospital on available housing options to reduce discharge of disabled individuals to streets. • Expand voucher programs & transitional housing beds for persons being discharged from institutional settings. |
| Other Homeless/ Non-Homeless Special Needs Objectives | | |
| 1 | Sustain & increase supply of emergency shelter & transitional housing for families & other subpopulations. | <ul style="list-style-type: none"> • Sustain & enrich year-round shelter system for homeless families fleeing domestic violence, youth leaving foster care & other homeless populations. • Use SHP funding to sustain existing units & create new units of transitional housing for homeless families, families fleeing domestic violence, youth leaving foster care, & other homeless subpopulations. • Identify new shelter & transitional housing sites acceptable to the community. • Research & secure non-SHP funding sources for new transitional housing for families & other subpopulations. |
| 2 | Sustain & increase supply of permanent supportive housing for families & other subpopulations. Create 500 new units in 5 years. | <ul style="list-style-type: none"> • Advocate & problem-solve to move specific supportive housing projects forward. • Educate key decision-makers & the community about supportive housing. • Create set-asides for housing for individuals with special needs (e.g., Housing Trust Fund; inclusionary ordinances). |
| 3 | Create more permanent affordable housing: 16,000 new units over the next 10 years, at least 20% of which are affordable to low- and very low-income families & individuals. | <ul style="list-style-type: none"> • Educate community about need for affordable housing, including providing tours of successful affordable housing sites. • Build community support for specific projects by advocating at local planning & council meetings. • Develop a \$10 million Housing Trust Fund. • Identify church properties to develop affordable housing. |
| 4 | Bolster capacity of nonprofit organizations to serve homeless individuals & families. | <ul style="list-style-type: none"> • Provide on-going in-service trainings, workshops & presentations on best practices in the field of homeless services. • Implement new HMIS system, w/ ability to tract services & client outcomes. |
| 5 | Streamline service delivery through increased inter-agency collaboration. | <ul style="list-style-type: none"> • Continue identifying ways to streamline service delivery. • Identify possibilities for collaboration • Implement new HMIS system. |

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- Columns for "Expected Units" & "Actual Units" are deleted. Any information on "Expected Units" is included in 2nd column referring to objectives. ("Actual Units" is not relevant for Consolidated Plan and more appropriate for CAPER.)

HUD Table 2A – Priority Needs Summary Table

| PRIORITY HOUSING NEEDS (households) | | Priority Need Level* High, Medium, Low | | Unmet Need** | Goals | |
|-------------------------------------|--|---|--------|--------------|------------|--|
| Renter | Small Related (200 units) | 0-30% | Medium | | 50 | |
| | | 31-50% | High | | 100 | |
| | | 51-80% | High | | 50 | |
| | Large Related (225 units) | 0-30% | High | | 65 | |
| | | 31-50% | High | | 100 | |
| | | 51-80% | High | | 60 | |
| | Elderly – (150 units) | 0-30% | Medium | | 30 | |
| | | 31-50% | Medium | | 75 | |
| | | 51-80% | Medium | | 45 | |
| | All Other (See Special Needs below) | 0-30% | | | | |
| | | 31-50% | | | | |
| | | 51-80% | | | | |
| Owner (50 units) | 0-30% | Low | | 0 | | |
| | 31-50% | Medium | | 50 | | |
| | 51-80% | Low | | 0 | | |
| Special Needs (75 units) | 0-80% | High | | 75 | | |
| Total Goals (625 Units) | | | | | 700 | |
| Total 215 Goals | | | | | 700 | |
| Total 215 Renter Goals | | | | | 650 | |
| Total 215 Owner Goals | | | | | 50 | |

* San Mateo County has been designated by HUD as a high cost area. Hence, the County's lower income categories - Extremely Low-, Very Low-Income, and Low Income - do not calculate to the percent spread noted in this table. The percentages above are merely suggestive of the 3 lower income categories: 0-30% Extremely Low Income; 31-50% Very Low-Income; and 51-80% Low Income.

** It is difficult to determine current unmet need so this column is left blank. The Special Census calculation for HUD for the various lower income groups is anticipated to be released in Spring 2004.

B. Housing Market Analysis

Housing costs in San Mateo County are among the highest in the nation. The overlays of various conditions – general local resistance to growth and new development, the high price of land and development costs, and the fact of 21 different political jurisdictions operating in the County, each with its own regulatory and processes and procedures – have resulted in an affordable housing crisis of seemingly inextricable proportions. Only 26.2% of land in the County is allocated for urban use. The balance is either protected from development (34.7%) or designated for rural activities (34.7%), including agriculture, forest, and range land.⁸

A relatively high income is required to afford a “starter” home, or even an average 2-bedroom/1-bath apartment. Notwithstanding the softening current economy, housing prices are still high, particularly in the for-sale market, though not rising as fast as in the late 90s. Single family homes in San Mateo County sold for a median price of \$621,000 for the quarter ending March 2003. A more “affordable” condominium/townhouse sold for a median price of \$395,000 in the same period. Meanwhile, a 2-bedroom apartment, which experienced a 7.9% drop in average cost, was renting for \$1,597.⁹

The following table summarizes the housing market conditions of the County:

| Market Factor | Description |
|---------------|---|
| Supply/Demand | <ul style="list-style-type: none"> • County population rose 8.9% between 1990 and 2000. The total number of housing units rose only 3.5%. Correspondingly, the average household size increased from 2.64 persons/household to 2.74. • The 2000 Census indicated an overall vacancy factor of 2.5% for all housing, both in renter and owner units. A vacancy factor of 4% is considered healthy for the housing supply and demand market to function smoothly. • The current for-rent and for-sale market has loosened a bit: <ul style="list-style-type: none"> - For the quarter ending December 2002, the apartment vacancy rate was 6.1%. For the quarter ending December 2000, it was only 3% (REALFACTS). - In 2001, there were only 5,128 single family homes for sale, while in 2002, the available single family listings rose to 6,219. However, the average number of days on the market tightened a bit during the last year – from 38 to 36 days (SAMCAR). • ABAG estimates that for the 7-1/2 year period between January 1, 1999 & June 30, 2006, the County would need to increase its overall housing supply by 15,305 units, or 2,174 units/year. |
| Housing Type | <ul style="list-style-type: none"> • As noted above, the number of housing units experienced a net increase of 3.5% (8,794 units) between 1990 and 2000. • Much of the housing inventory increase was in ownership housing - in 2000, the County had 8,301 more single family homes (detached/ attached), and 3,896 more multi-family units (including duplexes), than in 1990. Single family units tend to be owned while multi-family units tend to be rented |

⁸ *Indicators for a Sustainable San Mateo County*, May 2002, p. 31.

⁹ San Mateo County Quarterly Data, December 2002, REALFACTS.

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| Market Factor | Description |
|--|---|
| | <p>(except that duplexes may have an owner and rental unit).</p> <ul style="list-style-type: none"> Mobile homes showed a marked decline of 15.5% (543 units). Though a relatively small segment of the housing market, mobile homes are an affordable housing resource for many who cannot afford to buy a conventional home. |
| Housing Condition | <ul style="list-style-type: none"> Housing stock built in 1979 or earlier comprises 84% of total housing units. It should be noted that lead-based paint was outlawed for usage beginning in 1978, so most of these homes have a high likelihood of the presence of lead paint, though it may not necessarily be immediately hazardous. The County's older housing stock is diminishing – as of 2000, the County actually lost 6,104 units built in 1959 or earlier. The County Planning Dept. estimates that roughly some 18,751 units (7% of total units) are in need of rehabilitation throughout the County.¹⁰ Of the units needing rehabilitation, it is further estimated that 91% (17,137 units) lie in 7 jurisdictions – South San Francisco (2,380), San Bruno (2,000), North Fair Oaks (1,500), and East Palo Alto (1,349), plus the 3 cities outside the HOME Consortium – San Mateo (4,169), Redwood City (2,975), Daly City (2,764). As VLI/LI families tend to reside in lower cost units, it can be estimated that those units not assisted with any type of public subsidy stand to have a higher incidence of deferred maintenance (either homeowner or rental units), and these units may have lead-paint issues. |
| Cost of Housing | <ul style="list-style-type: none"> A family of 4 earning the 2003 median income of \$91,500 may be able to qualify for a mortgage supporting a home price in the range of \$390,000 to \$420,000. But the median home price for the March 2003 quarter was \$621,000, out of range of that family. The median priced condo/townhome at \$395,000 is however, within that family's range. A 2-bedroom 1/bath apartment is renting for an average of \$1,597, supposedly within the range of a LI family of 4 (maximum rent \$2,036, including utilities) – but it should be noted that because of SM County's high cost area designation, the 4-person family LI ceiling calculates to 99% of area median income. A VLI or Extremely LI family of 4 would definitely be priced out, as they can officially afford a rent of \$1273 and \$764, respectively, including utilities. The 2003 Section 8 Fair Market Rent (FMR)/for a 2 bedroom unit is \$1940– currently within the range of the market rate price of a 2 bedroom/1 bath unit. The FMR is now the basis on which the HA develops a Payment Standard for negotiation with landlords in determining a subsidy amount for qualified Section 8 tenants. The 2003 Payment Standard is \$1921 for a 2-bedroom unit. |
| Cost Burden (paying more than 30% of household income for housing) | <ul style="list-style-type: none"> According to Planning Dept. calculations¹¹ from the 2000 Census, 27% of the County's households (63,393) are overpaying for housing. 76% of those overpaying live in 7 jurisdictions – SSF (7,640); San Bruno (4,560); Pacifica (4,295); Menlo Park (3,630); and the 3 cities outside the Consortium – San Mateo (10,347); Daly City (9,147); and Redwood City |

¹⁰ San Mateo County, *Census and Housing Data Source Book*, Chapter 3 (Housing Needs Summary).

¹¹ San Mateo County, *Census and Housing Data Source Book*, Chapter 5 (Overcrowding Statistics by City).

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| Market Factor | Description |
|--|---|
| | <p>(8,657).</p> <ul style="list-style-type: none"> • 25% of all owner households overpay; 30% of all renter households overpay. • Lower income renter households who overpaid represented 29% (28,694) of all renters. Lower income owner households who overpaid consisted of 18% (27,865) of all homeowners. • There were 24,037 lower income renters with severe cost burdens (paid 35+% of income for housing); this group comprised 25% of renters. • Another 19,905 lower income homeowners experienced severe cost burdens; this group comprised 13% of homeowners. |
| Overcrowding | <ul style="list-style-type: none"> • Given the design of modern home spaces, it is now more difficult to measure the extent of overcrowding. In previous Censuses, the measure was 1+ person/room; severe overcrowding was gauged at 1.5+ persons/room. Today's homes are designed such that one large room may be used as a combination space, e.g., living/dining; or even a large live/work space may accommodate many purposes – sleeping/living/eating. Given this trend, the 1.5+ persons/room measure should be used carefully as an indicator of overcrowding – it should be used along with other available data. • The number of units with 1.5+ persons/room increased by 6,671 units in the County. In 2000, such units represented 7.4% of total occupied units. • As noted earlier, the average Countywide household size in 2000 was 2.74. But there is tremendous variation in average household sizes in the various County jurisdictions – East Palo Alto had the highest average of 4.2 persons/household, followed by North Fair Oaks at 3.81 persons/household. These areas also had the lowest incomes – with 1999 mean household incomes at \$45,006 and \$55,603 respectively – well below the County mean household income of \$70,819. These two cities also had the youngest median ages in the County – at 25.8 yrs for EPA, and 28.7 yrs for NFO; the Countywide median age was 36.8 yrs. • Given the extreme data characterizing EPA and NFO, the 1.5+ persons/rm measure for these jurisdictions strongly indicates a tendency for overcrowding – in EPA, 32% (2,259 units) of its housing stock held 1.5+ persons/rm; in NFO, 20% (812 units) of the housing stock had 1.5+ persons/rm. • The other jurisdiction with strong indicators of overcrowding is Daly City (outside the HOME Consortium) – with 14% (4,358) of its units having 1.5+ persons/room; DC's average household size (3.34 person) is larger than County median; its median income (\$62,310) & median age (35.4 yrs) are lower than County medians. |
| Housing available to Persons with Disabilities | <ul style="list-style-type: none"> • The Housing Authority indicates that 18% of the of the voucher waiting list (1706 households) are disabled households; for public housing, the waiting list has 15% disabled households (945).¹² • A handful of organizations provide housing for persons with disabilities including Mental Health Association (HMA); Mateo Lodge; CAMINAR; Kalnos; PARCA - some of their units have Section 8 Aftercare vouchers (for physically, developmentally, or mentally disabled) or Shelter Plus Care |

¹² PHA Plans for the Housing Authority of the County of San Mateo, (5-Year Plan for FYs 2003-2007/ Annual Action Plan for FY 03), 3/31/02, pp. 13-14.

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| Market Factor | Description |
|---|---|
| | vouchers (for homeless persons with disabilities & their families). <ul style="list-style-type: none"> 3 organizations provide to retrofit home repairs in existing homes, either owner or rental units. These organizations are Center for Independence of the Disabled (CID); Coastside Senior Center; North Peninsula Neighborhood Housing Services. |
| Housing serving Persons with HIV/AIDS & their families | In 1995, the County, in collaboration with the Belmont Redevelopment Agency assisted in the development of a licensed AIDS hospice for 6 clients, but due to diminished demand as a result of persons living longer with AIDS, the AIDS hospice operation ceased and the facility was converted to serviced-enriched housing in 1999 for developmentally disabled residents operated by Kainos. |
| Extent of Subsidized Units Threatened with Market-Rate Conversion | <ul style="list-style-type: none"> As of April 2001, 4 developments with a total of 306 units were identified by the California Housing Partnership Corp. as at-risk.¹³ |

C. Racial/ Ethnic Group Distribution

Support Tables 2a and 2b in Appendix A show the distribution by jurisdiction of the various racial groups in the County. For the first time, Whites no longer comprise the majority group. In fact, there is no single majority group, though White Non-Hispanics make up the single largest category (49.8%), followed by Hispanic/Latinos (21.9%), and Asians (20.0%). The table below summarizes the County's racial groups in 1990 and 2000 and notes each group's relative and overall change.

| Racial Group | 1990 | 1990 Distribution | 2000 | 2000 Distribution | % Chg 1990 - 2000 |
|---|----------------|------------------------------|----------------|------------------------------|------------------------------|
| White (All) | 466,885 | 71.9% | 420,683 | 59.5% | -9.9% |
| Black | 35,283 | 5.4% | 24,840 | 3.5% | -29.6% |
| American Indian/ Alaskan Native | 2,987 | 0.5% | 3,140 | 0.4% | 5.1% |
| Asian | 100,521 | 15.5% | 141,684 | 20.0% | 40.9% |
| Native Hawaiian/ Other Pacific Islander | 8,760 | 1.3% | 9,403 | 1.3% | 7.3% |
| Other Race | | 0.0% | 71,910 | 10.2% | |
| Two+ Races (incl. Latino) | NA | | 35,501 | 5.0% | |
| Other | 35,187 | 5.4% | NA | | |
| COUNTY TOTAL | 649,623 | 100.0% | 707,161 | 100.0% | 8.9% |
| Hispanic/Latino (All races) | 114,627 | 17.6% | 154,708 | 21.9% | 35.0% |
| White (Non-Hispanic) | 392,131 | 60.4% | 352,355 | 49.8% | -10.1% |

¹³ San Mateo County, *Partial Revisions to the Housing Chapter of the General Plan*, December 2001.

Jurisdictions with racial minority groups whose population is more than 10% above the 2000 Countywide average within their respective jurisdiction are listed below. When certain measures – mean household income, average household size, and median age – are compared against the Countywide measures, it becomes clear which jurisdictions have disproportionate racial concentrations requiring special attention. East Palo Alto and North Fair Oaks stand out dramatically.

| Racial Group | Jurisdiction | Prop. of 2000 Pop. In Respective Jurisdiction (%) | 1999 Mean Household Income | Average Household Size (Persons/HH) | Median Age (Years) |
|-------------------|--|---|----------------------------|-------------------------------------|--------------------|
| Hispanic (>31.9%) | Colma (pop. 1,191) | 43.9 | \$58,750 | 3.47 | 36.9 |
| | East Palo Alto (pop. 29,506) | 58.8 | \$45,006 | 4.2 | 25.8 |
| | North Fair Oaks (pop. 15,440) | 69.6 | \$55,603 | 3.81 | 28.7 |
| Asian (>30%) | Foster City (pop. 28,803) | 32.5 | \$95,279 | 2.47 | 38.1 |
| | Broadmoor (pop. 4,026) | 35.0 | \$69,863 | 3.11 | 39.8 |
| | Daly City (outside HOME Consortium) (pop. 103,621) | 50.7 | \$62,310 | 3.34 | 35.4 |
| Black (>13.5%) | East Palo Alto (pop. 29,506) | 23.0 | \$45,006 | 4.2 | 25.8 |
| | COUNTYWIDE (pop. 707,181) | | \$70,819 | 2.74 | 36.8 |

D. Community Development Needs

Under CDBG, community development activities are generally defined as programs and projects that promote a livable community. The beauty of CDBG is that it allows local communities to define their specific needs and to develop strategies to address them within parameters of maximizing benefit to low-income communities. There exist three national objectives under CDBG: (1) benefiting low- and moderate-income persons¹⁴; (2) preventing or eliminating slums or blight; and (3) meeting urgent community development needs. The County has devoted most if not all of its CDBG funds toward the first objective - that of benefiting lower income persons.

