

City of Redwood City HOME Investment Partnerships Program- American Rescue Plan (HOME-ARP) Allocation Plan



CITY OF REDWOOD CITY
City Manager's Office
Housing Division
1017 Middlefield Road
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Participating Jurisdiction: Redwood City
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Introduction

Through the American Rescue Plan (ARP) Act of 2021 and the U.S. Department of Housing and Urban Development (HUD), the City of Redwood City (City) received a one-time allocation of HOME Investment Partnerships Program (HOME)-ARP funding, in the amount of **\$1,194,369**. These funds are intended to address the need for housing and supportive services to the City's homeless population. HOME-ARP funding must primarily benefit qualifying individuals and families who are homeless, at-risk of homelessness, or other vulnerable populations. Funds can be used for a limited number of activities, including 1) administration and planning activities, 2) acquisition, rehabilitation and construction of rental housing, 3) provision of supportive services, 4) tenant based rental assistance, 5) acquisition and development of non-congregate shelter¹ units, and 6) non-profit operating and capacity building.. HUD issued guidance for the utilization of the HOME-ARP funds through CPD-Notice 21-10 on September 13, 2021 to ensure the funds are intended to benefit qualifying populations and be used for specific activities not normally permitted under the HOME program.

The following allocation plan follows the guidance provided by HUD in that notice.

Consultation

Summary of the Consultation Process:

The City began the consultation process by utilizing a regularly scheduled meeting with neighboring jurisdictions called the Community Development Block Grant (CDBG) Cohort Call. Each of the jurisdictions in the cohort receive CDBG funding from HUD and will receive HOME-ARP funding either directly from HUD or indirectly from a HOME Consortium lead agency. The City and its neighbors invited local affordable housing and homeless service providers to a virtual consultation meeting for feedback on unmet and priority needs in the community. Full notes from this virtual meeting, hosted on October 21, 2021, are included in Appendix A.

The City followed up with several of the affordable housing and homeless service providers for data and information related to the qualifying populations to be served under the HOME-ARP funding. These agencies include Community Overcoming Relationship Abuse (CORA), as well as the County of San Mateo's Human Services Agency's (HSA) Center on Homelessness. Further information about those qualifying populations is included in the data analysis.

¹ Non-congregate shelters are shelter units used to house homeless individuals and families safely, minimizing exposure and spread of COVID-19 before they move to a permanent housing solution

List of Organizations Consulted

Agency/Org Consulted	Type of Agency/Org	Method of Consultation	Feedback
Center for Independence for Individuals with Disabilities	Services – Persons with Disabilities	Virtual Meeting – 10/21/21	Notes from the virtual meeting are included in Appendix A.
City of Daly City	Other Government - Local	Virtual Meeting – 10/21/21	Notes from the virtual meeting are included in Appendix A.
City of San Mateo	Other Government - Local	Virtual Meeting – 10/21/21	Notes from the virtual meeting are included in Appendix A.
City of South San Francisco	Other Government - Local	Virtual Meeting – 10/21/21	Notes from the virtual meeting are included in Appendix A.

CORA	Services – Domestic Violence Victims	Virtual Meeting – 10/21/21 and Data Provision for Needs Assessment	Notes from the virtual meeting are included in Appendix A.
HSA Center on Homelessness	Service Agency – Homelessness (CoC Lead Agency)	Virtual Meeting – 10/21/21 and Data Provision for Needs Assessment	Notes from the virtual meeting are included in Appendix A.
Life Moves	Service Agency - Homelessness	Virtual Meeting – 10/21/21	Notes from the virtual meeting are included in Appendix A.
Mental Health Association of San Mateo County	Service Agency – Mental Health	Virtual Meeting – 10/21/21	Notes from the virtual meeting are included in Appendix A.
Project Sentinel	Services – Legal and Fair Housing	Virtual Meeting – 10/21/21	Notes from the virtual meeting are included in Appendix A.

Samaritan House	Services - Homelessness	Virtual Meeting – 10/21/21	Notes from the virtual meeting are included in Appendix A.
San Mateo County Department of Housing	Other Government - County	Virtual Meeting – 10/21/21 and Data Provision for Needs Assessment	Notes from the virtual meeting are included in Appendix A.
San Mateo County Housing Authority	Public Housing Agency	Virtual Meeting – 10/21/21	Notes from the virtual meeting are included in Appendix A.
Veterans Administration	Services- Veterans	Emailed two different contacts on 12/16/21 at the Veterans Administration: San Francisco and Palo Alto.	No Response has been received at the time of publication.

Public Participation

Describe the public participation process, including information about the dates of the public comment period and public hearing(s) held during the development of the plan.

Public hearings and comment period dates are being held at the dates listed below:

- The HOME-ARP Allocation Plan was made available for public comment on January 14, 2022, for a 30-day public comment period. It was published on the City's website.

- The City notified the public of the publication of the HOME- ARP Allocation Plan with a notice in the local newspaper, *Daily Journal*, and by emailing local providers a link to the City's website where the Allocation Plan is published. The City also notified the public of the Allocation Plan's publication in the City published quarterly housing enewsletter which has 1,432 subscribers.
- The City Council held a public hearing on the HOME-ARP Allocation Plan on February 14, 2022 at 6 pm.

Describe any efforts to broaden public participation.

The City emailed providers a link to the City's website where the HOME-ARP Allocation Plan was published. The email encouraged providers to share and provide feedback on the Allocation Plan. The City also notified the public of the Allocation Plan's publication in the City published quarterly housing enewsletter.

Summarize the comments and recommendations received through the public participation process.

The City received two emails, included in Appendix B, regarding the HOME-ARP Allocation Plan from the public.

One email was received by City Staff on January 24, 2022. The commenter discussed that she held her Section 8 voucher from the San Mateo Housing Authority for over 3 months. She said that she did not receive assistance from the Housing Authority or Abode Services, the Housing Authority's housing locator services contractor, in finding housing and that she wants assistance finding a long term housing solution. The City responded to the commenter to clarify her needs and make sure she received assistance on January 28, 2022. The City was able to determine that Housing Authority and Abode Services staff are working with her to provide her with assistance.

The second email was received on February 14, 2022. The commenter expressed concern over the loss of affordable hotel accommodations in Redwood City as the commenter owns a small business in the City that attracts business travelers. City Staff responded by acknowledging the importance of affordable accommodations in the City and stating that these concerns would be shared with the Economic Development staff and other relevant City departments. Staff also mentioned that creating more affordable housing has been identified by the City Council as a top strategic priority for the City and discussed the importance of creating permanent housing options for residents experiencing homelessness.

Summarize any comments or recommendations not accepted and state the reasons why.

All comments received were accepted and included in Appendix B.

