



Main Office - Department of Housing
264 Harbor Blvd., Building A, Belmont, CA 94002-4017

Housing & Community Development (HCD)
Tel: (650) 802-5050

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

Board of Supervisors:
Dave Pine
Noelia Corzo
Ray Mueller
Warren Slocum
David Canepa

Director:
Raymond Hodges

Deputy Director:
Rose Cade

HOUSING & COMMUNITY DEVELOPMENT COMMITTEE (HCDC)

REGULAR MEETING MINUTES

**Location: 350 Convention Way,
Redwood City, CA 94063 & Virtual**

Tuesday, June 4, 2024

1:00 PM

A. CALL TO ORDER / ROLL CALL

1:05 p.m.

Chair Collins called to order the Housing and Community Development Committee (HCDC).

B. Roll Call

Chair Collins took a roll call vote and established that the HCDC had a quorum.

Present: 12- Chair Ron Collins, Richard Beadle, Richard Hedges, Nell Selander, Elizabeth Moreno, Donna Colson, George Saman, Monika Lee, Jenny Skoble, Nicole Moutoux, Steven Van, and Annie Tsai.

Absent: 2- Laura Escobar, Lavinia Prema.

Staff: Raymond Hodges, Director, Department of Housing (DOH), Jan Stokley, Supervisor, Department of Housing, Douglas Frederick, Program Manager

C. PUBLIC COMMENT

Members of the public may speak to any item NOT on the agenda. Two (2) minutes per speaker.

Chair Collins opened the floor for any public comment for items not on the agenda.

- Iman Novin, President of Novin Development, spoke about the 3051 Edison Way project, located in North Fair Oaks that Novin is sponsoring.

D. ACTION ITEMS

Public Comment is permitted. Applicants: Two (2) minutes per speaker. All others: two (2) minutes per speaker.

1. PUBLIC HEARING - Affordable Housing Fund (AHF) 12.0 funds: HCDC funding recommendations to the Board of Supervisors

Representatives for each of the seven projects recommended for funding presented information about their projects and responded to questions posed by the Commissioners.

The meeting then transitioned into presentations of four projects not being recommended for funding by Staff, and representatives of these four projects spoke, presented information about their projects, and responded to questions posed by Commissioners.

Developer	Project/City
LINC Housing	Hill Street Apartments, Belmont
MidPen Housing	Cypress Point, Moss Beach
Abode Housing/CRP Affordable	Ridge at Ralston, Belmont
CORE Affordable	493 Eastmoor, Daly City
Beacon Dev./Rotary SSF	Rotary Gardens, SSF
Habitat for Humanity Greater San Francisco	Independence Drive, Menlo Park
Eden Housing	Serramonte del Rey, Daly City
Mercy Housing	555 Kelly, Half Moon Bay
Eden Housing	851 Weeks, East Palo Alto
Anton DevCo, Inc.	Anton Millbrae, Millbrae
Eden Housing	Firehouse Live, SSF

Public Comment for Items on the Agenda

Chair Collins invited members of the public to speak.

- Candy Rupp indicated that prevailing wage for the 493 Eastmoor project is triggered by project-based vouchers.
- The HCDC received a letter from the City Manager of the City of Daly City expressing support for the 493 Eastmoor project. Mrs. Stokley read the letter into the record.

There followed a discussion of the award recommendations.

Motion to Recommend Awards Set Forth in Staff Recommendations

ACTION:

On motion duly made and seconded, HCDC unanimously voted to approve the staff recommendations for AHF 12 funding and to make this recommendation for awards of County funding to the Board of Supervisors of San Mateo County for their consideration at a public hearing scheduled on June 11, 2024 and to make the recommendation for awards of Moving To Work Reserves to the Board of Commissioners for their

consideration at a public hearing also scheduled on June 11, 2024. Passed 12-0 (Escobar and Prema absent).

E. COMMISSIONER QUESTIONS, COMMENTS OR ANNOUNCEMENTS

Chair Colson asked the HCDC and Staff if there were any other items to discuss.

Ms. Stokley asked the HCDC if they can plan to be available for a Summer or Fall meeting which would be more like a planning meeting and less of a decision-making meeting. The HCDC recommended some agenda items for that meeting.

Commissioner Beadle expressed that he'd appreciate more information about the specific staff scoring of each project.

Commissioner Tsai expressed that she would like to see the pipeline of housing projects at the Summer/Fall meeting.

F. ADJOURNMENT

Chair Collins moved to adjourn the meeting at 2:50 p.m. Passed 12-0 (Escobar, Prema absent).