¹⁴ Under CDBG, "moderate income" is in actuality *low income*; and "low income" is *very low income*.

Already discussed in an earlier section of this document is the County’s great need for housing that is both affordable and which meets habitability standards for lower income County residents and workers. This section focuses on community development needs of a non-housing nature.

Even as Congress enlarged the scope of CDBG in the 1990s to encourage more economic development activities (e.g., micro-enterprise assistance; brownfield redevelopment), the County’s non-housing community development priorities continues to primarily focus on supporting the capacity of local key partners – nonprofit community-based organizations that provide a variety of human services for lower income residents. Of late, the County has had to take an even-more judicious approach in refining its CDBG priorities due to two events beyond County control : (1) the relative reduction in upcoming CDBG allocations due to the 2000 Census demographics indicating San Mateo County as an area with high median income relative to other parts of the State and country; and (2) current State cut-backs in funding local human service activities, which is forcing the County to look to CDBG to compensate for a minuscule portion of the loss. A sense of the scale of the impact can best be understood when the annual average CDBG allocation of \$3.5 million is placed against the backdrop of an anticipated County deficit of \$32 million.

HUD Table 2B summarizes the County’s non-housing community development priorities, including community-oriented facilities (public facilities), public infrastructure, human services (public services), economic development, and planning. It should be noted that the priority designation is relative to CDBG funding only. While many of the categories are County priorities, but if they are either supported by other than CDBG funding source, the priority level is lowered.

HUD Table 2B - Community Development Needs

| PRIORITY COMMUNITY DEVELOPMENT NEEDS | Priority Need Level High, Medium, Low, No Such Need | Unmet Priority Need | Dollars to Address Unmet Priority Need | Goals |
|---|---|--|--|-------|
| PUBLIC FACILITY NEEDS (projects) | Medium | See HUD Table 2C below, which provides more generalized information on performance measures. CDBG dollars would be used to support public facilities. Over a 5-year period, the following would be available: Approx. \$3.3 million CDBG for various public facilities projects. Emphasis for CDBG investment would be to support the capacity of existing facilities. | | |
| Senior Centers | Medium | | | |
| Handicapped Centers | Medium | | | |
| Homeless Facilities | Medium | | | |
| Youth Centers | Medium | | | |
| Child Care Centers | High | | | |
| Health Facilities | Low | | | |
| Neighborhood Facilities | No Need | | | |
| Parks and/or Recreation Facilities | Low | | | |
| Parking Facilities | No Need | | | |
| Non-Residential Historic Preservation | No Need | | | |
| Other Public Facility Needs | Low | | | |
| INFRASTRUCTURE (projects) | | | | |

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| PRIORITY COMMUNITY DEVELOPMENT NEEDS | Priority Need Level High, Medium, Low, No Such Need | Unmet Priority Need | Dollars to Address Unmet Priority Need | Goals |
|---|--|--|--|--------------|
| Water/Sewer Improvements | No Need | | | |
| Street Improvements | | | | |
| Sidewalks | | | | |
| Solid Waste Disposal Improvements | | | | |
| Flood Drain Improvements | | | | |
| Other Infrastructure Needs | | | | |
| PUBLIC SERVICE NEEDS (people) | | | | |
| Senior Services | Low | See HUD Table 2C below, which provides more generalized information on performance measures. CDBG dollars would be used to support public service needs. ESG would be limited to shelter operations. | Over the next 5 years, approx. \$2.6 million of CDBG funds would be used to assist various public services, with emphasis on the high priority services. Approx. another \$590,000 ESG funds would be available solely for shelter operations. | |
| Handicapped Services | Low | | | |
| Youth Services | Medium | | | |
| Child Care Services | Medium | | | |
| Transportation Services | Low | | | |
| Substance Abuse Services | Low | | | |
| Employment Training | Low | | | |
| Health Services | Low | | | |
| Lead Hazard Screening | Low | | | |
| Crime Awareness | Low | | | |
| Other Public Service Needs: • Safety Net services • Svs to Keep People in their Homes/ Homeless Prevention • Shelter Operations | High | | | |
| ECONOMIC DEVELOPMENT | | | | |
| ED Assistance to For-Profits(businesses) | No Need | CDBG funds would be used to support micro-enterprise assistance. Approximately \$150,000 to \$250,000 could be made available for this category over the next 5 years. | | |
| ED Technical Assistance(businesses) | No Need | | | |
| Micro-Enterprise Assistance(businesses) | Medium | | | |
| Rehab; Publicly- or Privately-Owned Commercial/Industrial (projects) | No Need | | | |
| C/I* Infrastructure Development (projects) | No Need | | | |
| Other C/I* Improvements(projects) | No Need | | | |
| PLANNING | | | | |
| Planning | Low | | | |
| TOTAL ESTIMATED DOLLARS NEEDED: | | | | |

- Commercial or Industrial Improvements by Grantee or Non-profit

HUD Table 2C summarizes both the County's housing and non-housing community development objectives. Reprinted below are the numerical five-year housing objectives

provided earlier and also refashioned in HUD Table 2A, as well as the County's community development objectives, also summarized earlier.

HUD Table 2C - Summary of Specific Housing/Community Development Objectives (Table 2A/2B Continuation Sheet)

| | Specific Objectives | Performance Measure* |
|--|---|---|
| | Rental / Owner Housing Objectives | |
| | Provide affordable housing opportunities for lower income individuals and special needs groups. | <ul style="list-style-type: none"> • Assist 500 units of newly constructed rental units targeted to Low-Income/ Very Low-Income families and special needs groups. • Assist 50 units of newly constructed family ownership units targeted to Low-Income families/households. • Assist in acquisition/rehabilitation of 75 units of rental housing for families & special needs groups. • Assist in the development of 75 units of supportive housing to enable persons with special needs to live independently. • Rehabilitate 360 units of existing homes/rental units occupied by Low-Income/Very Low-Income persons. |
| | Community Development Objectives: Public Facilities/ Public Services/ Economic Devt | |
| | Assist non-housing community development activities that empower lower income and special needs groups. | <ul style="list-style-type: none"> • Support human service delivery programs that are essential to the provision of housing, shelter, or maintaining lower income households in their homes. • Support cost-effective programs providing information & resources about housing options for lower income individuals & special needs groups. • Support the upgrading or new facilities serving special needs groups, including lower income children, youth, seniors, persons with physical and/or developmental disabilities, and the mentally ill. • Support micro-enterprise assistance to build economic capacity in low-income neighborhoods. |
| | Infrastructure Objectives | |
| | NONE | NA |

* Columns for "Expected Units" & "Actual Units" are deleted. Any information on Expected Units is included in 3rd column referring to Performance Measures. ("Actual Units" not relevant for Consolidated Plan and more appropriate for CAPER.)

HUD Table 4 - Priority Public Housing Needs for San Mateo County

| Public Housing Need Category | PHA Priority Need Level High, Medium, Low, No Such Need | Estimated Dollars To Address |
|--|--|------------------------------|
| Restoration and Revitalization | | |
| Capital Improvements | High | \$1,000,000 |
| Modernization | High | \$1,000,000 |
| Rehabilitation | High | \$3,000,000 |
| Other (Specify) | | |
| | | |
| | | |
| Management and Operations | Medium | \$250,000 |
| | | |
| | | |
| Improved Living Environment | | |
| Neighborhood Revitalization (non-capital) | Medium | |
| Capital Improvements | Medium | |
| Safety/Crime Prevention/Drug Elimination | High | |
| Other (Specify) | | |
| | | |
| | | |
| Economic Opportunity | | |
| Resident Services/ Family Self Sufficiency | Medium | 250,000 |
| Other (Specify) | | |
| | | |
| | | |
| | | |
| Total | | \$7,250,000 |

IV. HOUSING AND COMMUNITY DEVELOPMENT STRATEGIES

The strategies listed below are divided according to the dictates of the Consolidated Plan elements. The thread linking all the strategies is meaningful collaboration with stakeholders to reduce inefficiencies, to increase capacity, and to facilitate cooperation in order to achieve the larger vision of decent affordable housing, a livable environment, and expanded economic opportunities, especially for lower income residents.

| Strategy/ Con. Plan Element | Description |
|---|--|
| Housing Strategy (to meet Housing Production Goals described earlier) | <ul style="list-style-type: none"> Continue collaboration to develop the Housing Endowment, the County's Housing Trust Fund. Goal is to involve all 20 city |

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| Strategy/ Con. Plan Element | Description |
|---|--|
| | <p>jurisdictions, including funding from the respective jurisdiction, if possible.</p> <ul style="list-style-type: none"> • Continue participation in County's Housing Element Task Force. • Continue to support various efforts at smart growth planning – especially along the County's major transportation corridors and nodes. • Continue participation in the Countywide Home Investment Partnership (CHIP), which is a Countywide effort involving County, cities, school districts, and other interested parties to develop funding and streamlining strategies to assist first-time homebuyers. • Continue to provide first-time homebuyer assistance with other than federal funds to assist low and moderate income families. • Continue to provide at least 40% of new CDBG funds for housing development, which was initially proposed by the County's CDBG public advisory body for FY 01-02 funding. |
| <p>Actions to Remove Public Barriers to Affordable Housing</p> | <ul style="list-style-type: none"> • Work with the 4 entitlement cities (Daly City, SSF, San Mateo, and Redwood City) toward preparation of a new Analysis of Impediments (AI) to Fair Housing; one of the AI's objectives is removing public barriers to affordable housing. • Continue to collaborate with local advocacy groups to identify public barriers and to support removing them in the County's 21 political jurisdictions. |
| <p>Actions to Foster & Maintain Affordable Housing</p> | <ul style="list-style-type: none"> • Continue to update list of affordable housing projects in County; this list is provided to interested parties.¹⁵ • Monitor subsidized for-profit housing developments for potential in converting to market-rate developments; provide information, & referral to the California Housing Partnership Corporation (CHPC) or other resource group, as needed. |
| <p>Lead-Based Paint Mitigation Efforts</p> | <ul style="list-style-type: none"> • In response to the federal Residential Lead-Based Paint Hazard Reduction Act of 1992, continue to provide certified risk assessment services for the County Housing Rehabilitation Program and other minor home repair programs in the County. • Continue to provide education workshops for contractors and nonprofits about lead mitigation issues & requirements. • Continue to work with the County Health Services Agency to share information and resources. |
| <p>Fair Housing</p> | <ul style="list-style-type: none"> • The County is in the process of updating its Analysis of Impediments to Fair Housing (AI), to be completed late Spring 2003. A new Fair Housing Action Plan will also be developed. Appendix D provides the previous Fair Housing Action Plan, still in effect. In summary, the Action Plan calls for leadership actions on part of County Board of Supervisors, and for more general education & advocacy, with the ultimate goal of creating more affordable housing choice for all. |

¹⁵ See County web site www.co.sanmateo.ca.us/smc/dept/hsa/home.

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| Strategy/ Con. Plan Element | Description |
|--|---|
| | <ul style="list-style-type: none"> • Support fair housing enforcement efforts in the County by providing funding assistance to the fair housing groups. |
| <p>Community Development Strategy (to meet Comm. Devt. Goals described earlier)</p> | <ul style="list-style-type: none"> • Continue to convene at least one public meeting a year to review, refine, and develop new funding priorities for each successive year's funding under CDBG, HOME, & ESG. • Continue participation in the Housing & Child Care Initiative, which will include convening a Housing/Child Care Summit planned for late Spring 2003. |
| <p>Homeless Strategy</p> | <ul style="list-style-type: none"> • The County's CoC Collaborative and Collab. Planning Board meets regularly to refine and monitor the County's Homeless Plan. • See <i>San Mateo County Homeless Continuum of Care Collaborative, 2002 Application</i> for a fuller description of the County's current homeless strategy. (County is in process of developing a new 2003 CoC Application, which will update its strategy.) • Continue to use ESG funds to support shelter operations, unless the annual priorities-setting process (see strategy under Actions to Develop Institutional Structure) dictates otherwise. |
| <p>Anti-Poverty Strategy</p> | <ul style="list-style-type: none"> • See Year 2000 Strategic Plan for San Mateo County Human Services Agency (increased collaboration among agencies, community-based organizations, & private sector; devt of one-stop service center with multiple entry points; focus on developing employability in client population. A strategic direction is providing opportunities to strengthen families, youth, seniors, and providing growth opportunities for human service workers. • Continue to support the H.S.A. Individual Devt Accounts (IDA) Program for low income working families (earning up to 200% of poverty; but as of 3/1/03, the income limit was raised to 60% of median in order to bring more families into the program); this program, in existence for 3 years so far, encourages families to save money toward home purchase, education, or business start-up. The County provides a 2 to 1 match. (Financial support is through CalWorks & Peninsula Community Foundation.) |
| <p>Addressing Obstacles to Meeting Underserved Community Devt Needs</p> | <ul style="list-style-type: none"> • Continue participation in the Landlord-Tenant Information & Referral Collaborative, started by a group of interested nonprofits and public agencies, including the County Office of Housing; this effort attempts to provide information to both tenants and landlords to help them resolve disputes. This program also works with the County's 7 core agencies, often the first line of contact by persons in need. • Continue participation in various collaborations focusing on special needs groups and issues in County and Bay Area, e.g., Supportive Housing Group; HomeBase. |
| <p>Actions to Enhance Coordination betw. Public & Private Housing, Health & Social Service Agencies</p> | <ul style="list-style-type: none"> • Continue to work with the Human Services Agency (H.S.A.) (of which the County Office of Housing is a department) to ensure outcome-based management (OBM) measures are mutually supportive. |

| Strategy/ Con. Plan Element | Description |
|---|--|
| | <ul style="list-style-type: none"> • Continue to support serviced-enriched housing proposals for special needs groups, including victims of domestic violence, emancipated foster youth, clients in need of residential treatment, etc. • Continue to work with the Supportive Housing Group, comprised of the County Health Services Agency and other public and nonprofit agencies. • Support mutual goals advocated by the Peninsula Interfaith Action (PIA), a faith-based collaborative supporting various social justice issues, including affordable housing. • Continue participation in the Housing Leadership Council, a nonprofit organization created to provide advocacy and education on affordable housing issues |
| Actions to Develop Institutional Structure | <p>Beginning with FY 03-04, the County revised its funding and public review of projects funded by CDBG, ESG, and HOME. A single NOFA was created with several public review sessions.</p> <ul style="list-style-type: none"> • Monitor to ensure that the recently-instituted process which combined the NOFAs for CDBG/ESG, & HOME funding under a single application process, is functioning efficiently in achieving the Consolidated Plan goals. • Continue staffing the newly formed Housing & Community Devt. Committee (HCDC), which merged the CDBG and HOME public advisory bodies, and continue working with the HCDC to ensure that the overall public process is smooth and efficient. |
| Public Housing Action Plan | <p>See PHA Plans for the Housing Authority of the County of San Mateo, 5-Year Plan for FY 2003-2007; Annual Plan for FY 2003.</p> |
| Actions to Encourage Public Housing Residents to Become More Involved in Mgmt & Participate in Homeownership | <ul style="list-style-type: none"> • For public housing resident initiatives, see HA Plans for the Housing Authority of the County of San Mateo, 5-Year Plan for FY 2003-2007; Annual Plan for FY 2003. • Support the HA's Family Self-Sufficiency Program, which allows tenant participants to save a portion of increased earnings, which can be used toward homeownership. |
| Specific HOME Submission Requirements | <ul style="list-style-type: none"> • See Appendix E of the Consolidated Plan. |

V. MONITORING

The County has in-place a set of standards and procedures to monitor organizations that receive ESG, CDBG and/or HOME funds. The County starts with a very specific citizen participation process for selecting worthwhile programs and projects to fund. The County recently reorganized its funding and review process possess beginning with FY 03-04, the first year of the new Consolidated Plan. Two previous citizens advisory bodies - the Community Development Committee (CDC) and the HOME Program Review Committee (HPRC) – were merged into a single body – the Housing and Community Development Committee (HCDC). This body

presides over an elaborate public review and input process. (See Appendix C for the County's new Citizen Participation Plan).

A public meeting is typically held to evaluate and articulate funding objectives, a Notice of Funding Availability (NOFA) then issued, and another series of public meetings, including three public applicant meetings divided by funding category (i.e., housing development/housing rehabilitation; public facilities/economic development; and public services/shelter operations) and presided by one of the three respective subcommittees of the HCDC. At these meetings, project applicants present their proposals and answer any questions from the HCDC subcommittee. The respective subcommittees review County Housing staff's preliminary recommendations, and modify them as needed. At a fourth public meeting, the entire HCDC convenes to review the subcommittees' recommendations and then forwards them (either as is or revised) to the Board of Supervisors for final consideration. Another public meeting is held in front of the Board before it finalizes the recommendations for Action Plan submission to HUD. Typically the Board meets in April/May to consider the funding recommendations.

Environmental reviews are prepared for all projects and programs in accordance with HUD requirements. Funding agreements are negotiated with project sponsors enumerating specific performance outcomes and loan repayment terms if the undertaking is a capital project.

Recipients of HUD funding are required to submit performance reports, either monthly or quarterly, regarding beneficiaries served and other activity information, along with their requests for payments. Projects involving construction are required to comply with applicable federal labor standards under Davis-Bacon and as necessary, must submit appropriate paperwork along with any payment requests. Housing project sponsors are also required to furnish project completion reports with demographic information on occupants. The County monitoring repertoire also comprises site visits and reviews of annual financial audits for program compliance. For housing development and other capital projects under HOME and CDBG, the Office of Housing has developed an asset management system that can effectively monitor the projects to ensure long-term program compliance.