Needs Assessment and Gaps Analysis

HUD issued guidance for the utilization of the HOME-ARP funds through CPD-Notice 21-10 on September 13, 2021. The HOME-ARP funding is different from traditional HOME funding. Traditional HOME grants fund the construction or development of affordable housing, including the acquisition and rehabilitation of housing for renters or owners, for households that earn 80 percent or less of the Area Median Income (AMI), known as low to moderate income households. HOME funds, in addition to paying for construction activities, can fund down payment assistance to homebuyers or rental assistance for households who rent their home. HOME funds cannot be used for provision of services or for the development of shelters.

Key differences for the HOME-ARP funding are outlined in the HUD issued CPD-Notice 21-10. The notice outlines a range of activities that can be funded under this special allocation and the populations that can be served. HOME-ARP funds can be used for the following: 1) administration and planning activities, 2) acquisition, rehabilitation, and construction of rental housing, 3) provision of supportive services, 4) tenant based rental assistance, 5) acquisition and development of non-congregate shelter units, and 6) non-profit operating and capacity building. Non-congregate shelter units were utilized by many communities nation-wide to house homeless individuals and families safely, minimizing exposure and spread of COVID-19.

The populations that can be served with HOME-ARP funds are different from traditional HOME funding requirements. HOME-ARP funds can only be used to serve specific populations, known as *Qualifying Populations*. *Qualifying populations* are defined as follows and additional information about the Qualifying Populations can be found in Section IV.A of CPD-Notice 21-10.:

1. Homeless households, as defined by HUD. Homeless households are individuals and families who lack a fixed, regular, or adequate nighttime residence.
2. Households at risk of homelessness. At risk of Homeless households are defined as households who earn 30% or less of the AMI and lack sufficient resources and/or support networks to stay housed. HUD has set other conditions for this population. The City will examine the needs of renter households with income at or below 30% AMI for the purpose of this data analysis.
3. Households fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking or human trafficking. This population includes cases where an individual or family reasonably believes that there is a threat of imminent harm due to dangers or life-threatening conditions that relate to violence against the individual or a family member that has either taking place within the individual's or family's primary nighttime residence or has made the individual or family afraid to return or remain within the same dwelling unit.
4. Households requiring services to prevent homelessness. These are households who have been previously qualified as homeless and are currently housed but receiving financial

assistance to stay housed.

5. Households at greatest risk of housing instability. Households at greatest risk of housing instability are households with an income at or below 30% AMI that also pay 50% of the monthly household income towards housing costs or is severely housing cost burdened.
6. Veterans or families with a veteran who also meet one or more of the above definitions.

Since these are the only populations the City may serve under this funding resource, the City will only evaluate data regarding the housing gaps for this data population.

The Area Median Income is updated annually by the United States government and vary by household size. For San Mateo County, the 2021 median income for a household of 4 persons is \$149,600. There are generally four levels defined as “lower income households:”

1. Extremely Low-Income Households: Households with an annual income of 30% or less of the AMI;
2. Very Low-Income Households: Households with an annual income of 50% or less of the AMI;
3. Low Income Households: Households with an annual income of 80% or less of the AMI; and,
4. Moderate Income Households: Households with an annual income of 120% or less of the AMI.

This data analysis will focus on extremely low-income households, with annual incomes of 30% or less of AMI. Table 1 shows the income limit by household size.

Table 1 – 2021 Income Level for Extremely Low-Income Households by Household Size for San Mateo County

Household Size	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person
Income Limit	\$38,400	\$43,850	\$49,350	\$54,800	\$59,200	\$63,600	\$68,000

Source: HUD Income Limits

Table 2 table shows information from the Comprehensive Housing Affordability Strategy (CHAS) website (<https://www.huduser.gov/portal/datasets/cp.html>). These data are derived from the 2014-2018 American Community Survey (ACS) administered by the U.S. Census Bureau, and not from more recent products (such as the 2019 set of ACS or the 2020 Census). Newer information is currently under development for smaller geographies such as Redwood City but are not available as of the development of this analysis.

Table 2 - Rental Inventory Affordable to Qualifying Populations

Non-Homeless			
	Current Inventory	Level of Need	Gap Analysis
	# of Units	# of Households	# of Households
Total Rental Units	14,990	14,940	
Rental Units Affordable to HH ² at 30% AMI (At-Risk of Homelessness)	1,115	3,245	
Rental Units Affordable to HH at 50% AMI (Other Populations)	5,520	2,155	
0%-30% AMI Renter HH w/ severe housing cost burden ³ (At-Risk of Homelessness)		2,655	
30%-50% AMI Renter HH w/ severe housing cost burden (Other Populations)		880	
<i>Current Gaps for HH at 30%</i>			2,130

Source: 2014-2018 CHAS and 2014-2018 American Community Survey

² “HH” refers to “households”

³ Severe housing cost burden refers to households spending more than 50% of the monthly household income towards housing costs

Table 2 shows a shortage of rental housing units affordable for extremely low-income. For every rental unit that is affordable to household earning less than 30% AMI, there are 2.9 households who are extremely low income, meaning the community needs another 2,130 units affordable to renters earning income below 30% AMI. This forces extremely low-income households to rent more expensive units and pay more than 30% of their income towards housing (i.e. cost burdened) or more than 50% of their income towards housing (i.e. severely housing cost burdened).

Table 2 shows a severe housing affordability problem for households with very-low income and extremely low incomes. The rental inventory shows the total rental units in Redwood City along with the units that are affordable to households with two different income brackets (0-30% AMI and 31-50% AMI). Severe housing cost burden is defined by the CHAS as households paying more than 50% of their gross monthly income towards housing costs. According to the 2014-2018 CHAS, a total of 2,655 households who rent their homes and are extremely low income have a severe housing cost burden.

Table 3 uses data from the 2019 Housing Inventory Count (HIC) and the 2019 Point in Time Count (PIT) of the San Mateo County Continuum of Care (CoC). The CoC covers the entire county and conducts the countywide homelessness counts every other year in January, as required by HUD. The HIC and PIT offer a one-day snapshot of homelessness in the CoC but does not include all persons who experiencing homelessness during the year. The information in Table 3 is for the entire county. The CoC conducted a HIC and PIT in 2021, but did not include unsheltered homelessness, as allowed by HUD due to COVID-19. Therefore, the 2019 information was included in the chart to ensure a complete gap analysis. Since the count was conducted in 2019, some shelters and Permanent Supportive Housing (PSH) units have been added within Redwood City and San Mateo County. Data on these units will be captured in the next count.

Table 3 - Homeless Persons Count and Inventory

Source: Housing and Services Agency, San Mateo County (2019 PIT and 2019 HIC)

	Current Inventory						Homeless Population					Gap Analysis			
	Family		Adults Only		Vets	Domestic Violence (DV)	Family Households (at least 1 adult & 1 child)	Households with children only (minors only)	Adult Persons (w/o child)	Vets	Victims of DV	Family		Adults Only	
	# of Beds	# of Units	# of Beds	# of Units	# of Beds	# of Beds						# of Beds	# of Units	# of Beds	# of Units
Emergency Shelter	0	N/A*	256	N/A*	53	28									
Transitional Housing	40	N/A*	288	N/A*	0	20									
Permanent Supportive Housing	67	N/A*	769	N/A*	276	0									
Rapid Re-Housing	0	N/A*	222	N/A*	3	14									
Other Permanent Housing	0	N/A*	0	N/A*	0	34									
Sheltered Homeless							339	0	272	60	24**				
Unsheltered Homeless							62	1	838	34	103**				
Current Gap												(361)	N/A	(566)	N/A*

N/A* - Unit count information not available in the HIC, data is only provided based on number of beds and not units.

** Victims of Domestic Violence were included in the PIT as adult survivors. It does not account for children of adult survivors.

Additional information about this subpopulation from CORA is provided later in the narrative.

Table 3 compares supply and demand for resources for the homeless population. The homeless population is separated by household types: households with at least one adult and at least one child or minor, households with children only (minors only), households with adults only (no minors), households with at least one veteran, and households actively feeling domestic violence. Households with at least one adult and one child is a different subset from households with children only as households with children only are households comprised only of children under 18 years of age or minors. The types of housing are defined by HUD standards, divided out by emergency shelter, transitional housing, PSH, rapid re-housing and other permanent housing. Other permanent housing is defined by HUD where the provider must provide long-term housing for homeless households that is not otherwise considered PSH or rapid re-housing. Often this means permanent housing without any supportive services or permanent housing with services that do not require the tenant to have a disability to enter the project.

The current gap line compares the homeless population to the total beds in Emergency Shelter and in Transitional Housing. The HIC listed out beds that serve DV victims, but the PIT count did not include the number of DV Victims. The gap regarding DV victims is discussed later in this narrative.

- Sheltered and unsheltered persons in family households (339 & 62 respectively) were compared to the number of emergency and transitional beds that were listed in the HIC for households with children (40). The total gap is 361 beds.
- Sheltered and unsheltered persons in households with adults and no children (272 & 838 respectively) were compared to the number of emergency and transitional beds in the HIC with no designation for DV victims, veterans or households with children (256 & 288). The total gap is 566 beds.
- The number of homeless veteran persons (94) was compared to the total number of beds in the HIC for veterans (53). The current gap is 41 beds.
- The number of homeless adult survivors of DV (127) was compared to the total number of beds in the HIC for survivors of DV (48). The current gap is 79 beds. It is important to note that the 2019 PIT subpopulation report only included adult survivors of DV and not any dependents so this gap may be larger than the data presents.

The CoC completed a 2021 HIC and PIT count but did not conduct an unsheltered homelessness count due to the COVID-19 pandemic, and as allowed by HUD in order to keep volunteers and workers safe. The CoC utilized Homeless Management and Information System (HMIS) data and provider surveys to conduct the PIT count. Some items to note:

- Shelters were working at reduced capacity because of the pandemic, to account for social distancing and other public health protocols. Non-Congregate Shelters, places where individual rooms could shelter households, were used to house persons experiencing homelessness.
- The number of persons in households with adults and children living in shelter was 271, a decrease from 2019 when it was 339. These are households with at least one person over the age of 18 and at least one person under the age of 18.

- The number of households comprised of children only (minors only) increased to 2 persons from one person in 2019. Both persons were sheltered in 2021 whereas the one person in 2019 was unsheltered. These households are those with minors only, no persons 18 year or older.
- The number of persons in adult only households in shelters increased to 348 in 2021 from 272 in 2019.

According to the National Alliance to End Homelessness, Housing First is a homeless assistance approach that prioritizes providing permanent housing to people experiencing homelessness, thus ending their homelessness and serving as a platform from which they can pursue personal goals and improve their quality of life. Therefore, the gap in housing is the need for permanent housing solutions for all sheltered and unsheltered persons. Without knowing how many people in permanent housing solutions (PSH, Rapid Re-Housing or Other Permanent Housing) can “move on” to other housing subsidies or housing without assistance, City cannot make an accurate gap calculation. However, the numbers do show a demand for affordable housing for the homeless population is high.

Describe the size and demographic composition of qualifying populations within PJ's boundaries.

The most recent one-day homeless count was conducted on January 31, 2019. The CoC completed a 2021 HIC and PIT count but did not make an unsheltered homelessness count due to the COVID-19 pandemic. The numbers in Table 3 are from the point in time count in 2019, which may not demonstrate the impact of the COVID-19 pandemic on qualifying populations. Other community studies and consultations have helped provide more up to date information about the needs in the community.

Homeless

Over the last few years, there has been countywide growth in the number of households living in vehicles as demonstrated by the San Mateo County One Day Homeless Count⁴:

- January 2017 One Day Count – 218 people living in RVs and 197 people living in cars.
- January 2019 One Day Count – 494 people living in RVs and 184 people living in cars

In May 2020, the City conducted its own count of people living in RVs and counted 102 RVs parked on the street. Since that time, the City has launched an RV Safe Parking Program and regularly monitors the number of RVs within the City.

Further, the City, in collaboration with local homeless service providers, conducted a homeless count of encampments only on April 30, 2021. 101 unsheltered homeless individuals were counted.

Households Fleeing Domestic Violence

Redwood City consulted with CORA, San Mateo County's only agency dedicated to serving households affected by intimate partner abuse. Information about households and individuals who are fleeing domestic violence situations are confidential, and case management and other data related to these households are not tracked within the San Mateo CoC Homelessness Information Management System (HMIS). Because of this separation of information, CORA is the only agency that can provide data about victims of domestic violence. The next few tables and figures come from the data collected by CORA. Table 4 includes two different types of households, those requesting services and those served by CORA.

- Households served include incoming households served through either hoteling, a safe house, supportive housing programs (which provide subsidies and/or assistance for finding permanent housing), or any combination thereof.
- Households needing services include households served (as defined above), households who were still on a waitlist after a month due to capacity issues, and/or households who were referred out due to capacity issues or because they were not a good fit for any of CORA's existing housing programs.

The County of San Mateo utilizes a Coordinated Entry System (CES) as a front door for all individuals or households experiencing homelessness to connect to housing and supportive

⁴ Source: 2019 San Mateo County One Day Homeless Count and Survey, published June 2019