In accordance with HUD regulations, the County prepares a Consolidated Annual Performance and Evaluation Report (CAPER). This report provides narrative and quantitative information on use of HUD funds and beneficiaries. It also details activities undertaken by the County to address various housing and community development objectives that may or may not utilize ESG, CDBG, and HOME resources. At a public meeting in September presided by the HCDC, the CAPER is publicly reviewed prior to HUD submission.

Appendix A

Consolidated Plan Support Tables

1. San Mateo Population, 1990 & 2000
- 2a & b. Race & Ethnicity, by Population and by Percentages
3. Average Age, Household Size, & Income
- 4a & b. Age Distribution & Age Cohort Shifts
5. Persons with Disabilities Aged 5+ Years
6. Population of Special Needs Groups
7. Housing by No. of Units, Vacancy, & by Tenure
8. Comparison of 1990 & 2000 Tenure
9. Age of Housing & Housing Type, 1990 & 2000
10. Overcrowding Measure, 1990 & 2000
11. Income & Poverty Data, 1989 & 1999
12. Housing Payment as Percentage of Income
13. Comparison of Various Rent Standards, 2003
14. Home Sales Data, 2002 & 2001
15. ABAG Regional Housing Needs (Jan. 1, 1999 to June 30, 2006)
16. Employment Trends Data, by Industry
17. 2003 Lower Income Schedule
18. Special Census Tab for Low Income Percentages

San Mateo County HOME Consortium – Support Tables

**Table 1 -- San Mateo County
Population, 1990 & 2000**

(source: US Census)

| Urban County | Population | | % Chg 90-00 | 2001 Est. | % Chg 00-01 |
|----------------------------------|----------------|----------------|--------------|----------------|--------------|
| | 1990 | 2000 | | | |
| Atherton | 7,163 | 7,194 | 0.4% | | |
| Belmont | 24,127 | 25,123 | 4.1% | | |
| Brisbane | 2,952 | 3,597 | 21.8% | | |
| Burlingame | 26,801 | 28,158 | 5.1% | | |
| Colma | 1,103 | 1,191 | 8.0% | | |
| East Palo Alto | 23,451 | 29,506 | 25.8% | | |
| Foster City | 28,176 | 28,803 | 2.2% | | |
| Half Moon Bay | 8,886 | 11,842 | 33.3% | | |
| Hillsborough | 10,667 | 10,825 | 1.5% | | |
| Menlo Park | 28,040 | 30,785 | 9.8% | | |
| Millbrae | 20,412 | 20,718 | 1.5% | | |
| Pacifica | 37,670 | 38,390 | 1.9% | | |
| Portola Valley | 4,194 | 4,462 | 6.4% | | |
| San Bruno | 38,961 | 40,165 | 3.1% | | |
| San Carlos | 26,167 | 27,718 | 5.9% | | |
| Woodside | 5,035 | 5,352 | 6.3% | | |
| <u>Unincorporated:</u> | 57,637 | 61,275 | 6.3% | | |
| <i>Broadmoor</i> | 3,739 | 4,026 | 7.7% | | |
| <i>El Granada</i> | 4,426 | 5,724 | 29.3% | | |
| <i>Emerald Lake Hills</i> | 3,328 | 3,899 | 17.2% | | |
| <i>Highlands/Baywood</i> | 2,644 | 4,210 | 59.2% | | |
| <i>Montara</i> | 2,552 | 2,950 | 15.6% | | |
| <i>Moss Beach</i> | 3,002 | 1,953 | -34.9% | | |
| <i>North Fair Oaks</i> | 13,912 | 15,440 | 11.0% | | |
| <i>West Menlo Park</i> | 3,959 | 3,629 | -8.3% | | |
| <i>Remainder of SM CCD</i> | | 10,333 | | | |
| <i>Rem. Of So. Coastside CCD</i> | 20,075 | 6,543 | -3.1% | | |
| <i>Rem. Of SSF CCD</i> | | 2,568 | | | |
| | 351,442 | 375,104 | 6.7% | | |
| Daly City | 92,311 | 103,621 | 12.3% | | |
| So. San Francisco | 54,312 | 60,552 | 11.5% | | |
| San Mateo | 85,486 | 92,482 | 8.2% | | |
| Redwood City | 66,072 | 75,402 | 14.1% | | |
| Subtotal | 298,181 | 332,057 | 11.4% | | |
| TOTAL | 649,623 | 707,161 | 8.9% | 702,020 | -0.7% |

| SM Co. HOME Consortium | | | |
|-------------------------------|----------------|----------------|-------------|
| Urban County | 351,442 | 375,104 | |
| SSF | 54,312 | 60,552 | |
| TOTAL | 405,754 | 435,656 | 7.4% |

**Table 2a -- San Mateo County
Race & Ethnicity Population, 2000**

(source: US Census)

| Urban County | 2000 Total | One Race (includes Hispanic/Latino) | | | | | | | Two+ Races (may also incl. Lat.) | Hispanic/ Latino (any race) | Not Hispanic/ Latino | White Non- Hispanic | |
|---|----------------|-------------------------------------|---------------|-------------------------|--|----------------|-----------------------|---------------|--|-----------------------------------|-------------------------|------------------------|---------------|
| | | White | Black | Amer. | | Asian | Native | | | | | | Other Race |
| | | | | Ind./Alaska n Native | | | Hawaiian/ Other PI | | | | | | |
| Atherton | 7,194 | 6141 | 50 | 12 | | 704 | 30 | 72 | 185 | 200 | 6994 | 6,022 | |
| Belmont | 25,123 | 18,889 | 422 | 72 | | 3,878 | 136 | 659 | 1,067 | 2,090 | 23,033 | 17,696 | |
| Brisbane | 3,597 | 2,624 | 38 | 24 | | 524 | 22 | 180 | 185 | 550 | 3,047 | 2,329 | |
| Burlingame | 28,158 | 21,648 | 296 | 65 | | 3,881 | 135 | 1,019 | 1,114 | 2,995 | 25,163 | 20,063 | |
| Colma | 1,191 | 576 | 17 | 0 | | 282 | 3 | 232 | 81 | 523 | 668 | 330 | |
| East Palo Alto | 29,506 | 7,962 | 6,796 | 246 | | 657 | 2,252 | 10,248 | 1,345 | 17,346 | 12,160 | 1,930 | |
| Foster City | 28,803 | 17,087 | 602 | 34 | | 9,368 | 167 | 355 | 1,190 | 1,531 | 27,272 | 16,090 | |
| Half Moon Bay | 11,842 | 9,150 | 463 | 52 | | 402 | 14 | 1,307 | 454 | 2,751 | 9,091 | 7,882 | |
| Hillsborough | 10,825 | 7,772 | 54 | 7 | | 2,602 | 25 | 76 | 289 | 304 | 10,521 | 7,541 | |
| Menlo Park | 30,785 | 22,274 | 2,163 | 136 | | 2,201 | 389 | 2,635 | 987 | 4,803 | 25,982 | 20,452 | |
| Millbrae | 20,718 | 13,061 | 165 | 47 | | 5,651 | 238 | 745 | 811 | 2,376 | 18,342 | 11,674 | |
| Pacifica | 38,390 | 26,684 | 1,254 | 190 | | 5,868 | 263 | 1,605 | 2,526 | 5,609 | 32,781 | 23,549 | |
| Portola Valley | 4,462 | 4,146 | 18 | 11 | | 178 | 2 | 43 | 64 | 149 | 4,313 | 4,053 | |
| San Bruno | 40,165 | 23,156 | 807 | 189 | | 7,506 | 1,156 | 4,346 | 3,005 | 9,686 | 30,479 | 18,822 | |
| San Carlos | 27,718 | 23,434 | 209 | 53 | | 2,182 | 110 | 664 | 1,066 | 2,133 | 25,585 | 22,234 | |
| Woodside | 5,352 | 4,828 | 20 | 8 | | 267 | 6 | 70 | 153 | 232 | 5,120 | 4,686 | |
| <u>Unincorporated:</u> | | | | | | | | | | | | | |
| Broadmoor | 4,026 | 1,978 | 74 | 18 | | 1,409 | 45 | 262 | 240 | 729 | 3,297 | 1,630 | |
| El Granada | 5,724 | 4,820 | 32 | 60 | | 163 | 11 | 390 | 248 | 900 | 4,824 | 4,418 | |
| Emerald Lake Hills | 3,899 | 3,488 | 22 | 7 | | 201 | 8 | 53 | 120 | 202 | 3,697 | 3,366 | |
| Highlands/Baywood | 4,210 | 2,970 | 60 | 16 | | 853 | 10 | 94 | 207 | 250 | 3,960 | 2,832 | |
| Montara | 2,950 | 2,632 | 30 | 4 | | 108 | 5 | 64 | 107 | 267 | 2,683 | 2,457 | |
| Moss Beach | 1,953 | 1,768 | 2 | 12 | | 43 | 9 | 21 | 98 | 141 | 1,812 | 1,660 | |
| North Fair Oaks | 15,440 | 7,813 | 296 | 130 | | 468 | 203 | 5,858 | 672 | 10,741 | 4,699 | 3,575 | |
| West Menlo Park | 3,629 | 3,174 | 33 | 7 | | 263 | 4 | 34 | 114 | 162 | 3,467 | 3,070 | |
| Remainder of SM CCD | 10,333 | | | | | | | | | | | | |
| Rem. Of So. Coastside | 6,543 | 15,842 | 177 | 91 | | 1,317 | 96 | 1,257 | 664 | 3,154 | 16,290 | 14,247 | |
| Rem. Of SSF CCD | 2,568 | | | | | | | | | | | | |
| Urb. Co. Total | 375,104 | 253,917 | 14,100 | 1,491 | | 50,976 | 5,339 | 32,289 | 16,992 | 69,824 | 305,280 | 222,608 | |
| <u>Other Co. Entlmts</u> | | | | | | | | | | | | | |
| Daly City | 103,621 | 26,836 | 4,720 | 456 | | 52,522 | 940 | 11,735 | 6,412 | 23,072 | 80,549 | 18,344 | |
| So. San Francisco | 60,552 | 26,671 | 1,707 | 362 | | 17,510 | 944 | 9,091 | 4,267 | 19,282 | 41,270 | 18,487 | |
| San Mateo | 92,482 | 61,251 | 2,397 | 447 | | 13,961 | 1,517 | 8,260 | 4,649 | 18,973 | 73,509 | 52,260 | |
| Redwood City | 75,402 | 52,008 | 1,916 | 384 | | 6,715 | 663 | 10,535 | 3,181 | 23,557 | 51,845 | 40,656 | |
| Subtotal | 332,057 | 166,766 | 10,740 | 1,649 | | 90,708 | 4,064 | 39,621 | 18,509 | 84,884 | 247,173 | 129,747 | |
| TOTALS | 707,161 | 420,683 | 24,840 | 3,140 | | 141,684 | 9,403 | 71,910 | 35,501 | 154,708 | 552,453 | 352,355 | |
| Percent of Total County Population | | 59.5% | 3.5% | 0.4% | | 20.0% | 1.3% | 10.2% | 5.0% | 21.9% | 78.1% | 49.8% | |

**Table 2b -- San Mateo County
Race & Ethnicity, 2000, by Percentage**

| Urban County | 2000 Total | Percent of Total Population of Respective City/Area | | | | | | | | Percent of Total County Population | | |
|---|----------------|---|-------------|---------------------------|--------------|---------------------------|--------------|----------------------------------|----------------------------|------------------------------------|--------------------|--|
| | | White | Black | Amer. Ind/Alaska n Native | Asian | Native Hawaiian/ Other PI | Other Race | Two+ Races (may also incl. Lat.) | Hispanic/Latino (any race) | Not Hispanic/Latino | White Non-Hispanic | |
| Atherton | 7,194 | 85.4% | 0.7% | 0.2% | 9.8% | 0.4% | 1.0% | 2.6% | 2.8% | 97.2% | 83.7% | |
| Belmont | 25,123 | 75.2% | 1.7% | 0.3% | 15.4% | 0.5% | 2.6% | 4.2% | 8.3% | 91.7% | 70.4% | |
| Brisbane | 3,597 | 72.9% | 1.1% | 0.7% | 14.6% | 0.6% | 5.0% | 5.1% | 15.3% | 84.7% | 64.7% | |
| Burlingame | 28,158 | 76.9% | 1.1% | 0.2% | 13.8% | 0.5% | 3.6% | 4.0% | 10.6% | 89.4% | 71.3% | |
| Colma | 1,191 | 48.4% | 1.4% | 0.0% | 23.7% | 0.3% | 19.5% | 6.6% | 43.9% | 56.1% | 27.7% | |
| East Palo Alto | 29,506 | 27.0% | 23.0% | 0.8% | 2.2% | 7.6% | 34.7% | 4.6% | 58.8% | 41.2% | 6.5% | |
| Foster City | 28,803 | 59.3% | 2.1% | 0.1% | 32.5% | 0.6% | 1.2% | 4.1% | 5.3% | 94.7% | 55.9% | |
| Half Moon Bay | 11,842 | 77.3% | 3.9% | 0.4% | 3.4% | 0.1% | 11.0% | 3.8% | 23.2% | 76.8% | 66.6% | |
| Hillsborough | 10,825 | 71.8% | 0.5% | 0.1% | 24.0% | 0.2% | 0.7% | 2.7% | 2.8% | 97.2% | 69.7% | |
| Menlo Park | 30,785 | 72.4% | 7.0% | 0.4% | 7.1% | 1.3% | 8.6% | 3.2% | 15.6% | 84.4% | 66.4% | |
| Millbrae | 20,718 | 63.0% | 0.8% | 0.2% | 27.3% | 1.1% | 3.6% | 3.9% | 11.5% | 88.5% | 56.3% | |
| Pacifica | 38,390 | 69.5% | 3.3% | 0.5% | 15.3% | 0.7% | 4.2% | 6.6% | 14.6% | 85.4% | 61.3% | |
| Portola Valley | 4,462 | 92.9% | 0.4% | 0.2% | 4.0% | 0.0% | 1.0% | 1.4% | 3.3% | 96.7% | 90.8% | |
| San Bruno | 40,165 | 57.7% | 2.0% | 0.5% | 18.7% | 2.9% | 10.8% | 7.5% | 24.1% | 75.9% | 46.9% | |
| San Carlos | 27,718 | 84.5% | 0.8% | 0.2% | 7.9% | 0.4% | 2.4% | 3.8% | 7.7% | 92.3% | 80.2% | |
| Woodside | 5,352 | 80.2% | 0.4% | 0.1% | 5.0% | 0.1% | 1.3% | 2.9% | 4.3% | 95.7% | 87.6% | |
| Unincorporated: | | | | | | | | | | | | |
| Broadmoor | 4,026 | 49.1% | 1.8% | 0.4% | 35.0% | 1.1% | 6.5% | 6.0% | 18.1% | 81.9% | 40.5% | |
| El Granada | 5,724 | 84.2% | 0.6% | 1.0% | 2.8% | 0.2% | 6.8% | 4.3% | 15.7% | 84.3% | 77.2% | |
| Emerald Lake Hills | 3,899 | 89.5% | 0.6% | 0.2% | 5.2% | 0.2% | 1.4% | 3.1% | 5.2% | 94.8% | 86.3% | |
| Highlands/Baywood | 4,210 | 70.5% | 1.4% | 0.4% | 20.3% | 0.2% | 2.2% | 4.9% | 5.9% | 94.1% | 67.3% | |
| Montara | 2,950 | 89.2% | 1.0% | 0.1% | 3.7% | 0.2% | 2.2% | 3.6% | 9.1% | 90.9% | 83.3% | |
| Moss Beach | 1,953 | 90.5% | 0.1% | 0.6% | 2.2% | 0.5% | 1.1% | 5.0% | 7.2% | 92.8% | 85.0% | |
| North Fair Oaks | 15,440 | 50.6% | 1.9% | 0.8% | 3.0% | 1.3% | 37.9% | 4.4% | 69.6% | 30.4% | 23.2% | |
| West Menlo Park | 3,629 | 87.5% | 0.9% | 0.2% | 7.2% | 0.1% | 0.9% | 3.1% | 4.5% | 95.5% | 84.6% | |
| Remainder of SM CCD | 10,333 | | | | | | | | | | | |
| Rem. Of So. Coastside | 6,543 | 81.5% | 2.7% | 1.4% | 20.1% | 1.5% | 19.2% | 10.1% | 48.2% | 249.0% | 217.7% | |
| Rem. Of SSF CCD | 2,568 | | | | | | | | | | | |
| Urb. Co. Total | 375,104 | 67.7% | 3.8% | 0.4% | 13.8% | 1.4% | 8.6% | 4.5% | 18.6% | 81.4% | 59.3% | |
| Other Co. Entlmts | | | | | | | | | | | | |
| Daly City | 103,621 | 25.9% | 4.6% | 0.4% | 50.7% | 0.9% | 11.3% | 6.2% | 22.3% | 77.7% | 17.7% | |
| So. San Francisco | 60,552 | 44.0% | 2.8% | 0.6% | 28.9% | 1.6% | 15.0% | 7.0% | 31.8% | 68.2% | 30.5% | |
| San Mateo | 92,482 | 66.2% | 2.6% | 0.5% | 15.1% | 1.6% | 8.9% | 5.0% | 20.5% | 79.5% | 56.5% | |
| Redwood City | 75,402 | 69.0% | 2.5% | 0.5% | 8.9% | 0.9% | 14.0% | 4.2% | 31.2% | 68.8% | 53.9% | |
| Subtotal | 332,057 | 60.2% | 3.2% | 0.5% | 27.3% | 1.2% | 11.9% | 5.6% | 25.6% | 74.4% | 39.1% | |
| ADD TOTALS | 707,161 | | | | | | | | | | | |
| Percent of Total County Population | | 59.5% | 3.5% | 0.4% | 20.0% | 1.3% | 10.2% | 5.0% | 21.9% | 78.1% | 49.8% | |