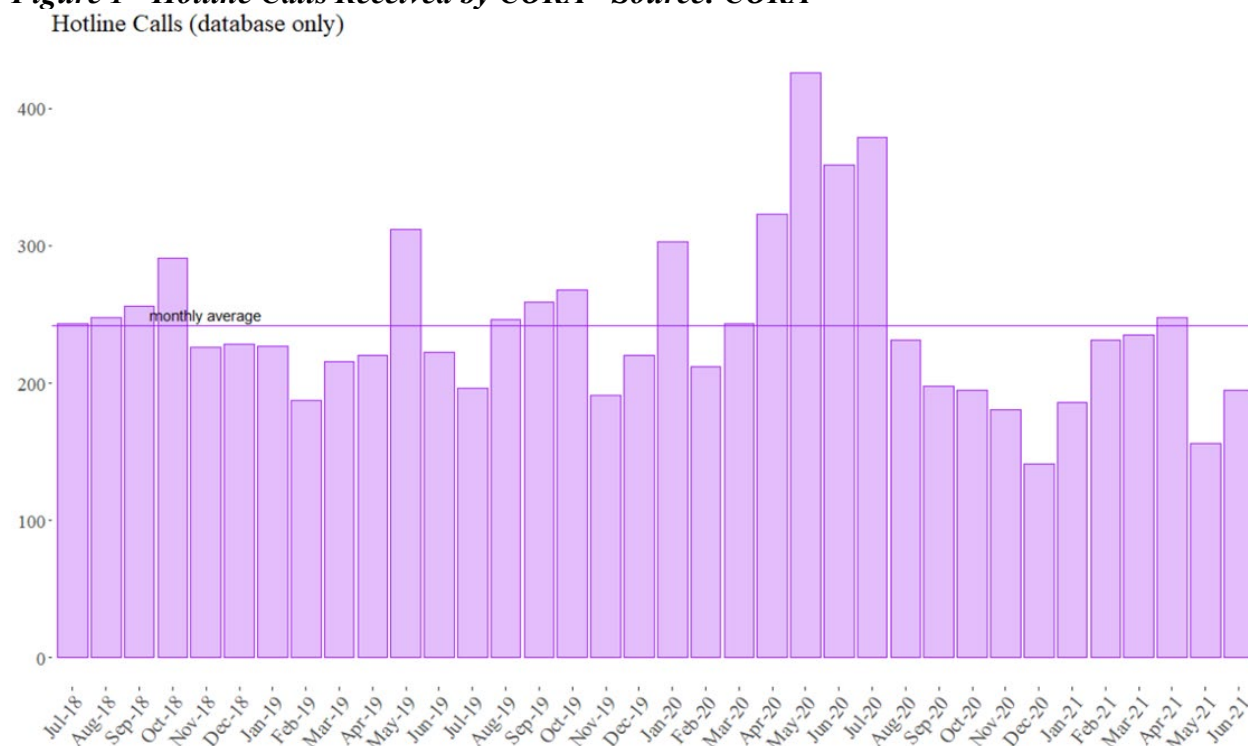
services. However, like HMIS, victims of domestic violence can contact any provider within the CES system or CORA directly to access housing and supportive services. Table 4 shows the number of households requesting services and served, that also were referred through CES and contacted CORA directly.

Table 4 - Domestic Violence Victims Accessing Services at CORA by Year – Source: CORA

	FY 2019: incoming households needing services	FY 2019: incoming households served	FY 2020: incoming households needing services	FY 2020: incoming households served	FY 2021 (through 6/30/21): incoming households needing services	FY 2021 (through 6/30/21): incoming households served
San Mateo County - Recorded in Coordinated Entry System (CES) and outside CES	190	96	162	106	145	90
Redwood City Only – Recorded in Coordinated Entry System (CES) and outside CES	13	8	14	11	15	7

CORA began a new data collection protocol during the COVID-19 pandemic. Changes in data collection makes it difficult to evaluate the need year over year. There is a concern on behalf of CORA that the data year over year may not reflect the increase in demand for services staff know has happened because of the COVID pandemic. For example, the CORA hotline saw a 46% increase in calls from January to March 2020 to April to June 2020. CORA noticed this increase in calls beginning in March 2020 coincided with time of the stay at home order (see Figure 1). However, the number of incoming households needing services and those served did not increase at the same rate as calls on the hotline.

Figure 1 - Hotline Calls Received by CORA - Source: CORA



Taking into consideration repeat admissions (households that left one month of the quarter and returned during another month in that quarter, or later that same month) shows that the months following the stay-at-home order may have been some of CORA's busiest months throughout the entirety of the program in terms of intakes. However, this increase may be because the households served by CORA had a more challenging time finding apartments or other places to stay during the 2020 stay-at-home order. Without anyone moving out of their apartments, either voluntarily or involuntarily, households may not have been able to find safe housing after fleeing a domestic violence situation.

Households at Risk of Homelessness & Housing Instability

Federal Poverty Levels (FPL)⁵ are used by many assistance programs, including some states' Medicaid programs, to set financial eligibility criteria. Often programs limit participant's income to 100% of the FPL, or some percentage of the FPL, such as 138% or 200%. The federal poverty level changes by household size. For a single person household, the FPL is set at \$12,880 per year. For a household of four, the FPL is set at \$26,500. In Redwood City, there are 7,647 households (9.1 percent) at or below the poverty level, 4,374 households (5.2 percent) that earn less than 150% of the poverty level, and 7,029 (8.3 percent) that earn less than 200% of poverty level.⁶ Families with children at or below the poverty level constitute 3.5 percent (1,085

⁵ Definitions for Poverty Guidelines from the Office of the Assistant Secretary for Planning and Evaluation under the US Department of Health and Human Services.

⁶ Source: 2015-2019 American Community Survey

families) of all families in the City and represent 14.1 percent of all households at or below the poverty level.⁷ In addition, there are 4,788 households (15.5 percent) in Redwood City have at least one person has a disability and 1,421 households (4.6 percent) that receive food stamps/Supplemental Nutrition Assistance Program (SNAP).⁸

The ACS calculates poverty levels for households as well as individuals within a household. To examine possible racial inequity, the poverty rate is compared by individual, not households, as some households may have different persons of different races within the same household. The poverty rate for individuals in Redwood City is 9.0 percent, which is similar to the household poverty rate of 9.1 percent. However, the individual poverty rate drops to 7.9 percent for white individuals and increases to 23.7 percent for African American individuals and 14.7 percent for Latinx individuals, demonstrating the poverty rate for people of color is higher than their white peers.

Veteran Households

There are 230 veterans living below the poverty line out of 2,601 veterans total, for an 8.8 percent poverty rate. Of the 230 veterans living below poverty, 24 (10.0 percent) have some sort of a disability.

Some key takeaways from this analysis include:

- While Redwood City has 1,115 units affordable to extremely low-income households, the City is home to 3,245 households who are extremely low income.
- The 2014-2018 CHAS showed 2,655 extremely low income households have a severe housing cost burden and are at risk of homelessness.
- 901 persons were experiencing unsheltered homelessness in San Mateo County on a single date in 2019.
- Household calls to the domestic violence hotline increased because of the pandemic, yet the services the community was able to provide remained level.
- 7,647 households live under the federal poverty level.

Describe the unmet housing and services needs of qualifying populations, including but not limited to:

- **Sheltered and unsheltered homeless populations;**
- **Those currently housed populations at risk of homelessness;**
- **Other families requiring services or housing assistance or to prevent homelessness;**
- **Those at greatest risk of housing instability or in unstable housing situations.**

Sheltered and Unsheltered Homeless Populations

As of November 5, 2021, there were 206 Redwood City homeless households in the County's CES that were awaiting assignment to permanent housing. Of these, 33 households (16 percent) were families with children, four households (two percent) were veteran households, and 173

⁷ Source: 2015-2019 American Community Survey

⁸ Source: 2015-2019 American Community Survey

households (84 percent) were adult-only households. County-wide, the number of households in the CES awaiting assignment totaled 682.