**Table 4 -- San Mateo County
1990 & 2000 Age Distribution & Age Cohort Shifts**

(source: US Census)

Table 4a: Countywide Age Distribution, 1990 and 2000

| Age Bracket | 1990 | | 2000 | | 1990 - 2000 |
|---------------|----------------|---------------|----------------|---------------|-------------|
| | Count | % Total | Count | % Total | % Chg |
| Under 5 yrs | 44,793 | 6.9% | 45,374 | 6.4% | 1.3% |
| 5 - 9 yrs | 40,354 | 6.2% | 46,930 | 6.6% | 16.3% |
| 10 - 14 yrs | 35,863 | 5.5% | 44,179 | 6.2% | 23.2% |
| 15 - 19 yrs | 36,874 | 5.7% | 40,803 | 5.8% | 10.7% |
| 20 - 24 yrs | 46,450 | 7.2% | 40,897 | 5.8% | -12.0% |
| 25 - 34 yrs | 122,716 | 18.9% | 112,122 | 15.9% | -8.6% |
| 35 - 44 yrs | 110,280 | 17.0% | 122,699 | 17.4% | 11.3% |
| 45 - 54 yrs | 74,503 | 11.5% | 102,559 | 14.5% | 37.7% |
| 55 - 59 yrs | 29,130 | 4.5% | 35,612 | 5.0% | 22.3% |
| 60 - 64 yrs | 28,662 | 4.4% | 27,901 | 3.9% | -2.7% |
| 65 - 74 yrs | 47,577 | 7.3% | 44,742 | 6.3% | -6.0% |
| 75 - 84 yrs | 24,875 | 3.8% | 32,000 | 4.5% | 28.6% |
| 85+ yrs | 7,546 | 1.2% | 11,343 | 1.6% | 50.3% |
| TOTAL | 649,623 | 100.0% | 707,161 | 100.0% | 8.9% |
| Mdn Age (Yrs) | 34.3 | | 36.8 | | |

Table 4b: Age Cohort Changes from 1990 to 2000

| Birth Year | Age Bracket | 1990 | Age Bracket | 2,000 | % Change | NOTES |
|-----------------|----------------|----------------|-------------|----------------|-------------|--------------|
| 1996 - 4/1/2000 | | | Under 5 yrs | 45,374 | NA | |
| 1991 - 1995 | | | 5 - 9 yrs | 46,930 | NA | |
| 1986 - 1990 | Under 5 yrs | 44,793 | 10-14 yrs | 44,179 | -1.4% | |
| 1981 - 1985 | 5 - 9 yrs | 40,354 | 15-19 yrs | 40,803 | 1.1% | |
| 1976 - 1980 | 10 - 14 yrs | 35,863 | 20 - 24 yrs | 40,897 | 14.0% | |
| 1966 - 1975 | 15 - 24 yrs | 83,324 | 25 - 34 yrs | 112,122 | 34.6% | |
| 1956 - 1965 | 25 - 34 yrs | 122,716 | 35 - 44 yrs | 122,699 | -0.01% | Baby Boomers |
| 1946 - 1955 | 35 - 44 yrs | 110,280 | 45 - 54 yrs | 102,559 | -7.0% | Baby Boomers |
| 1936 - 1945 | 45 - 54 yrs | 74,503 | 55 - 64 yrs | 63,513 | -14.8% | |
| 1926 - 1935 | 55 - 64 yrs | 57,792 | 65 - 74 yrs | 44,742 | -22.6% | |
| 1916 - 1925 | 65 - 74 yrs | 47,577 | 75 - 84 yrs | 32,000 | -32.7% | |
| Up to 1915 | 75+ yrs | 32,421 | 85+ yrs | 11,343 | -65.0% | |
| | TOT POP | 649,623 | | 707,161 | 8.9% | |

**Table 5 – San Mateo County
2000 Persons with Disabilities Aged 5+ Years**

(source: US Census)

Disability Status, 2000 (Civilian Non-Institutionalized Population)

| Age Group | Subtotal Pop. | With a Disability | % Subpop. W/ Disability | Sensory | Physical | Mental | Self-Care | Going | Employment |
|---------------|------------------|----------------------|-------------------------------|---------------|---------------|---------------|---------------|---------------------|---------------|
| | | | | | | | | Outside the Home | Disability |
| 5 - 15 yrs | 100,129 | 3,769 | 3.8% | 547 | 684 | 2,954 | 695 | No Info | NA |
| 16 - 64 yrs | 471,364 | 73,274 | 15.5% | 6,372 | 18,089 | 10,553 | 4,614 | 30,688 | 51,750 |
| 65+ | 84,732 | 30,397 | 35.9% | 9,737 | 19,827 | 7,608 | 6,420 | 15,305 | NA |
| TOTALS | 656,225 | 107,440 | 16.4% | 16,656 | 38,600 | 21,115 | 11,729 | 45,993 | 51,750 |

**Table 6 -- San Mateo County
Population of Special Needs Groups, 2000**

(Source: SM Co. Planning, San Mateo County Census & Housing Data Book)

| | Percent of | |
|---|----------------|----------------------------|
| | 2000 | Total 2000 Pop. Subpop. |
| <i>Seniors (65+ years)</i> | 88,112 | 12.5% |
| <i>Disabled (5+ years)</i> | 107,440 | 16.4% |
| <i>Homeless</i> | 4,545 | 0.6% |
| <i>Farm Workers</i> | 1,603 | 0.2% |
| <i>Single Female Householders w/ Childrn in Poverty</i> | 2,372 | 0.3% |
| Total County Population | 707,161 | |

Table 7 -- San Mateo County

2000 Housing - by No. of Units, Vacancy, & by Tenure

(source: US Census)

| Urban County | Total Hsg. | Occupied | | Rental | | Ownrrshp | |
|--------------------------|----------------|----------------|-------------|---------------|--------------|----------------|--------------|
| | Units | HU | Vac. Rate | Units | % Rental | Units | % Ownrrshp |
| Atherton | 2,505 | 2,413 | 3.7% | 125 | 5.2% | 2,288 | 94.8% |
| Belmont | 10,577 | 10,418 | 1.5% | 4,148 | 39.8% | 6,270 | 60.2% |
| Brisbane | 1,831 | 1,620 | 11.5% | 539 | 33.3% | 1,081 | 66.7% |
| Burlingame | 12,869 | 12,511 | 2.8% | 6,524 | 52.1% | 5,987 | 47.9% |
| Colma | 342 | 329 | 3.8% | 158 | 48.0% | 171 | 52.0% |
| East Palo Alto | 7,091 | 6,976 | 1.6% | 3,943 | 56.5% | 3,033 | 43.5% |
| Foster City | 12,009 | 11,613 | 3.3% | 4,468 | 38.5% | 7,145 | 61.5% |
| Half Moon Bay | 4,114 | 4,004 | 2.7% | 983 | 24.6% | 3,021 | 75.4% |
| Hillsborough | 3,804 | 3,689 | 3.0% | 159 | 4.3% | 3,530 | 95.7% |
| Menlo Park | 12,714 | 12,387 | 2.6% | 5,332 | 43.0% | 7,055 | 57.0% |
| Millbrae | 8,113 | 7,956 | 1.9% | 2,864 | 36.0% | 5,092 | 64.0% |
| Pacifica | 14,245 | 13,994 | 1.8% | 4,393 | 31.4% | 9,601 | 68.6% |
| Portola Valley | 1,772 | 1,700 | 4.1% | 257 | 15.1% | 1,443 | 84.9% |
| San Bruno | 14,980 | 14,677 | 2.0% | 5,425 | 37.0% | 9,252 | 63.0% |
| San Carlos | 11,691 | 11,455 | 2.0% | 3,124 | 27.3% | 8,331 | 72.7% |
| Woodside | 2,030 | 1,949 | 4.0% | 223 | 11.4% | 1,726 | 88.6% |
| <u>Unincorporated:</u> | | | | | | | |
| Broadmoor | 1,295 | 1,275 | 1.5% | 188 | 14.7% | 1,087 | 85.3% |
| El Granada | 2,097 | 2,028 | 3.3% | 385 | 19.0% | 1,643 | 81.0% |
| Emerald Lake Hills | 1,466 | 1,437 | 2.0% | 125 | 8.7% | 1,312 | 91.3% |
| Highlands/Baywood F | 1,548 | 1,536 | 0.8% | 160 | 10.4% | 1,376 | 89.6% |
| Montara | 1,034 | 1,010 | 2.3% | 181 | 17.9% | 829 | 82.1% |
| Moss Beach | 771 | 740 | 4.0% | 126 | 17.0% | 614 | 83.0% |
| North Fair Oaks | 4,059 | 3,997 | 1.5% | 1,946 | 48.7% | 2,051 | 51.3% |
| West Menlo Park | 1,451 | 1,420 | 2.1% | 265 | 18.7% | 1,155 | 81.3% |
| <u>Other Incorp.</u> | | | | | | | |
| Remainder of SM CC. | 4,122 | 4,010 | 2.7% | 623 | 15.5% | 3,387 | 84.5% |
| Rem. Of So. Coastsid | 2,499 | 2,211 | 11.5% | 776 | 35.1% | 1,435 | 64.9% |
| Rem. Of SSF CCD | 928 | 898 | 3.2% | 359 | 40.0% | 539 | 60.0% |
| Urb. Co. Total | 141,957 | 138,253 | 2.6% | 47,799 | 34.6% | 90,454 | 65.4% |
| <u>Other Co. Entlmts</u> | | | | | | | |
| Daly City | 31,311 | 30,775 | 1.7% | 12,379 | 40.2% | 18,396 | 59.8% |
| So. San Francisco | 20,138 | 19,677 | 2.3% | 7,374 | 37.5% | 12,303 | 62.5% |
| San Mateo | 38,249 | 37,338 | 2.4% | 17,219 | 46.1% | 20,119 | 53.9% |
| Redwood City | 28,921 | 28,060 | 3.0% | 13,199 | 47.0% | 14,861 | 53.0% |
| Subtotal | 118,619 | 115,850 | 2.3% | 50,171 | 43.3% | 65,679 | 56.7% |
| TOTALS | 260,576 | 254,103 | 2.5% | 97,970 | 38.6% | 156,133 | 61.4% |

Table 8 – San Mateo County
Comparison of 1990 & 2000 Housing Tenure

(source: US Census)

| | No. of Renters & Owner Households | | |
|--------------|--|----------------|---------------------------------|
| | 1990 | 2000 | % Change 1990 - 2000 |
| Renters | 96,164 | 97,970 | 1.9% |
| Owners | 145,750 | 156,133 | 7.1% |
| TOTAL | 241,914 | 254,103 | 5.0% |

| | Distribution between Renters & Owners | |
|--------------|--|---------------|
| | 1990 | 2000 |
| Renters | 39.8% | 38.6% |
| Owners | 60.2% | 61.4% |
| TOTAL | 100.0% | 100.0% |

Table 9 -- San Mateo County
Age of Housing & Housing Type, 1990 & 2000

(source: US Census)

Total Units as of 1990 & 2000

| Year Built | 1990 | 2000 | % Chg 1990-2000 |
|-------------------------|----------------|----------------|--------------------|
| 1999-March 2000 | - | 2651 | - |
| 1990 - 1998 | - | 14474 | - |
| 1980 - 1989 * | 28,749 | 24,422 | -15.1% |
| 1960 - 1979 | 95,508 | 97,644 | 2.2% |
| 1940 - 1959 | 102,426 | 96,913 | -5.4% |
| 1939 or Earlier | 25,063 | 24,472 | -2.4% |
| TOTAL Hsg. Units | 251,746 | 251,575 | 3.5% |
| Median Year | 1,960 | | |

* 1990 Census data for this category also includes units built from Jan - March 90.

Composition of Housing Type, 1990 and 2000

| Unit Type | 1990 | 2000 | % Chg 1990-2000 |
|----------------------------------|----------------|----------------|--------------------|
| Single Family | 164,701 | 173,002 | 5.0% |
| <i>Detached</i> | 144,438 | 150,302 | 4.1% |
| <i>Attached (Twnhmes/Condos)</i> | 20,263 | 22,700 | 12.0% |
| 2 - 4 Units | 16,669 | 18,250 | 9.5% |
| Multi-Family (4+ units) | 63,519 | 65,834 | 3.6% |
| Mobile Home | 3,512 | 2,969 | -15.5% |
| Other | 3,381 | 521 | -84.6% |
| TOTAL Hsg. Units | 251,782 | 260,576 | 3.5% |

**Table 10 -- San Mateo County
Overcrowding Measure**

(source: US Census)

| # Occupants per Room | 1990 % Total | | 2000 % Total | | % Chg. 90-00 |
|-----------------------------|----------------|-------|----------------|-------|--------------|
| 1.00 or less | 219,872 | 90.9% | 222,918 | 87.7% | 1.4% |
| 1.01 - 1.5 | 9,801 | 4.1% | 12,273 | 4.8% | 25.2% |
| 1.51 + | 12,241 | 5.1% | 18,912 | 7.4% | 54.5% |
| Total Occupied Units | 241,914 | | 254,103 | | |

Note - "Crowded units" was defined in the 1990 Census and earlier as housing units with more than 1 person per room, except for bathrooms, kitchens & hallways. "Severely crowded units" were those w/ more than 1.5 persons per room. However, it should be noted that the 2000 Census did not provide such definitions, probably because the nature of rooms in more recently built homes is often built as large spaces accommodating multiple uses, eg, living/dining room, family room, great room; and it is up to the person filling out the Census form to determine if such a space is one or more rooms.

**Table 11 -- San Mateo County
Income & Poverty Data, 1989 & 1999**

(source: US Census)

Table 10a. Income and Poverty Data, 1989 & 1999

| | | | <u>% Change</u> |
|---|-------------|-------------|--------------------|
| | <u>1989</u> | <u>1999</u> | <u>1989 - 1999</u> |
| Median Family Income | \$53,420 | \$80,737 | 51.1% |
| Per Capita Income | \$22,430 | \$36,045 | 60.7% |
| # Families below Poverty (w/ related children under 18 yrs) | 10,463 | 8,329 | -20.4% |
| # Female Householders below Poverty (w/ children & no spouse present) | 4,478 | 2,372 | -47.0% |
| # Individuals below Poverty | 40,692 | | |

Table 10b. Households on Public Assistance, 1999

| | <u>Number</u> | <u>Percent</u> |
|-----------------------------|----------------|----------------|
| With Public Assistance Inc. | 4,041 | 1.6% |
| No Public Assistance Inc. | 250,178 | 98.4% |
| TOTAL | 254,219 | 100.0% |

**Table 12 -- San Mateo County
Housing Payment as Percentage of Income, 1999**

(source: US Census)

| Percent of Hsehd Income Spent on Housing Costs | % Total | | % Total | | Both Renters & Owners | % Total Rents & Owners |
|--|---------------|---------------|----------------|---------------|--------------------------|------------------------------|
| | Renters | Renters | Owners | Owners | | |
| Less than 25% | 43,829 | 45.0% | 77,912 | 57.5% | 121,741 | 52.3% |
| 25 - 29% | 10,815 | 11.1% | 14,482 | 10.7% | 25,297 | 10.9% |
| 30 - 34% | 8,546 | 8.8% | 10,656 | 7.9% | 19,202 | 8.2% |
| 35% + | 30,289 | 31.1% | 31,759 | 23.4% | 62,048 | 26.6% |
| Not computed | 3,858 | 4.0% | 796 | 0.6% | 4,654 | 2.0% |
| TOTAL | 97,337 | 100.0% | 135,605 | 100.0% | 232,942 | 100.0% |

**Table 13 -- San Mateo County
Comparison of Various Rent Standards, 2003**

(source: San Mateo County Housing Authority; RealFacts, SM County HCD)

12a. Comparison of 2003 Fair Market Rents (FMR), Payment Standards and Average Rents

| | | | 2-BR | 3-BR | 4-BR |
|---------------------|---------|---------|-----------------|-----------------|-------------|
| Fair Market Rent * | \$1,185 | \$1,535 | \$1,940 | \$2,661 | \$2,816 |
| HA Paymt Standard | \$1,173 | \$1,520 | \$1,921 | \$2,635 | \$2,789 |
| Average Mkt Rent ** | \$988 | \$1,305 | \$1597 - \$1886 | \$1967 - \$2923 | NA |
| 1-Yr Change | -12.8% | -7.8% | -4.7% to -9.5% | -6.3% to -15.6% | |

* FMRs are based on the 40th percentile rent, incl. Utilities.

FMRs are used to determine Payment Standard amounts for the Hsg Authority Section 8 Hsg Choice Voucher Prg. Payment Standards are noted in above table. Above FMRs effective 10/1/03.

** Source: RealFacts, Quarterly data ending 12/02.

2-BR & 3-BR rent ranges depending on # Bathrms in unit.

12b. Maximum Affordable Rent Payment*, 2003**

| Income Category | Studio | 1-BR | 2-BR | 3-BR | 4-BR |
|------------------------|---------------|-------------|-------------|-------------|-------------|
| Extremely Low Inc. | \$594 | \$636 | \$764 | \$882 | \$984 |
| Very Low | \$990 | \$1,060 | \$1,272 | \$1,470 | \$1,640 |
| HOME Prog. Limit | \$1,185 | \$1,272 | \$1,526 | \$1,764 | \$1,968 |
| Low | \$1,584 | \$1,697 | \$2,036 | \$2,353 | \$2,624 |

*** Max. Affordable Rent based on 30% of monthly income and all utilities paid by landlord (utility allowance for tenant paid utilities established by the Section 8 Program).

The following is the assumed family size for each unit:

| | Studio | 1-BR | 2-BR | 3-BR | 4-BR |
|-----------------|---------------|-------------|-------------|-------------|-------------|
| No. of persons: | 1 | 1.5 | 3 | 4.5 | 6 |

**Table 14 -- San Mateo County
Home Sales Data, 2002 & 2001**

(Source: San Mateo County Assn of Realtors, Completed Sales, Calendar Year 2002)

| | <u>2002</u> | <u>2001</u> | <u>2002</u> | <u>2001</u> |
|-----------------------------------|-------------|-------------|-------------|-------------|
| Median Sales Price | \$625,000 | \$590,000 | \$385,000 | \$382,000 |
| <i>1 Year Change</i> | 5.9% | | 0.8% | |
| Average Sales Price | \$788,379 | \$792,102 | \$410,306 | \$407,289 |
| <i>1 Year Chg</i> | -0.5% | | 0.7% | |
| Percent of List Price Recd (2002) | 98.5% | | | |
| Average Days on Market (2002) | 36 | | 37 | |

Table 15 -- San Mateo County

ABAG Regional Housing Needs (Jan. 1, 1999 to June 30, 2006)

(7.5 Year Projection)

(Source: Association of Bay Area Governments)

| Jurisdiction | Need | SOI Need | Total Need | VL | Low Inc. | Mod. Inc. | Above Mod. | Av. Yrly Need |
|----------------------|---------------|------------|---------------|--------------|--------------|--------------|--------------|---------------|
| Atherton | 166 | 0 | 166 | 22 | 10 | 27 | 107 | 22 |
| Belmont | 317 | 0 | 317 | 57 | 30 | 80 | 150 | 42 |
| Brisbane | 426 | 0 | 426 | 107 | 43 | 112 | 164 | 57 |
| Burlingame | 564 | 1 | 565 | 110 | 56 | 157 | 242 | 75 |
| Colma | 74 | 0 | 74 | 17 | 8 | 21 | 28 | 10 |
| Daly City | 1,323 | 68 | 1,391 | 282 | 139 | 392 | 578 | 185 |
| East Palo Alto | 1,282 | 0 | 1,282 | 358 | 148 | 349 | 427 | 171 |
| Foster City | 690 | 0 | 690 | 96 | 53 | 166 | 375 | 92 |
| Half Moon Bay | 458 | 0 | 458 | 86 | 42 | 104 | 226 | 61 |
| Hillsborough | 84 | 0 | 84 | 11 | 5 | 14 | 54 | 11 |
| Menlo Park | 982 | 0 | 982 | 184 | 90 | 245 | 463 | 131 |
| Millbrae | 343 | 0 | 343 | 67 | 32 | 90 | 154 | 46 |
| Pacifica | 666 | 0 | 666 | 120 | 60 | 181 | 305 | 89 |
| Portola Valley | 80 | 2 | 82 | 13 | 5 | 13 | 51 | 11 |
| Redwood City | 2,352 | 192 | 2,544 | 534 | 256 | 660 | 1,094 | 339 |
| San Bruno | 378 | 0 | 378 | 72 | 39 | 110 | 157 | 50 |
| San Carlos | 344 | 24 | 368 | 65 | 32 | 89 | 182 | 49 |
| San Mateo | 2,414 | 23 | 2,437 | 479 | 239 | 673 | 1,046 | 325 |
| S. San Francisco | 1,331 | 0 | 1,331 | 277 | 131 | 360 | 563 | 177 |
| Woodside | 41 | 0 | 41 | 5 | 3 | 8 | 25 | 5 |
| Unincorporated | 1,579 | 102 | 1,681 | 252 | 146 | 454 | 828 | 224 |
| <i>ADD (chk)</i> | 15,894 | 412 | 16,306 | 3,214 | 1,567 | 4,305 | 7,219 | 2,174 |
| COUNTY TOTALS | 15,894 | 412 | 16,305 | 3,214 | 1,567 | 4,305 | 7,219 | 2,174 |

Note - 1 unit discrepancy was noted under Total Need column - probably due to rounding error.

Table 16 -- San Mateo County Employment Trends Data, by Industry

(Source: Projections 2000, Association of Bay Area Governments)

| Industry | Number of Jobs | | | 1990-2000 | 2000-2010 |
|------------------------------------|----------------|----------------|----------------|--------------|-------------|
| | 1990 | 2000 | 2010 Est. | % Chg. | % Chg. |
| Agriculture/ Mining | 4,060 | 3,500 | 3,460 | -13.8% | -1.1% |
| Manufacturing | 61,400 | 59,150 | 41,910 | -3.7% | -29.1% |
| High Technology* | 14,560 | 16,740 | 18,020 | 15.0% | 7.6% |
| Retail Trade | 57,880 | 63,730 | 73,470 | 10.1% | 15.3% |
| Services | 103,030 | 158,560 | 170,430 | 53.9% | 7.5% |
| Business Svs** | 33,220 | 51,120 | 54,950 | 53.9% | 7.5% |
| Other *** | 100,300 | 110,950 | 121,290 | 10.6% | 9.3% |
| TOTAL JOBS | 326,670 | 395,890 | 433,820 | 21.2% | 9.6% |
| Total Households (Occupied HHs) | 241,914 | 254,103 | 267,110 | 5.0% | 5.1% |
| Employed Residents **** | 353,676 | 403,083 | 430,900 | 14.0% | 6.9% |
| Ratio - Jobs to HHs | 1.35 | 1.56 | 1.62 | | |
| Ratio - Jobs to Employed Residents | 0.92 | 0.98 | 1.01 | | |
| Ratio - Jobs to HHs (Bay Area) | | 1.52 | | | |

NOTES

* High Technology Jobs - those in electronics, computers & office equipment, analysis & system control instruments, medical & optical design control devices, & research & devt. in manufacturing.

** Business service jobs - those in advertising agencies, consumer credit agencies, stenographic services, building services, personnel supply services, computer-programming & data-processing companies, miscellaneous business services, legal services, architectural & engineering services, & non-commercial research organizations.

*** Other Jobs - include construction, transportation, communication, utilities, finance, insurance, real estate, education, & government, among others.

**** Employed Residents - refers to an employed labor force in a community or area; employed residents live in the identified community or county but do not necessarily work there; unemployed persons are excluded from this definition.

**Table 17 -- San Mateo County
2003 Lower Income Schedule**

(Source: HUD; State HCD)

| Income Category | Actual % of Median Inc. | Number of Persons in Family/Household | | | | | | | |
|-----------------------|-------------------------------|---------------------------------------|----------|----------|-----------|-----------|-----------|-----------|-----------|
| | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
| Extremely Low Income | 37% | \$23,750 | \$27,150 | \$30,550 | \$33,950 | \$36,650 | \$39,350 | \$42,050 | \$44,800 |
| Very Low Income | 62% | \$39,600 | \$45,250 | \$50,900 | \$56,550 | \$61,050 | \$65,600 | \$70,100 | \$74,650 |
| HOME Prog. Limit | 74% | \$47,520 | \$54,300 | \$61,080 | \$67,860 | \$73,260 | \$78,720 | \$84,120 | \$89,580 |
| Low Income | 99% | \$63,350 | \$72,400 | \$81,450 | \$90,500 | \$97,700 | \$104,950 | \$112,200 | \$119,450 |
| HUD Median | 100% | | | | \$91,500 | | | | |
| State Median | 100% | \$64,050 | \$73,200 | \$82,350 | \$91,500 | \$98,800 | \$106,150 | \$113,450 | \$120,800 |
| State Moderate Income | 120% | \$76,850 | \$87,850 | \$98,800 | \$109,800 | \$118,600 | \$127,350 | \$136,150 | \$144,950 |

* While HUD has set maximum percentages for the various income categories, HUD also makes adjustments for high income, high cost areas, as SM County, such that the actual percentages will differ from the ceilings for each category.

Table 18 - San Mateo County

Special Census Tab for Low Income Percentages

| CDBGNAME | ST USA | PLACE NAME | TRACT | BLK GRP | POP_100 | HU_100 | HH MOD | HH LOW | HH VLOW | LOW MOD | LOW MOD UNIV | LOW MOD PCT |
|------------------------------|-----------|------------|-------|------------|----------------|----------------|----------------|---------------|---------------|----------------|--------------------|-------------------|
| SANTA CLARA COUNTY CA | | | | | | | | | | | | |
| TOTALS - Urban County | | | | | 375,104 | 141,957 | 49,547 | 27,164 | 13,817 | 128,838 | 369,038 | 34.9% |
| TOTALS - DC | | | | | 103,621 | 31,311 | 15,386 | 8,813 | 4,527 | 48,644 | 102,761 | 47.3% |
| TOTALS - RWC | | | | | 75402 | 28921 | 12287 | 6959 | 3389 | 32173 | 73571 | 43.7% |
| TOTALS - SSF | | | | | 60,552 | 20,138 | 9,773 | 5,527 | 2,548 | 28,316 | 60,280 | 47.0% |
| TOTALS - SM City | | | | | 92,482 | 38,249 | 16,224 | 8,896 | 4,464 | 37,814 | 91,050 | 41.5% |
| COUNTYWIDE TOTALS | | | | | 707,161 | 260,576 | 103,217 | 57,359 | 28,745 | 275,785 | 698,700 | 39.6% |
| CONSORTIUM TOTALS | | | | | 435,656 | 162,095 | 59,320 | 32,691 | 16,365 | 157,154 | 429,318 | 36.6% |

Notes:

| 2000 Occupied HU | | | | |
|---|---------|-------|-------|-------|
| Countywide - Lower Inc | 254,103 | | | |
| Consortium - Lower Inc | 157,930 | | | |
| % LI Countywide | 74.5% | 40.6% | 22.6% | 11.3% |
| % LI Constm | 68.6% | 37.6% | 20.7% | 10.4% |
| Countywide (lower inc - based on Total HU) | 72.7% | | | |
| Constm wide (lower inc - based on total HU) | 66.9% | | | |

Appendix B

DESCRIPTION OF THE COUNTY OF SAN MATEO'S PUBLIC PROCESS FOR THE DEVELOPMENT OF THE CONSOLIDATE PLAN

The County of San Mateo Office of Housing convened a public meeting on November 22, 2003 to gather input for its new five-year Consolidated Plan. The affected period covered is FY 2003-03 through FY 2007-08. The County mailed targeted invitations to 130 selected individuals representing a cross-section of community-based organizations, public agencies, and cities in the County. The various interests represented spanned the homeless, various special needs groups, youth, children, legal services, immigration, and safety net services. Also invited were members of the newly formed Housing and Community Development Committee (HCDC), a public advisory body on CDBG, HOME, and ESG funding matters to the Board of Supervisors. In response to the invitation, forty-two persons representing two dozen organizations and agencies attended the November 22 meeting.

The meeting was organized as a workshop, in which County Housing staff provided a Powerpoint presentation on changes in County demographics between 1990 and 2000. Staff also reviewed the County's previous Consolidated Plan priorities and goals. The County's newly proposed funding process which merges CDBG, HOME, and ESG under a single application and review process was described. (See attached Flow Chart handout.) A panel discussion on housing and community development followed in which four presenters spoke on specific issues: adolescent foster youth, alcohol and drugs, seniors, including frail elderly; and housing trends.

In the afternoon, the new funding goals and priorities for the Consolidated Plan were presented and discussed. The participants then divided up into three groups, each assisted with flip charts and colored markers to facilitate discussion of the proposed priorities. The group reconvened and ultimately voted on what priorities they thought were most important. Each person were given several dots to be placed next to priority(-ies) they thought important. If they chose to, they could place more than one dot on any priority. The list of priorities and votes are noted are appended; also attached are other comments made by the attendees.

In the development of the Consolidated Plan, County Housing staff consulted with various agencies for information and input. The agencies included various divisions of the County Human Services Agency (HSA) of which the Office of Housing is a division. The HSA divisions/units included the Housing Authority, Alcohol and Drugs, and Planning and Research (which compiles data for the entire agency), among others. The County also consulted with the Planning Department which developed a housing data resource book for general use. The Child Care Coordinating Council, a nonprofit clearinghouse for child care information, was further available for information consultation. Moreover, the County called the 16 Urban County cities for copies of their Housing Elements.

A public notice will be placed in the local newspaper (San Mateo Times) on April 15 2003 announcing the availability of the review copy of the Consolidated Plan beginning April 21, also the start of the public comment period which will end May 20. In the interim, a draft will be submitted to HUD for initial review on or before May 15, 2003. Once the comment period

closes and HUD provides initial comments, a final copy will be presented in to the County Board of Supervisors in late May/early June 2003. The public will be invited to speak prior to the Board making any action. Once approved by the Board, the Consolidated Plan will be officially submitted to HUD.

Action Plan Public Process

See the Citizen Participation Plan, which describes in greater detail the public participation process.

Notes from November 22, 2002 Consolidated Plan Priorities Setting Meeting

1. **Provide affordable housing opportunities for lower income individuals and families and special needs groups.**
 - Give priority funding to projects that leverage and collaborate with other programs and resources (e.g., SHP and HOPWA), including proposals that reduce operating costs of safety net providers. (Examples of such housing proposals include housing developments with unit(s) for supportive services staff, special needs households). (4 + 8)
 - Set aside of the new CDBG Grant 50% for housing development purposes and minor home repair programs. (9)
 - Set aside ... 45%(4)
 - Provide assistance that will increase the supply of affordable rental housing for lower income households, including families, individuals, and those with special needs. (4)
 - Provide assistance to increase the supply of permanent affordable multi-family housing. (4)
 - Maintain any unallocated HOME and CDBG housing development funds in a Housing Development Fund for off-cycle projects. (2)
 - Give priority to projects with units that are adaptable for persons with disabilities. (1)
 - Set aside 40% of new CDBG Grant for housing development purposes including supportive and assisted living housing, and 5% for minor home repair and home modification programs. (0)
 - Fund low-interest loan programs that will assist lower income homeowners to rehabilitate their homes or upgrade rental units resided by lower income tenants. (0)
 -
2. **Provide a continuum of housing opportunities and supportive services for the homeless.**
 - Support and ... existing emergency shelter programs and transitional housing for individuals and families. (10)
 - Support the development of transitional shelters for individuals and families. (5)
 - Expand opportunities for permanent supportive housing for all homeless including those with special needs. (2)
3. **Assist non-housing community development activities that empower lower income and special needs groups.**
 - Support human services programs that are essential to the provision of housing, shelter, or maintaining low income households in their homes. (11)

- Support educational activities to prevent intergenerational poverty. (6)
- Support information and resource programs that provide late in life housing options for seniors. (3)
- Maintain low income households in their homes. (3)
- Support the development or rehabilitation of affordable child care facilities and youth recreation facilities serving lower income families. (2)
- Support the development and/or rehabilitation of facilities serving persons with special needs. (1)

Other Notes from November 22, 2002 Meeting

1. Tight Resources:
 - Need funding levels to increase
 - TANF time-outs
 - Public money decreasing
2. Pressure on Safety Nets – need timely prevention intervention programs –
 - Rehab for people not being forced to move;
 - Predatory lending education/prevention
3. Integrate supportive housing into mainstream affordable developments
4. Integrate Continuum of Care Supportive Housing Program (SHP) and HOPWA into CDBG/HOME/ESG process
5. Need new way of doing business – more integration of services; less competition for various populations.
6. Need more thought about affordable accessible housing/ assisted living.
7. Develop incentives/policy to encourage this certain senior housing type (assisted living/congregate housing); currently, Housing Elements do not count certain senior housing types toward housing development.
8. How to get developers to include universal design into new construction.
9. How to address retrofit & hiring in current housing for accommodations.
10. Cities to study supply demand of services and delivery regarding transitioning within their own communities to maintain support (connections), etc.
11. Education counseling for planning for “future” services for varied populations.
12. Lack of funds to support senior centers.
13. Age of baby boomers today?
14. What percentage of SM is on MediCal?
15. What percentage of SM is low income?
16. How many SM residents are we serving And developmental disability?
17. Households – how many are singles? Families?
18. Regarding priorities – should look into providing for move-in costs/hook-up fees/rent deposits.
19. Gap between working poor and low income – many low income not served, especially those w/ incomes at 80% or more correctly 95% AMI, which is SM’s low income ceiling).
20. Low interest loan programs to be expanded to include donated labor to leverage program funding.
21. Client follow-up services needed.
22. Senior homeless – are their needs being met: Need better study of their needs?
23. Young adults/children – do they have enough stability?