Those currently housed populations at risk of homelessness

The 2014-2018 CHAS data listed Redwood City as having 3,245 renter households with incomes at or below 30% AMI. Renters with extremely low income represent 21.7% of all renters in Redwood City.

Other families requiring services or housing assistance or to prevent homelessness:

The Fair Oaks Community Center (FOCC) administers a rent and deposit assistance program in Redwood City. The data reported from the FOCC are annual numbers for the fiscal year, July 1-June 30. In FY 2018-2019, the FOCC served 127 households with rent assistance. That number climbed to 821 households in FY2019-2020, a 546% increase, due to the COVID-19 pandemic. The FOCC assisted 596 households in FY 2020-2021, a slight decrease, but still a 369% increase over the pre-pandemic numbers. This decrease is attributed to the implementation of the State's COVID-19 rent relief program in FY 2020-2021. The State program pays for past due and/or future rent. Information on the State's website can be broken down by county and city. Of the 1,377 applications received by the State from Redwood City, 545 households were served, providing a total of \$6,603,465 of rent relief. Of those households served, 79.82% were extremely low-income households, earning 30% and below AMI. The average assistance per household was \$12,116⁹.

The FOCC also offers homelessness prevention and diversion services. In FY 2020-2021, the FOCC served 666 households, including 136 families with children. The FOCC estimates it will serve 750 households, with a quarter of those being families with children, for the 2021-2022 year based on current levels of service.

Those at greatest risk of housing instability or in unstable housing situations

The 2014-2018 CHAS data, listed Redwood City as having 3,245 renter households with incomes at or below 30% AMI. Of those, 2,655 households considered to have a severe housing cost burden. Households earning less than 30% AMI make up 66% of all severely cost burdened households in Redwood City (3,990 total severely cost burdened households).

Identify and consider the current resources available to assist qualifying populations, including congregate and non-congregate shelter units, supportive services, TBRA, and affordable and permanent supportive rental housing.

The County's public housing assets are limited, with only 30 public housing units being administered, none of which are dedicated for homeless households. However, the San Mateo County Housing Authority does administer 4,941 housing choice vouchers and 130 units under the Section 8 Moderate Rehabilitation Program, which is designated for homeless households. Nevertheless, the lack of a fixed address creates problems with administering a waiting list and homeless applicants often get removed because they do not respond to inquiries or notifications.

⁹ Data from the State of California Dashboard updated on 1/4/22.

The public housing authority currently has a waiting list of 1,188 households for both public housing units and housing choice vouchers, combined.

There are 2,791 affordable rental units within City limits. Of those units, 265 are affordable to households earning incomes less than 30% AMI.

Identify any gaps within the current shelter and housing inventory as well as the service delivery system.

Since homeless households are directed to suitable assets regardless of where they are in the County, focusing only on Redwood City's statistics gives a misleading impression of the community's overall need. Table 3 lists the number of homeless individuals during the 2019 PIT count and the number of beds available in the 2019 HIC. In the county, the community is short by 361 family beds and 566 individual/adult only beds in its shelters and transitional housing. However, following best practices and housing first models, the San Mateo CoC has prioritized permanent housing solutions for households experiencing homelessness. For example, the 2021 Notice of Funding Opportunity (NOFO) competition listing include permanent housing solutions and only one transitional housing program.

Emergency financial assistance for homelessness prevention is offered to households that request it for the purpose of housing stability through the Core Service Agencies. Currently, COVID-19 response funds are enabling us to serve households that experience COVID-19-related hardships and consequentially, rental or utility arrears. Prior to COVID-19, criteria were that households identify (via budget) that they are able stabilize their financial situation with one-time financial assistance. There is also a significant amount of legal assistance available for people at risk of eviction.

Any household presenting at a Core Service Agency or identified by homeless outreach teams who serve unsheltered people throughout the county as experiencing homelessness (including imminent homelessness) is referred to CES Diversion for housing problem solving. Housing problem solving may include collaborating with the client to identify housing options through their social networks, tenant-landlord mediation, and/or one-time financial assistance. Households unable to identify alternate housing resources (i.e. diverted from homelessness) are referred to shelter and other homeless services.

Some other programs and spending plans include:

- \$1.1M in County sales tax (Measure K) funds and \$730K in state (Homeless Housing, Assistance and Prevention (HHAP) and Housing and Disability Advocacy Program (HDAP)) funding for Rapid Rehousing (RRH). These RRH funds serve adults, families, and transition-age youth.
- HSA utilizes \$1.2M in Measure K funds to provide a Housing Locator and Case Management program, which provides supportive services to voucher holders (including PSF and other housing vouchers targeting households experiencing homelessness) during

housing search and following move-in. This dovetails with some CoC funding for PSH households.

- The CoC has about \$400K in state Project Roomkey funding targeted at providing RRH and enhanced supportive services for households who reside or have resided in the Project Roomkey-funded non-congregate shelter programs.
- The City was awarded \$347,719 in Permanent Local Housing Allocation (PLHA) Program from the State in Fiscal Year 2019-2020 to help increase the local housing stock, as well as provide supportive services to prevent or address homelessness. The City used this funding to fund a rapid rehousing program targeted to homeless residents living in recreational vehicles, who are participating in the City's Temporary RV Safe Parking Program.
- The City allocated \$1,700,000 for the City's Temporary RV Safe Parking Program, launched in October 2020, to assist RV residents in transitioning to permanent housing. The City allocated \$150,000 Healthy Streets Initiative (Dec. 2019)
- The City allocated \$907,000 for the Downtown Streets Team, a program that provides a pathway for homeless individuals to gain employment and permanent housing while keeping City streets clean and beautiful.
- The City allocated \$800,000 for the Homelessness Initiatives, allocated in February 2021 to address homelessness.

Identify the characteristics of housing associated with instability and an increased risk of homelessness if the PJ will include such conditions in its definition of “other populations” as established in the HOME ARP notice.

Based on Federal and State definitions, affordable housing means only 30% of a household's monthly income should go to housing related expenses. Rent burden is defined as spending more than 30 percent of household income on rent. When the share of income spent on housing exceeds that threshold, it affects a community member's ability to buy food and support other essentials like healthcare; this is true for whether one rents or owns a home. Accordingly, higher rent burdens (as a percentage of income) are associated with greater risk of eviction.¹⁰ Housing cost burden can therefore be viewed as a strong contributor to homelessness. Combined with the regular ranking of the San Francisco metropolitan area as one of the least affordable rental markets in the country,¹¹ housing affordability needs to be a primary focus for addressing homelessness in Redwood City.