Appendix C

**COUNTY OF SAN MATEO
CITIZENS PARTICIPATION PLAN**

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

I. INTRODUCTION

In keeping with the intent of federal regulations regarding the Community Development Block Grant (CDBG), Emergency Shelter Grant (ESG) and HOME Investment Partnership Act (HOME) Programs, the County of San Mateo has adopted a Citizen Participation Plan to establish a structure and process for citizen participation. Over the years, starting in 1978, the Board of Supervisors has adopted and/or amended a Citizen Participation Plan to structure the process of obtaining citizen input for the CDBG, ESG and HOME programs. On January 28, 2003, the Board of Supervisors adopted Resolution # 65783 creating the Housing & Community Development Committee (HCDC) and simultaneously dissolving the Community Development Committee and the HOME Program Review Committee which previously served this function.

This Citizen Participation Plan supercedes and replaces all previous plans adopted or amended for the CDBG, ESG and HOME Programs.

II. CITIZEN PARTICIPATION STRUCTURE

A. (HCDC ORGANIZATION)

The Board of Supervisors of the County of San Mateo shall create a Housing & Community Development Committee (HCDC) to serve in an advisory capacity to the Director of the Office of Housing (OH), through the Director of the Human Services Agency, to the Board of Supervisors, in matters relating to citizen participation in the CDBG, ESG and HOME programs.

The HCDC shall comprise fifteen (15) persons representing a cross-section of individuals and groups that will ensure a representation of lower income residents and members of special-needs groups, and a continuity of involvement of County residents and organizations. The composition of the HCDC consists of nine (9) persons appointed by the Board of Supervisors and six (6) *Categorical members nominated by specifically designated representative agencies, subject to confirmation by the Board of Supervisors.* The membership shall be as follows:

- Members appointed by the Board of Supervisors:*
- One (1) person residing in the unincorporated area or North Fair Oaks;
 - One (1) person residing in the unincorporated Coastside
 - One (1) person residing in a low-income community, with low-income as defined by the U. S. Department of Housing & Urban Development (HUD);
 - Six (6) Members-at-Large, one of whom shall have experience or expertise in real estate, real estate finance, real estate development or real property operations (to the extent

possible, these members should reside in different jurisdictions not represented by the Council of Cities appointees);

Categorical Members

- Two (2) persons appointed by the Council of Cities to represent the interests of the Urban County cities (to the extent possible, these appointees shall represent cities in which no Members-at-Large reside);
- One (1) person appointed by the Commission on Aging;
- One (1) person appointed by the Commission on Disabilities;
- One (1) person appointed by the Executive Committee of the Homeless Consortium of Care Planning Board;
- One (1) person appointed by each Entitlement City in the County HOME Consortium. This member's participation will be directed specifically toward housing development. (Initially, the City of South San Francisco is the only entitlement city participating in the HOME Consortium. If the number of entitlement cities participating in the Consortium changes, the overall size of the HCDC may be modified to reflect the actual number of Entitlement Cities participating in the HOME Consortium.)

The HCDC shall break down into three (3) Standing Sub-committees for the purpose of reviewing funding applications under the major funding categories of: 1) Housing; 2) Public and Economic Development; and 3) Public Services, Shelter Operations and Fair Housing.

B. HCDC FUNCTIONS

The functions of the HCDC are:

- To review and provide a forum for public comment on program matters involved in the preparation of the Consolidated Plan and its associated Annual Action Plans
- To review and provide a forum for public comment on countywide and local community needs and priorities related to the use of CDBG, ESG and HOME funds;

C. HCDC ACTIVITIES

The HCDC will hold, at a minimum, two public meetings annually at a time and location convenient to the general public, with accessibility and/or accommodations for persons with disabilities and, if possible, accommodation non-English translation assistance when appropriate.

One public meeting shall be for the purpose of reviewing and obtaining citizen input into the identification of needs and priorities for the CDBG, ESG and HOME programs. The second public hearing shall be to develop recommendations for the preparation of the Consolidated Plan Annual Action Plan for expenditure of CDBG, ESG and HOME funds.

The HCDC may hold workshops and take tours of previously funded projects, as appropriate, to expand its awareness of community needs.

III IMPLEMENTATION OF THE CITIZEN PARTICIPATION PLAN

A. TECHNICAL ASSISTANCE

The Director of the Office of Housing shall assign liaison staff to provide technical assistance to the HCDC which shall include but not be limited to:

- Providing explanation and clarification of the federal rules and regulations with regard to program planning, development and implementation (e.g. eligible activities, funding, environmental policies, labor standards, and equal opportunity requirements, relocation provisions, and fair housing);
- Assisting in identifying and prioritizing community needs and objectives and the development of specific project to meet those needs and objectives;
- Assisting in developing proposals and statements of views;
- Reviewing projects and programs proposed for funding;
- Providing timely and adequate data and information regarding the CDBG, ESG and HOME Programs; and
- Providing general types of assistance such as typing and mailing of meeting notices, agendas and minutes, and arranging for meeting locations.

OF Staff shall provided similar technical assistance, as appropriate, to groups representative of lower income persons, particularly those living in distressed areas where CDBG, ESG and HOME funds are likely to be used,

B. ASSESSMENT OF PROGRAM PERFORMANCE

The OH shall prepare a Consolidated Annual Performance and Evaluation Report (CAPER) on the overall CDBG, ESG and HOME programs, including the performance of sub-recipients. The CAPER shall be provided to the HCDC and to other interested organizations and individuals for public review and comment on the program performance. Copies of citizen comments shall be included in the CAPER submitted to HUD.

C. ROLE OF CITIZENS IN THE IMPLEMENTATION OF THE HOUSING & COMMUNITY DEVELOPMENT PROGRAMS

The HCDC shall provide a forum for citizen input and serve in an advisory capacity to the Director of the Office of Housing, through the Director of the Human Services Agency, to the Board of Supervisors, on policy decisions concerning the implementation of the CDBG, ESG and HOME programs.

Whenever feasible and appropriate, projects may be implemented by eligible community based, non-profit organizations.

D. SUBMISSION OF PROJECT PROPOSALS

OH staff and the HCDC shall review all project proposals. At least seven (7) working days prior to the formal public hearing before the Board of Supervisors on the proposed Annual Action

Plan, the HCDC staff shall make every reasonable effort to notify each proposal sponsor, in writing, of its and the HCDC's recommendations for the proposals and the date and time for the public hearing.

E. COMPLAINTS

The OH will make every reasonable effort to provide written responses within fifteen (15) working days to complaints regarding the CDBG, ESG and HOME programs.

F. ADEQUATE INFORMATION

The OH shall publish, together with an invitation for project proposals, information concerning the amount of CDBG, ESG and HOME funds expected to be available for housing & community development activities, and the range of activities that may be undertaken with those funds.

The OH shall publish a draft Annual Action Plan, together with a notice of the public hearing before the Board of Supervisors thereon. This public hearing shall also specify the amount of funds to be used for activities benefiting lower income persons, shall indicate the activities likely to result in displacement, if any, shall indicate the availability to the public of the County's plan to minimize displacement of persons as the result of CDBG, ESG or HOME funded activities and the availability of the County's plan to assist persons actually displaced as a result of the funded activity.

The OH shall review comments received from the public regarding the proposed Annual Action Plan and shall submit such comments to the Board of Supervisors as appropriate for their consideration in adopting the final Annual Action Plan.

Copies of the Consolidated Plan, the Annual Action Plan, the Consolidated Annual Performance and Evaluation Report, and the Residential Anti-displacement and Relocation Assistance Plan shall be available to interested citizens at the Office of Housing, 262 Harbor Blvd., Bldg A, Belmont, CA 94002.

G. PUBLIC MEETINGS

- A minimum of one (1) public meeting will be held by the HCDC for the purpose reviewing and providing a forum for public comment on countywide and local community needs and priorities related to the use of CDBG, ESG and HOME funds;
- A minimum of one (1) public meeting will be held by the HCDC to review and provide a forum for public comment on program matters involved in the preparation of the Consolidated Housing & Community Development Plan and its associated Annual Action Plans
- A minimum of one (1) public hearing will be held by the Board of Supervisors prior to submission of the Annual Action Plan to HUD.

Notices of the public hearing shall be well publicized at least ten (10) days prior to the hearings through one or more of the following methods: publication in a newspaper of general circulation;

posting in appropriate public locations; publication on the County's internet site; and mailing to organizations and individuals who have expressed an interest in obtaining information concerning the CDBG, ESG and HOME programs.

H. REVISIONS AND AMENDMENTS TO THE ANNUAL ACTION PLAN

Prior to modifying the amount enumerated in the Annual Action Plan to be expended for an activity by more than 25% or \$25,000 (whichever is greater) changing the purpose, scope, location, or beneficiaries of an activity from that described in the Annual Action Plan, or carrying out an activity not described in the Annual Action Plan, the OH will provide notice, by one or more of the methods described above, of a 10-day review period for public comment on such proposed changes in the use of funds. The OH shall review comments received and make modifications as it deems appropriate.

The OH shall make available to the public, and shall provide to HUD, a description of changes to activities in its Annual Action Plan which may occur during the program year.

I. AVAILABILITY OF CITIZENS PARTICIPATION PLAN AND AMENDMENTS THERETO

Copies of the Citizen Participation Plan shall be available to the public at the Office of Housing, 262 Harbor Blvd., Bldg A, Belmont, CA 94002.

The HCDC shall consider amendments to the citizen Participation Plan at public meetings.

COUNTY OF SAN MATEO FAIR HOUSING ACTION PLAN

INTRODUCTION

Local jurisdictions receiving CDBG, HOME, and/or ESG funds from HUD are required to identify actions to overcome the effects of identified impediments to fair housing choice. In December 1995, the County of San Mateo and the Entitlement Cities of Redwood City, San Mateo, Daly City and South San Francisco jointly contracted with Midpeninsula Citizens for Fair Housing (MCFH) and Project Sentinel to prepare an Analysis of Impediments to Fair Housing Choice in San Mateo County.

MCFH and Project Sentinel completed their analysis by the HUD-required deadline of February 6, 1996.

In response to the impediments identified in the Analysis of Impediments, the recommendations offered by MCFH and Project Sentinel, and public testimony taken on September 19 and November 14, 1996, the Community Development Committee (CDC) recommends the actions enumerated below to be undertaken by the County within the next two years.

ACTION PLAN

LEADERSHIP ACTIONS

- Expand the scope of fair housing choice actions (on page 2) to include: (a) actions related to market place forces on the local economy, and (b) special needs populations beyond the legally protected classes**.
- Take a County leadership role in the development of housing policy, planning, and public education related to the need for affordable housing, through the County Board of Supervisors and the Director of the County Housing Division, involving private sector and nonprofit housing developers, public service providers, the business community, and local jurisdictions.

** Legally protected classes refer to those persons covered under laws prohibiting discrimination based on race, color, gender, religion, disability, familial status or national origin.

FAIR HOUSING CHOICE ACTIONS

- Host education and outreach training workshops for human service providers/local government agencies/local property managers in the County. These workshops will focus on such issues as discrimination, housing habitability, and market forces affecting fair housing choice. The goal of these workshops will be to enable service providers to better identify potential fair housing problems and to refer the problems to appropriate sources for follow-up. The County, in collaboration with the Entitlement Cities, will work with Project Sentinel and MCFH to develop the training workshops.
- coordination and dissemination about fair housing issues, with emphasis on:

 - Standardizing terminology used in processing complaints;
 - Providing educational materials to the disabled and senior populations as well as to those who serve/house the disabled and seniors.
 - Providing greater outreach to non-English speaking populations through translation of materials and services into languages other than English.
 - Providing greater outreach to property managers regarding fair housing rights of protected classes of individuals, as well as others who face fair housing choice constraints, including the homeless and ex-offenders.
- Support efforts of fair housing organizations to secure other sources of funding to assist in above efforts and such specific activities as conducting structured interviews of target populations to provide information for fair housing planning.
- In collaboration with Community Advisory Councils, review County land use policies in the unincorporated areas for the policies' effectiveness to affirmatively further fair housing in the broader spectrum of housing development options.
- Encourage Urban County participating cities to review their land use policies for their effectiveness to affirmatively further fair housing in the spectrum of housing development options.
- Explore the feasibility of investigating lending practices in the County. Local lending practices was an area beyond the immediate scope of the AI, and therefore recommended as a subject for further inquiry.

Appendix E

COUNTY OF SAN MATEO
HOME SUBSIDY RECAPTURE GUIDELINES
FOR HOME OWNERSHIP PROGRAMS

The San Mateo County HOME Consortium intends to use Recapture of funds in its Homeownership activities as the preferred option. In the event resale restrictions are used, should a subsequent buyer be ineligible, then the recapture of HOME funds will be required of the seller/owner.

The funds can be provided either to the developer during the construction of the ownership project in order to "buy down" the purchase price of the units or directly to the home buyer. In either case, the funds will be in the form of a second mortgage.

In either scenario, full repayment of outstanding principal would be required when the property is sold by the initial homebuyer. We may forgive the accumulated interest or appreciation if the original buyer remains in the home for the full term of the loan (at least 20 years).

If the new buyer meets the HOME income guidelines we may allow assumption of the outstanding debt as a means of recycling the HOME funds.

This recapture would also apply if the property is not used as the buyers principal residence.

We anticipate using a number of different loan products depending on the needs of the project. These would include (but not be limited to):

- 1) Low interest rates (0% - 6%) with either full amortization or with deferred payments for some period of time;
- 2) No interest but a share of appreciation when the loan is paid off with payments of principal during the term of the loan or deferred payment of principal for some period.

OTHER FORMS OF HOME INVESTMENTS

The County does not expect to use HOME funds for investments other than those described in 24CFR 92.205(b). The conventional forms of HOME investments provided under the aforementioned Section include: equity investments, interest-bearing/non-interest bearing loans or advances, interest subsidies, deferred payment loans, grants, and loan guarantees. In accordance with the aforementioned Section, all funding agreements involving HOME dollars, stipulate that HOME funding provided to a project that is terminated before completion must be repaid to the County HOME Consortium's HOME Investment Trust Fund.

AFFIRMATIVE MARKETING

Methods for Informing Public:

(A) The Consortium will publish notices in local papers informing the public, potential tenants and rental property owners of the availability of the program. An equal opportunity logo will be used in the advertisements plus a non-discrimination clause added on each announcement. Fair Housing brochures from Local and Federal Fair Housing Agencies will also be provided to owners and tenants. These affirmative marketing procedures will not apply to units rented to families with Housing Assistance provided by Public Housing Authority.

(B) Participating jurisdictions must adhere to the requirements and practices for Affirmative Marketing and Minority and Women's Business participation as stated in paragraph (iv) B, C, D and E of the Consortium's Non-Discrimination and Equal Opportunity Plan made part of this Policy.

Such efforts shall include, but not be limited to the use of commercial media, use of community contacts for referral of Minority and Women's Businesses and other effective methods to meet these requirements.

(C) Participating Property Owners must notify the jurisdiction in which their property, rehabilitated or constructed with HOME funds, is located of all vacancies that occur for the life of their loan. Owners will be required to inform and solicit applications from persons in the housing marketing area who are not likely to apply for the housing without special outreach (Community Organization and Employment Centers, Fair Housing and Housing Counseling Agencies and PHA's eligible waiting list). In the north end of the County, the groups least likely to apply are the Filipino and Asian households; marketing would be directed to the Filipino language newspaper published in South San Francisco and the various Chinese newspapers published in San Francisco. In the central and south county areas, the Hispanic community is the least likely to apply; marketing to this group could be done through a number of Spanish language newspapers published in both San Francisco and San Jose. On the coastside the primary target is the farm worker community (most of whom are Hispanic); the best marketing tool to reach this group would be through the local Growers Association (the employers). Throughout the County there are numerous Ethnic Cultural Clubs which could be contacted for further references.

(D) Records will be kept which will describe good faith efforts taken by the Consortium and by property owners to affirmatively market units and records to assess the results of these actions.

(E) The Consortium will require documentation from owners showing their good faith efforts to the extent in which they will provide equal employment and housing opportunities to low income individuals. Where new employees are required, contractors and sub-contractors will

recruit first from San Mateo County residents pursuant to the Consortium's Section 3 Plan and; owners will affirmatively solicit contractors who are minority and women through documented announcements to Community Employment Agencies, Building Exchange Groups, local Union Halls and specialized agencies representing Minority and Women's Businesses.

The Consortium's assessment of these good faith efforts will consider the extent to which:

1. Contractors' efforts has attracted local low income residents for available employment opportunities.
2. A significant percentage of contracts are granted to minority and women's businesses.
3. Owners have recruited low income tenants who are Section 8 eligible to occupy available units.
4. Owners and contractors have documented their outreach efforts.
5. Owners have notified the participating jurisdiction in which their project is located of each and every vacancy in their property which was rehabilitated or constructed with HOME funds.

Where noncompliance of any of these provisions is found, the Consortium will require and assist the owner to re-evaluate their affirmative marketing strategy and may withhold funds until such time as a satisfactory effort has been made on the part of the owner or contractor to meet these requirements. The Consortium will require compliance with the conditions of its affirmative marketing requirements and procedures adopted in the nondiscrimination policy by means of an agreement with the owner that shall be applicable for a period of affordability required by HOME regulations. beginning on the date on which all units in the project are completed.

Specific marketing to landlords will be accomplished by the following methods:

- Informational brochures will be mailed to rental managers and owners within the target areas selected for rehabilitation.
- Marketing letters will be sent to rental owners within code enforcement areas.
- Owners participating in Section 8 Program will be contacted to determine if they own other properties not already under Section 8 lease.
- News media ads will be placed in local papers and notices will be posted at public facilities.
- Presentations will be made to Board of Realtors and Tri-County Apartment Association and other such entities which may yield new projects.

Specific marketing to contractors will be accomplished by the following methods:

- Posting notices in local Building Departments.
- Posting notices at Builders Exchange and union clearing houses.
- Posting notices at offices of minority contractor exchanges.
- Posting ads in specific newspapers most widely read by contractors.
- Posting ads at various builder supply outlets.

OUTREACH TO MINORITY AND WOMEN OWNED BUSINESSES

HOME funding allocations will be made available in conformity with:

(i) The non-discrimination and Equal Opportunity requirements of the Federal Fair Housing Law, 42 U.S.C. 3601-19, with Executive Order 11063, and with the Title VI of the Civil Rights Act of 1964, 42 U.S.C. 6101-07;

(ii) Prohibitions against discrimination on the basis of age under the Age Discrimination Act of 1975, 42 U.S.C. 6101-07, and prohibitions against discrimination against disabled individuals under Section 504 of the Rehabilitation Act of 1973, 29 U.S.C. 794;

(iii) The requirements of Executive Order 11246 and regulations issued under the Order at 41 CFR Chapter 60;

(iv) The requirements of Executive Order numbers 116625, 12432 and 12138.

The San Mateo County HOME Consortium will make efforts to encourage the use of minority and women's business enterprises in connection with activities funded under this part. The County Consortium will keep records regarding the number and dollar amounts of participation by minority and women-owned businesses.

Such efforts shall include the following elements appropriate to the activities funded:

OUTREACH

(A) Direct mailing regarding opportunities to lists obtained from Minority Clearinghouses; Director of Minority Construction Contractors and Sub-Contractors, Minority Business Development Agency of the Department of Commerce; the Inter-Agency Committee on Women's Business Enterprise and United Minority Business Entrepreneurs.

- (B) Group presentations for minority and women business organizations regarding MBE and WBE business opportunities under the HOME program.
- (C) Making MBE and WBE business opportunity information available at special events such as trade fairs and conferences.
- (D) News releases, in addition to formal requests for bids, which highlight MBE and WBE business opportunities under the HOME program.

SOLICITATION AND PROCUREMENT PROCEDURES

- (A) Establishing local dollar targets based on the Consortium regards as appropriate and related to the purpose of the HOME Program.
- (B) Including qualified minority and women's businesses on bid solicitation lists, and assuring that minority and women's businesses are solicited whenever they are potential sources of materials or services.
- (C) When economically feasible, dividing total contract requirements into small tasks or quantities, or extending delivery schedules, so as to permit maximum minority and women's business participation.
- (D) Using the service and assistance of Minority Clearinghouses, Directory of Minority Construction Contractors and Sub Contractors; Minority Business Development Agency of the Department of Commerce; the Inter-Agency Committee on Women's Business Enterprise and United Minority Business Entrepreneurs as needed.
- (E) If sub-contracts are let, the prime contractor will be required to take affirmative steps such as those described above.
- (F) The Consortium will keep records regarding the number and dollar amounts of participation by minority and women-owned businesses.

Our experience is that we have succeeded in attracting minority and women owned businesses to participate in our programs through the above means. If it becomes necessary, public service announcements could be made on a number of radio stations and television stations catering to the minority market.

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YEAR 1 ACTION PLAN FY 03-04

FUNDING OBJECTIVES

This Action Plan covers the first year of the County’s Consolidated Plan. This Action Plan describes the actions, projects, and programs that will take place during the 2003-04 fiscal year to address the priority needs and specific objectives identified in the Consolidated Plan. It should be noted that the projects indicated are only those funded with CDBG, ESG, or HOME funds. Descriptions of other actions focus primarily on proposed or on-going activities that leverage activities funded with CDBG, ESG, or HOME. The County affirmed three primary goals for its three programs. Shown below are both the five-year goals and one-year Action Plan objectives:

| FIVE-YEAR GOALS | ONE-YEAR PERFORMANCE OBJECTIVES | OTHER RESOURCES |
|--|---|---|
| <p>A. Provide affordable housing opportunities for lower income individuals and special needs groups.</p> | <ul style="list-style-type: none"> • Assist 100 units of newly constructed rental units targeted to LI/VLI families & special needs groups. • Assist 10 units of newly constructed family ownership units targeted to LI families/ households. • Acquisition/rehab of 15 units of rental housing for families & special needs groups. • Assist in the development of 15 units of supportive housing which includes structural features and services to enable persons with special needs to live independently. • Rehabilitate 72 units of existing homes/rental units occupied by LI/VLI persons. | <ul style="list-style-type: none"> • Low Income Housing Tax Credit (LIHTC) proceeds; HUD 202 Program for Senior Housing; HUD 811 Program for Disabled Housing; Redevelopment Set-Asides for Housing (in cities which have redevelopment agencies); State Proposition 46 funds for rental, self-help housing, etc.; CalHFA financing; conventional financing; foundation funds. |
| <p>B. Provide a continuum of housing opportunities and supportive housing services for the homeless in order to provide a seamless housing and support network for the homeless to move toward independent living.</p> | <ul style="list-style-type: none"> • Provide assistance to maintain existing emergency shelter programs for individuals & families. • Assist in upgrading or creation of 30 units of short-term transitional (up to 2 months) and long-term transitional (up to 24 months) housing for homeless. | <ul style="list-style-type: none"> • State Supportive Housing Funds; HUD Continuum of Care funds; State Proposition 46 funds; |
| <p>C. Assist non-housing community development activities that</p> | <ul style="list-style-type: none"> • Support human service delivery programs that are essential to the provision of housing, shelter, or maintaining lower income households in their homes. | <ul style="list-style-type: none"> • Foundation funds; CalWORKS; various state and federal programs specifically targeting special needs groups |

COUNTY OF SAN MATEO HOME CONSORTIUM CONSOLIDATED PLAN FY 03/04 – FY 07/08

| FIVE-YEAR GOALS | ONE-YEAR PERFORMANCE OBJECTIVES | OTHER RESOURCES |
|--|--|---------------------------|
| empower lower income and special needs groups. | <ul style="list-style-type: none"> • Support cost-effective programs providing information & resources about housing options for lower income individuals & special needs groups. • Support the upgrading or new development of facilities serving special needs groups, including lower income children, youth, seniors, persons with physical and/or developmental disabilities, & the mentally ill. | for specialized services. |

Total funding under CDBG, HOME and ESG amounts to \$8,915,212, with distributions from the respective programs shown below and on Form 424 at the front of the Consolidated Plan. Details of the specific projects are shown on HUD Table 3 (one page for each project) at the end of this Action Plan.

The geographic locations of the various projects are shown on Maps 1 – 5 just preceding the HUD Table 3. County investments of CDBG, HOME, and ESG dollars are distributed throughout the County, with more intensive investments in East Palo Alto and North Fair Oaks. Both these areas experience the highest concentrations of low-income minority households.

| Proj ID | Projects | ESG (\$) | CDBG (\$) | HOME (\$) | TOTAL (\$) | CDBG Natl Ob |
|--|---|-----------------|------------------|------------------|-------------------|---------------------|
| Housing Development | | | | | | |
| 1 | CHD - 1730 Bay Road, East Pal Alto | | 752,549 | 247,451 | 1,000,000 | LMH |
| 2 | EPA CAN DO - CDC Capacity Bldg | | | 15,000 | 15,000 | LMH |
| 3 | Mental Hlth Assn - Belmont Apts | | | 313,750 | 313,750 | LMH |
| 4 | Rotary Hacienda - Sr. Hsg | | | 400,000 | 400,000 | LMH |
| 5 | So. Coast Collab. - Pescadero Hsg Feasibility | | 25,000 | | 25,000 | LMH |
| 6 | The Lesley Foundation - Bonnie Brae Terr. | | | 162,000 | 162,000 | LMH |
| 7 | Shelter Network - First Step Reconstruction | | 400,000 | | 400,000 | LMH |
| 8 | Housing Development Reserve | | 181,720 | 470,926 | 652,646 | LMH |
| 9 | City of EPA - Palo Mobile Estates Acq/Rehab | | 775,000 | | 775,000 | LMH |
| 10 | HIP Hsg - 11 So. Delaware Acq/Rehab | | | 300,000 | 300,000 | LMH |
| | SUBTOTAL | 0 | 2,134,269 | 1,909,127 | 4,043,396 | |
| Housing Rehabilitation Programs | | | | | | |
| 11 | CID - Tenant Accessibility Prgm | | 15,000 | | 15,000 | LMC |
| 12 | CID - Hsg Access. Prgm | | 40,000 | | 40,000 | LMC |
| 13 | Sr. Coastsiders - Minor Home Repair | | 50,000 | | 50,000 | LMC |
| 14 | County of San Mateo Housing Rehab Prg | | 1,140,000 | | 1,140,000 | LMC |
| 15 | City of Menlo Park - Hsg Rehab Prg | | 500,000 | | 500,000 | LMC |
| 16 | No. Peninsula Neigh. Svcs - Hsg Revit. Prg | | 75,000 | | 75,000 | LMC |
| | SUBTOTAL | 0 | 1,820,000 | 0 | 1,820,000 | |
| Public Facilities | | | | | | |
| 17 | Rebuilding Together - Nat'l Rebidg Day | | 26,000 | | 26,000 | LMC |

COUNTY OF SAN MATEO HOME CONSORTIUM CONSOLIDATED PLAN FY 03/04 - FY 07/08

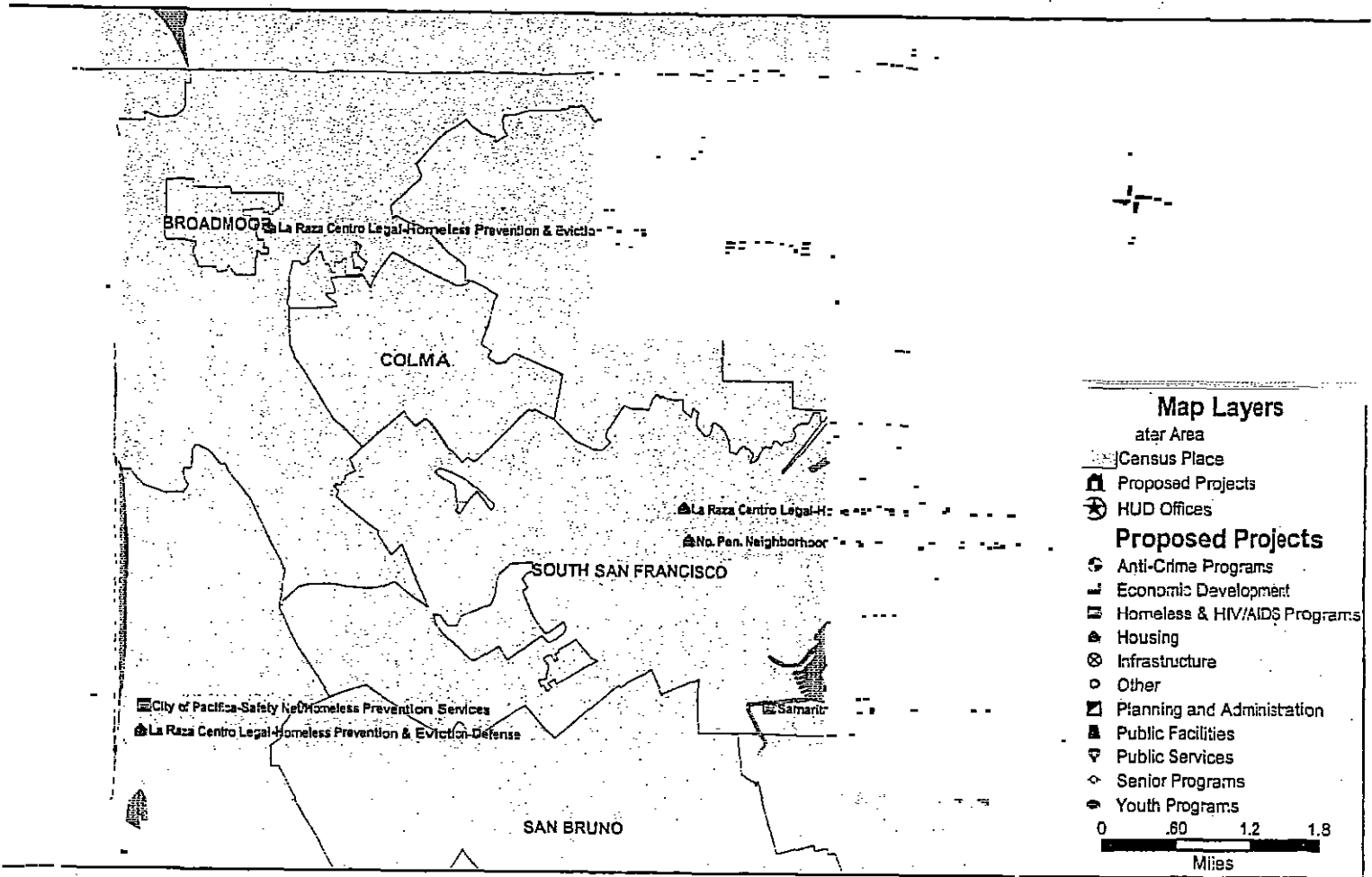
| Proj ID | Projects | ESG (\$) | CDBG (\$) | HOME (\$) | TOTAL (\$) | CDBG |
|--|--|----------------|------------------|------------------|------------------|------------------|
| 18 | Caminar - Redwood Hsg Kitchen | | 30,000 | | 30,000 | L... |
| 19 | Center for Dom. Violence Prev. -Shltr Improv. | | 25,000 | | 25,000 | LMC |
| 20 | City of Redwood City - Fair Oaks Athletic Field | | 300,000 | | 300,000 | LMA |
| 21 | Clara Mateo Alliance - Elsa Segovia Ctr Kitchen | | 50,000 | | 50,000 | LMC |
| 22 | Coastside Childrens Prg - HMB Center | | 22,000 | | 22,000 | LMC |
| 23 | El Concilio of SM Co. - Nuestra Casa Svs Ctr Acc. | | 44,000 | | 44,000 | LMC |
| 24 | PalCare - Preschool Expansion | | 118,516 | | 118,516 | LMC |
| 25 | PARCA - Raji Hse Improvements | | 25,000 | | 25,000 | LMC |
| 26 | YMCA of Mid-Pen - Center Devt in EPA | | 65,000 | | 65,000 | LMC |
| | SUBTOTAL | 0 | 705,516 | 0 | 705,516 | |
| Micro-Enterprise/ Business Devt | | | | | | |
| 27 | Start-Up - Self-Empl. Assistance for Micro-Ent. | | | 55,000 | 55,000 | LMC |
| | SUBTOTAL | 0 | 0 | 55,000 | 55,000 | |
| Public Services | | | | | | |
| 28 | Child Care Coord. Cncl - Homeless Prev. Sub. City of Pacifica - Safety Net Svs/Homeless | | 10,000 | | 10,000 | LMC |
| 29 | Prev. | | 15,000 | | 15,000 | LMC |
| 30 | City of RWC - Fair Oaks Comm Ctr I & R | | 15,000 | | 15,000 | LMC |
| 31 | Clara Mateo Alliance - Shelter Oper of 4 Prgms | | 80,000 | | 80,000 | LMC |
| 32 | Coastside Opp. Ctr - Human Svs Support | | 15,000 | | 15,000 | LMC |
| 33 | Ctr for Dom. Viol. Prev. - Shelter Operations | | 30,000 | | 30,000 | LMC |
| 34 | Family Connections - Parent Participation Prg | | 10,000 | | 10,000 | LMC |
| 35 | HIP Hsg - Homesharing Prg | | 93,000 | | 93,000 | LMC |
| 36 | La Raza Centro Legal - Homelessness Prev. | | 15,000 | | 15,000 | LMC |
| 37 | Legal Aid - Home Savers Prg | | 15,000 | | 15,000 | LMC |
| 38 | No. Peninsula Neigh. Svs -Safety Net Prg | | 15,000 | | 15,000 | LMC |
| 39 | Samaritan Hse - Safe Harbor Shelter Oper. | | 100,000 | | 100,000 | LMC |
| 40 | Samaritan Hse - Comm.Worker Prg | | 15,000 | | 15,000 | LMC |
| 41 | Second Harvest Food Bank - Oper. Brown Bag | | 10,800 | | 10,800 | LMC |
| 42 | Shelter Network - Oper. of 4 Shltrs | 118,750 | 76,250 | | 195,000 | LMC |
| 43 | Svs League of SM Co - FAR Prg | | 15,000 | | 15,000 | LMC |
| 44 | YFA - Daybreak Shltr/Trans Hsg Oper. | | 13,500 | | 13,500 | LMC |
| | SUBTOTAL | 118,750 | 543,550 | 0 | 662,300 | |
| HUD Mandates | | | | | | |
| 45 | SM Co Ctr on Homelessness - HMIS | | 15,000 | | 15,000 | LMC |
| 46 | La Raza Centro Legal - Fair Hsg Educ./Info. | | 5,000 | | 5,000 | LMC |
| 47 | Project Sentinel | | 40,000 | | 40,000 | LMC |
| | SUBTOTAL | 0 | 60,000 | 0 | 60,000 | |
| Other Administration/Planning | | | | | | |
| 48 | Sec. 108 Loan Repaymt - Gateway 101 Eco. Devt | 256,280 | | 256,280 | | |
| 49 | SM Co HCD Program Mgmt | 6,250 | 1,099,000 | 207,470 | 1,312,720 | |
| | SUBTOTAL | 6,250 | 1,099,000 | 207,470 | 1,312,720 | 1,569,170 |
| FY 03-04 ALL PROJECTS TOTAL | | 125,000 | 6,618,615 | 2,171,597 | 8,915,212 | |
| FY 04-05 Precommitments | | | | | | |
| 1 | EPA CAN DO - CDC Capacity Bldg | | | 15,000 | 15,000 | |
| 2 | YMCA of Mid-Pen - Center Devt in EPA | | 35,000 | | 35,000 | |
| | SUBTOTAL | 0 | 35,000 | 15,000 | 50,000 | |