Redwood City recently adopted a local live/work policy that requires developers to provide a local preference for affordable rental and ownership housing units that are required to be produced under the City's Affordable Housing Ordinance to income-eligible households who are (i) displaced by activity by the City, (ii) current and former City residents, and/or (iii) persons currently employed in the City or that have been offered employment in the City. In July 2021,

¹⁰ Source: New York Times, As Rents Rise, So Do Pressures on People At-Risk of Eviction. <https://www.nytimes.com/2021/10/18/us/eviction-rising-rent-cost.html>).

¹¹ Source: Forbes Magazine, The Most and Least Affordable Areas. <https://www.forbes.com/sites/axiometrics/2016/01/20/the-most-and-least-affordable-metros-for-apartments/?sh=751409f513c5>)

the City published a Live/Work Policy analysis to support this preference¹². The report presents data and analysis that demonstrates the need for the City's proposed live/work policy and analyzes whether this policy would result in a disparate impact to protected classes. This report primarily used 5-year sample data for the years 2010 to 2019 because 2019 is the most recent year of ACS data that is available for the City and County.

Some of the key findings of the report include:

- Displacement pressures have increased over the last decade for lower income households in Redwood City given the combination of the rapid increase in housing prices and rents since 2010 and the lack of production or limited housing stock available to lower income households.
- From 2010-2019, two-bedroom rents increased by 38% in Redwood City.
- A household with one lower-wage worker earning \$40,000 or less would be considered very low income and would not be able to afford a typical market rate apartment in the City.
- The report found that 72% of extremely low income renter households were experiencing a severe housing cost burden in 2017.
- Over 12,000 households were paying more than 30% of their income on rent, of which about 5,400 households were paying more than 50% of their income on rent in 2019.
- While student enrollment at public schools in Redwood City has been declining, the number of homeless students within the Redwood City School District has significantly increased over the past six years (347% increase).

Only 8.6 percent of the City's total housing stock (9.7 percent of the rental stock) has been built since 2000, compared to 20.4 percent nationally. By contrast, 26 percent of existing rental housing was built from 1940 to 1960, 34 percent was built between 1960 and 1980, and 24 percent between 1980 and 2000.¹³

Identify priority needs for qualifying populations.

With the help of the Stanford University John W. Gardner Center, the City conducted an assessment survey of basic daily living needs in 2020 and 2021. It is important to note the study did not indicate the specific income levels of respondents. The purpose of the assessment was to determine the lasting effects of the COVID-19 pandemic. The sampling took place in Fall 2020 and Spring 2021, representing 3,555 and 1,640 people respectively. Some of the key takeaways include:

- The percentage of Redwood City residents with unmet housing, food, and employment needs has increased since the pandemic began.
- Housing insecurity has increased far more than other unmet needs. It is the top need among basic daily needs and is worsening.

¹² Appendix D of the Live Work Analysis can be found at <https://meetings.redwoodcity.org/AgendaOnline/Documents/ViewDocument/ATTACHMENT%20D%20%E2%80%93%20LIVE-WORK%20POLICY%20ANALYSIS%20BY%20SEIFEL%20CONSULTING.pdf?meetingId=2250&documentType=Agenda&itemId=5223&publishId=9209&isSection=false>

¹³ Source: 2015-2019 American Community Survey

- Housing insecurity is highest for parents and Spanish language respondents.
- A large minority of renters are vulnerable to the eviction moratorium expiration.
- Renter utility shut-off notices doubled over the time of the survey.

Extremely low-income renter households are disproportionately burdened by housing costs. CHAS (2014-2018) data indicate that 86 percent of households making below 30% AMI pay more than 50 percent of their income on housing, the cutoff for severe housing cost burden. Of all renter households making below 80% AMI, 75 percent pay more than 30 percent of their income on housing (the cutoff for “cost burden”), and 46 percent are severely cost burdened (households paying more than 50% of their income on housing).

High housing costs have induced larger household sizes, often resulting in overcrowding. The average household size increased from 2.62 persons per household in the 2000 Census to 2.78 persons per household in the 2015-2019 ACS estimates, possibly necessitating larger unit sizes for households.¹⁴ Of renter households making below 30% AMI, 24 percent are overcrowded (more than 1 person per room), including 15 percent that are severely overcrowded (more than 1.5 persons per room). For all renter households making below 80% AMI, 16 percent are overcrowded. These findings are echoed in other affordable housing and community development plans in the region. For example, the City developed a five-year strategic plan, called the 2018-2022 Consolidated Plan. The 2018-2022 Redwood City Consolidated Plan on page 35 states that “High housing costs in Redwood City, and the Bay Area at large, not only place a severe housing cost burden on households but can also create a situation that leads to overcrowding as families double up to pay higher rents and mortgages.”

Explain how the level of need and gaps in its shelter and housing inventory and service delivery systems based on the data presented in the plan were determined.

The City obtained the information on the homeless population and the housing inventory serving the homeless through the San Mateo County CoC and its Homelessness Data Exchange (HDX) reports. The reports came from information obtained in the annual point in time counts and housing inventory counts conducted in 2019 and 2021.

Income and housing statistics were garnered from various sources, including 2014-2018 ACS and decennial Census data (2010 and 2020) from the U.S. Bureau of the Census.

Some data were compiled by ESRI through its Community Analyst Online tool.

Special tabulations of Census and ACS data from HUD for the purposes of [2014 -2018 Consolidated Planning and CHAS](#) provided cross-tabulations of income, housing affordability, age, and other characteristics.

¹⁴ Source: 2015-2019 American Community Survey

HOME – ARP Activities

Describe the method for soliciting applications for funding and/or selecting developers, service providers, subrecipients and/or contractors and whether the PJ will administer eligible funds directly.

During the consultation process, the City identified a hotel acquisition and conversion to permanent affordable supportive housing project (Comfort Inn at 1818 El Camino Real), led by the County of San Mateo that would fit the eligibility criteria for HOME-ARP. The project selected will address the need for long-term affordable rental housing for people and families experiencing homelessness and those at-risk of homelessness and housing instability, which has been a need in the community even prior to the COVID-19 pandemic. The City plans to utilize its HOME-ARP funds to support the rehabilitation costs of converting hotel units into permanent affordable housing units. Redwood City will administer 100% of the HOME-ARP funding and the County of San Mateo will be the recipient of the funds. Of the total award, 15% will be used to cover administrative costs incurred by the City and 85% of the award will go towards renovation costs of the Comfort Inn conversion. The City also plans to allocate \$329,278 in regular HOME funds to this project.

On September 9, 2021, the County released a Request for Qualifications (RFQ) for Qualified Development Partners to operate to be determined permanent housing projects. The County received a total of six responses or statements of qualifications. The County utilized a selection committee to evaluate the submitted statements of qualifications, interview applicants and make recommendations. City staff participated in the selection committee, along with staff from the County's Housing and Human Services Departments. The County established a short list of qualified operators. In January 2022, the County requested proposals for the Comfort Inn Project from the established short list of qualified operators and evaluated those proposals to select the program operator. The County ultimately selected Alta Housing as the project operator.

The County was awarded State Homekey funding in February 2022 for the project to cover a portion of the acquisition, rehabilitation and ongoing operating costs. Homekey is an opportunity for state, regional, and local public entities to develop a broad range of affordable housing types, including hotels, single-family homes and multifamily apartments, adult residential facilities, and manufactured housing, and to convert commercial properties and other existing buildings to permanent or interim housing for the target population identified in the next section. The HOME-ARP funded portion of the project will serve as a piece of a larger project to create affordable housing in Redwood City. By leveraging the State and County funds, the City has been able to maximize the impact of the HOME-ARP funds and expedite their use to benefit homeless individuals and households/families and those at-risk of homelessness and housing instability with PSH.

If any portion of the PJs HOME-ARP administrative funds were provided to a subrecipient or contractor paid to HUD's acceptance of the HOME-ARP allocation plan because the subrecipient or contractor is responsible for the administration of the PJ's entire HOME-ARP grant, identify the subrecipient or contractor and describe its role and responsibilities in administering all of the PJ's HOME-ARP program.

Redwood City will administer 100% of the HOME-ARP and HOME funding, with the County of San Mateo as the recipient of the funds.

Use of HOME-ARP Funding

	Funding Amount	Percent of the Grant	Statutory Limit
<i>Supportive Services</i>	\$0	0%	N/A
<i>Acquisition and Development of Non-Congregate Shelters</i>	\$0	0%	N/A
<i>Tenant Based Rental Assistance (TBRA)</i>	\$0	0%	N/A
<i>Development of Affordable Rental Housing</i>	\$1,015,214	85%	N/A
<i>Non-Profit Operating</i>	\$0	0%	5%
<i>Non-Profit Capacity Building</i>	\$0	0%	5%
<i>Administration and Planning</i>	\$179,155	15%	15%
<i>Total HOME ARP Allocation</i>	\$1,194,369	100%	

Additional narrative, if applicable.

The Comfort Inn & Suites is a 51-room hotel located at 1818 El Camino Real in Redwood City, California. The hotel was built in 1991. In general, the property is constructed of quality materials and appears to be in good condition commensurate with its age, and well maintained with some exceptions. The building was most recently renovated in 2016. The project will be owned and overseen by the County of San Mateo, Department of Housing. The County is in process of selecting an organization to manage the property and provide services, as discussed previously.

The renovation will make the building more accessible to individuals with disabilities by bringing the building to current Americans with Disabilities Act of 1990 (ADA) standards, creating 6 ADA adaptable units and 3 ADA compliant units and adding one extra ADA accessible parking space. The project scope of work will encompass exterior and interior renovations, including adding 51 kitchens to create 51 studio units. Renovation is expected to begin in Spring 2022 and completion is targeted for Fall 2022. The leasing process is targeted to begin in Fall 2022.

The project will be a low barrier, permanent housing program to ensure that those with the highest needs and challenges with accessing housing are able to access the units. San Mateo County will coordinate with an existing strong network of outreach programs to ensure that eligible clients will be moved into the subject property in an efficient manner. While housed at the Project, residents will have the option to receive comprehensive on-site case management and deposit assistance.

Describe how the characteristics of the shelter and housing inventory, service delivery system, and the needs identified in the gap analysis provide a rationale for the plan to fund eligible activities.

As noted above, the primary characteristic of the local shelter and housing inventory is a supply issue, with a severe shortage of affordable units being evident, along with associated characteristics of overcrowding and high incidence of cost burden among renter households. Using HOME-ARP funds to increase the number of affordable units for extremely low income households is a straightforward response to this problem. The project will reduce the 2,130-unit gap for rental units affordable to households making less than 30% AMI (See Table 1 for more information).

HOME-ARP Production Housing Goals

Estimate the number of affordable rental housing units for qualifying populations that the PJ will produce or support with its HOME-ARP allocation.

The Project will create 51 more units of affordable rental housing. The project will also add six ADA adaptable units and three ADA compliant units to the City's housing stock. At a minimum, the City plans for three (3) of the units to be HOME assisted, and seven (7) of the units to be HOME-ARP assisted for a total of ten (10) assisted units. All ten units will assist residents from Redwood City.

Describe the specific affordable rental housing production goal that the PJ hopes to achieve and describe how it will address the PJ's priority need.

The City's 2018-2022 Consolidated Plan evaluated data from prior to the pandemic and outlined strategies to address the affordable housing and supportive service needs in the community. This document also outlined strategies to address homelessness. One of the priorities outlined in the 2018-2022 Consolidated Plan was to create affordable housing and the preservation of existing affordable housing, including special needs housing. The City set a goal to construct 100 affordable rental housing units utilizing federal resources in the plan. Through FY 20-21, the City has accomplished 58% of its affordable rental housing goal. Despite this achievement, the consultation with stakeholders stated that affordable rental housing is an ongoing need in the community. The project will continue to meet the ongoing affordable rental housing need.

To keep the rent affordable to households making less than 30% AMI, households will not be charged more than 30% of their household income.

Preferences

Identify whether a PJ intends to give a preference to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project.

All Qualifying Populations will be eligible for the Comfort Inn Project however the project will give preference to persons and households (including families) experiencing homelessness in Redwood City, who meet the HUD definition of homeless (as defined in 24 CFR 91.5). The County and the City will partner to identify homeless individuals and households/families within Redwood City who may qualify and choose to live in this type of housing.

If the project is unable to identify a sufficient number of Redwood City homeless individuals or households/families (as defined in 24 CFR 91.5), who qualify and choose to live in the project, the other Qualifying Populations listed below will receive equal access to the units:

- At risk of Homelessness
- Individual or families who are fleeing, or is attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking
- Other Families Requiring Services or Housing Assistance to Prevent Homelessness
- At Greatest Risk of Housing Instability

Veterans and Families that include a Veteran Family Member that meet the criteria for one of the qualifying populations will be eligible for the project.

The Comfort Inn Project will use a combination of the County's CES and other referral methods, as needed, to meet the referral requirements established in Section IV.C.2. of CPD Notice 21-10 and ensure all HOME-ARP qualifying populations can be referred to the project. The City, in consultation with the County, will establish policies and procedures for applying the established preference and method of referral.

The City will comply with all applicable fair housing, civil rights, and nondiscrimination requirements, including but not limited to those requirements listed in 24 CFR 5.105(a) when applying the established preference for homeless individuals and households/families through its referral methods.

If a preference was identified, explain how the use of a preference or the method of prioritization will address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or category of qualifying population, consistent with the PJ's needs assessment and gap analysis.

The Comfort Inn will give a preference to persons and households/families experiencing homelessness, who meet the HUD definition of homeless (as defined in 24 CFR 91.5). Those individuals and households/families are those who lack a fixed, regular and adequate intime residence, those who will imminently lose their primary residence with 14 days and have not identified a subsequent residence, or unaccompanied youth who are homeless under section 387 of the Runaway and Homeless Youth Act. The needs analysis identified over 360 family beds and 560 individual beds are needed to house the homeless population in the County. The

Comfort Inn project will create 51 permanent affordable, supportive housing units to address this gap.