OTHER HUD-REQUIRED ELEMENTS OF ACTION PLAN

| Action Plan Element | Description |
|---|---|
| Homeless & Other Special Populations | <ul style="list-style-type: none"> • See CoC Application, 2002 for proposed activities, which are being updated in the CoC Application, 2003. |
| Anti-Poverty Strategy | <ul style="list-style-type: none"> • These actions are described in the County Consolidated Plan, pages 24 - 27. |
| Lead-Based Paint Hazards | |
| Addressing Obstacles to Meeting Underserved Needs | |
| Foster and Maintain Affordable Housing | |
| Develop Institutional Structure | |
| Enhance Coordination between Public & Private Housing, Health, (Social Service Agencies) | |
| Public Housing Needs | <ul style="list-style-type: none"> • See <i>PHA Plans for the Housing Authority of the County of San Mateo</i>, Five-Year Plan for FY 2003-07 and Annual Plan for FY 2003. |
| Encourage Public Housing Residents to Become More Involved in Management & Participate in Homeowners | |
| Monitoring | <ul style="list-style-type: none"> • See Description in the County Consolidated Plan, p. 27-28. |

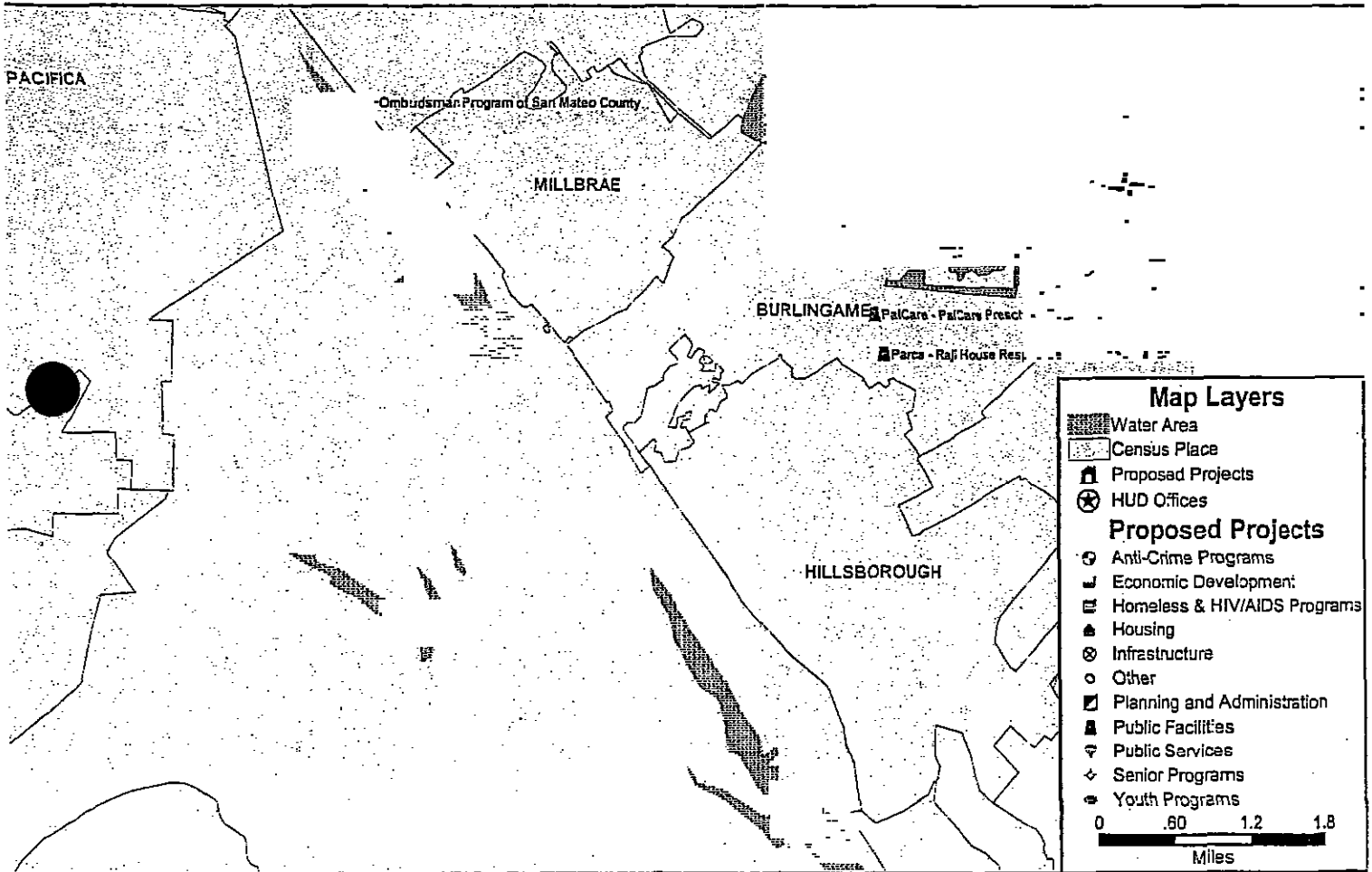
Map 1 San Mateo County

Proposed Projects - North County FY 03-04 CDBG, HOME, ESG



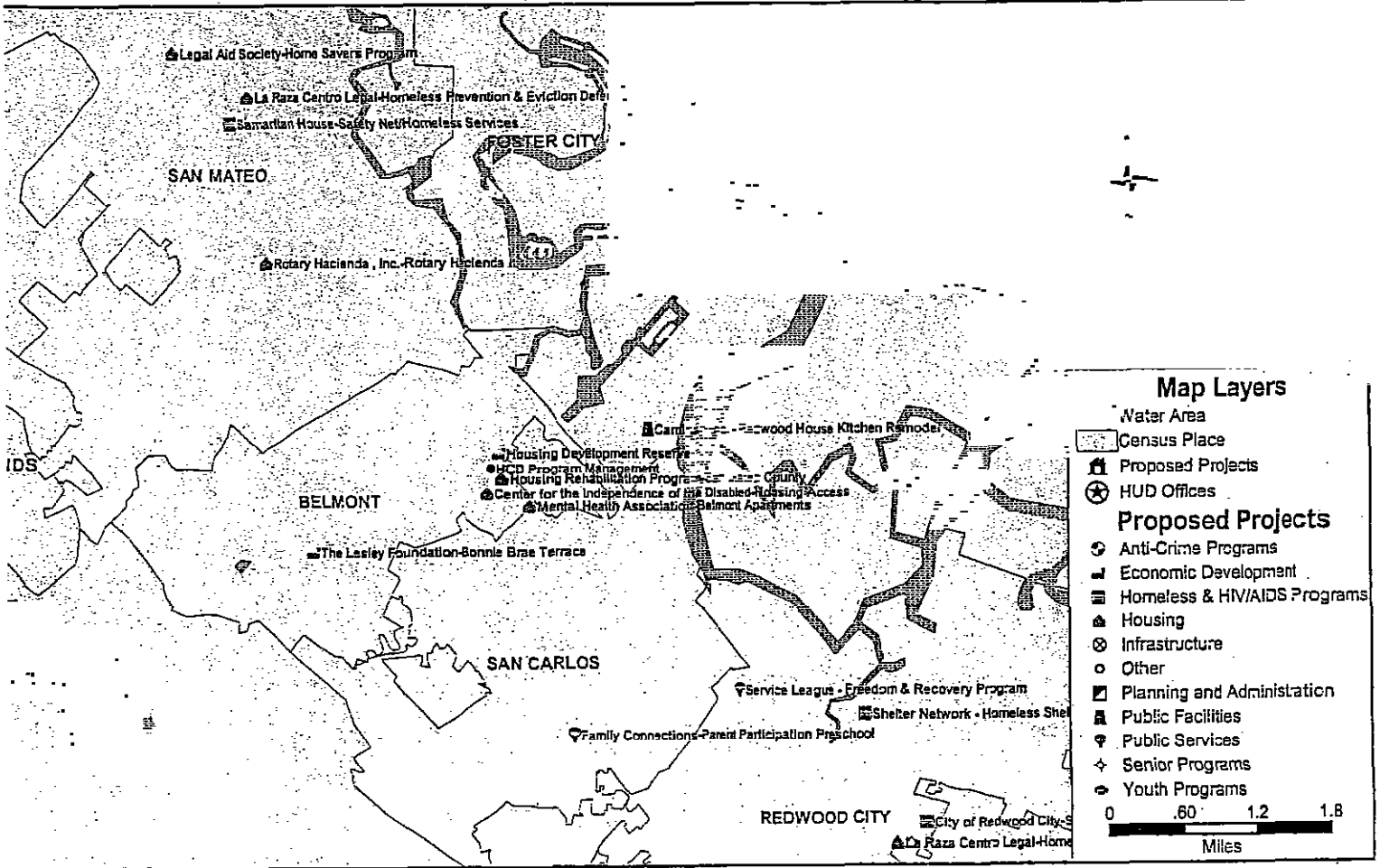
Map 2 San Mateo County

Proposed Projects – North/ Central County FY 03-04 CDBG, HOME, ESG



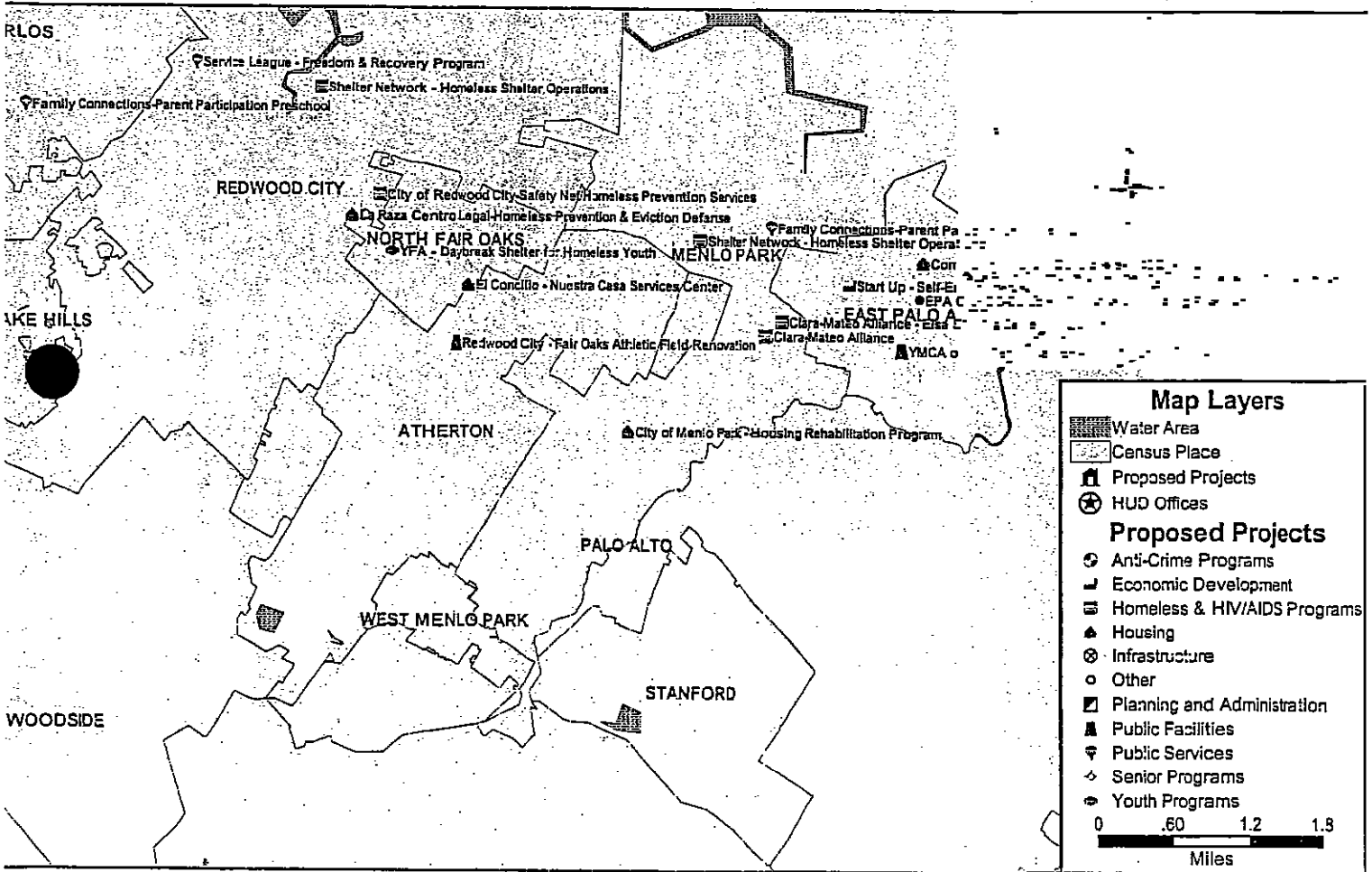
Map 3 San Mateo County

Proposed Projects – Central County FY 03-04 CDBG, HOME, ESG



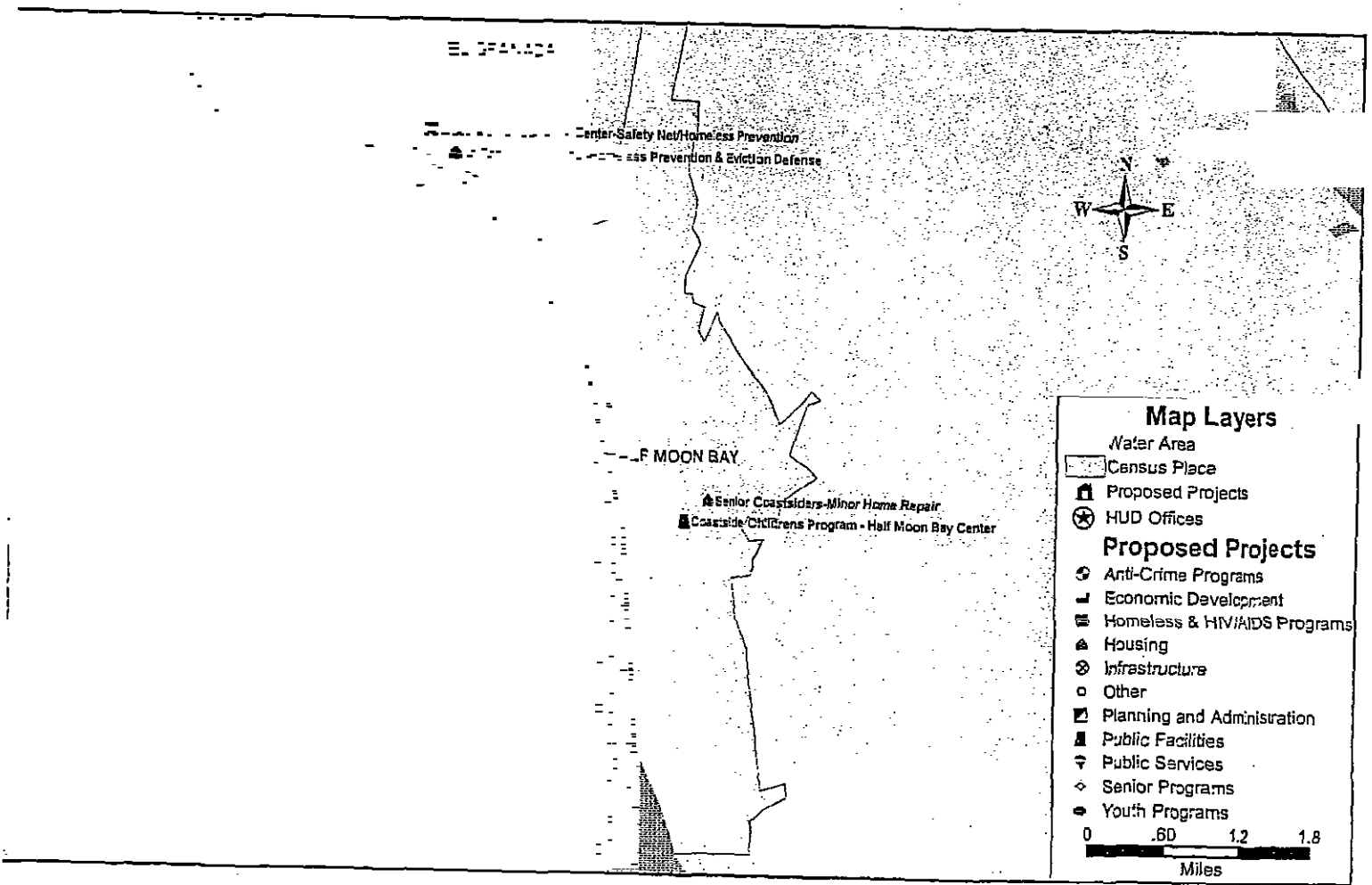
Map 4 San Mateo County

Proposed Projects – South County FY 03-04 CDBG, HOME, ESG



Map 5 San Mateo County

Proposed Projects – Coastside/ Half Moon Bay FY 03-04 CDBG, HOME, ESG



HUD Table 3
Action Plan Projects

(one page per project)