If a preference was identified, describe how the PJ will use HOME-ARP funds to address the unmet needs or gaps in benefits and services of the other qualifying populations that are not included in the preference.

The City currently has the following programs in place to address the unmet needs or gaps in benefits and services of the other qualifying populations.

- The San Mateo County Continuum of Care (CoC) is a collaboration of stakeholders promoting a community-wide commitment to end homelessness. The CoC coordinates with other countywide planning entities such as the Community Action Agency to meet the needs of homeless individual and families. The CoC also undertakes a wide range of efforts, including an annual grant competition to secure approximately \$14 million in funding, to meet the needs of homeless persons and those at risk of homelessness.
- The City funds the CORA Safe House (Emergency Shelter) Program and the Bay Area Legal Aid has a Domestic Violence Legal Safety Net Project with CDBG dollars. BayLegal's Domestic Violence Legal Safety Net project provides free, multi-lingual legal help to low-income survivors of domestic violence and sexual assault, to help them escape the abuse and establish long-term safety and stability for themselves and their children. CORA's Safe House provides victims and survivors of domestic violence and their children with safe and confidential emergency shelter services.
- The City is in the process of finalizing its Anti-Displacement Strategy that seeks to prevent and mitigate the impacts of displacement by refining and improving the City's tenant protection policies and preserving the City's unsubsidized affordable housing stock and mobile home units.
- The City is making great effort to increase the number of affordable units within the City by providing funding to affordable housing projects and continuing to implement its Affordable Housing Ordinance and impact fee. The Affordable Housing Ordinance requires all residential development to provide 15-20% of the total units as affordable units for very-low to moderate income households or pay a fee in-lieu of providing affordable units. The affordable housing impact fee is applicable to non-residential development and smaller residential projects (5-19 units) to help mitigate the development's impact on the need for affordable housing. The City currently has over 1,200 affordable housing units either recently constructed, under construction or proposed.
- The City's core service center at the Fair Oaks Community Center (FOCC) is a multi-service facility offering a variety of services to the broader Redwood City community. Services are offered by a combination of City staff and representatives from public and private nonprofit agencies. The FOCC provides referrals for diversion services or shelter

and other homeless services. The FOCC also provides the following services: food programs, housing assistance, and deposit and rental assistance. Community workers are available to talk with persons needing help deciding what services they need, and provide information and referrals to a variety of other programs. The site is part of the core network of community service agencies of San Mateo County and administers the Critical Family Needs Housing Assistance Fund for the Redwood City-North Fair Oaks area.

- The City established a COVID-19 Emergency Assistance Program in PY2019-2020 for families and individuals impacted by COVID-19. The program is managed by the FOCC and is intended to help households who have experienced a loss of income due to COVID-19 and have no other alternative sources of income, such as paid leave or unemployment insurance.
- In addition to the basic safety net services provided at the FOCC, the City funds a program that provides housing referrals/matching. HIP Housing's Home Sharing Program interviews and screens clients for housing, provides housemate referrals, alternative housing, and community resources to clients with the potential of matching persons in affordable home sharing arrangements.
- To reduce the number of unsheltered families, the CoC has developed a RRH program for homeless families and the HSA has provided funding for a motel voucher program to assist families with children that are waiting to access shelter.
- The San Mateo County Veterans Commission promotes programs and policies that address the unmet needs of veterans in San Mateo County.

HOME-ARP Refinancing Guidelines

Establish a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing to demonstrate that rehabilitation of HOME-ARP rental housing is the primary eligible activity.

The City will not be refinancing any project with its HOME-ARP funds. After utilizing the maximum allowed funds for administration, the remaining HOME-ARP funds will be used for renovation costs of the affordable rental housing project. Therefore, the City is not establishing any refinancing guidelines. The remainder of this section is not applicable.

Require a review of management practices to demonstrate that disinvestment in the property has not occurred; that the long term needs of the project can be met; and that the feasibility of serving qualified populations for the minimum compliance period can be demonstrated.

Not applicable.

State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.

Not applicable.

Specify the required compliance period, whether it is the minimum 15 years or longer.

Not applicable.

State that the HOME-ARP funds cannot be used to refinance multifamily loans made or issued by any federal program, including CDBG.

Not applicable.

Other requirements in the PJ's guidelines, if applicable.

Not applicable.

Appendix A

Notes from Virtual Zoom Meeting

10/21/21

HOME ARP Consultation Meeting
10-21-21
Notes

Attendees

Khalia Parish, HSA Center on Homelessness – CoC lead agency
Jeannie Leahy, LifeMoves, Director of Grants & Contracts
Cindy Chan, Housing Authority
Georgia Peterson- Mental Health Association of San Mateo County
Dylan Sweeney, San Mateo County Department of Housing
Melissa Platte -Mental Health Association of San Mateo County
Lenelle Suliguin and Betsy Zobell, City of Daly City
Nicky Vu, City of San Mateo
Alin Lancaster and Sharon Cohen, City of Redwood City
Heather Ruiz, City of South San Francisco
Jacob Stone, LifeMoves
Lynn Schuette, CORA
Anje Mendoza, Samaritan House
achel Acerberos, Housing Accessibility Coordinator; Alex Madrid, Housing and Peer Support Coordinator; Paul Cruz, Program Manager - CID
Esmail Rahimian, Director of Strategic Initiatives, Project Sentinel

Meeting Presentation

1. Nicky Vu completed an overview of the ARP – qualifying populations, eligible activities, funding commitment and deadlines
2. Sharon Cohen completed an overview of the HOME ARP Allocation Plan

Discussion – lead by Alin Lancaster

What are the priority needs of the qualifying populations?

1. There is need in all of the groups – qualifying populations
2. Approx. 2000 individuals experiencing homelessness at any given point
3. Have people who are experiencing homelessness, got temporary assistance (RRH) and are at risk of homelessness when that ends
4. Priority is safety for these individuals
5. The safety and privacy of the NCS is preferable to the congregate shelter in Redwood City
6. Can provide key services such as health and wrap around services need added supportive services
7. Safety of NCS is key along with wrap around services – especially mental health
8. No single qualified population stands out from another
9. Need access to more on-demand services, need wrap around services
10. Treatment now is the greatest need – people are not getting services needed as quick

11. Need more housing for vouchers – or more affordable housing so the voucher/rent is not so much and can help more people
12. Permanent housing, childcare to enable people to go back to work, ongoing education and job training
13. People at risk of homelessness or housing instability have great needs – need services to prevent homelessness – keeping people housed – need rent assistance to cover the rent unpaid from COVID and education about those programs
14. People with disabilities – affordable housing that is accessible
15. Older adults – need affordable housing – lots of inconsistency with age and income requirements on senior housing
16. Need for more permanent supportive housing for elderly, fragile health, mental health barriers – lots of people are waiting for housing or assisted living because there is

Where are the gaps in housing, shelter, homeless services and/or homelessness prevention?

1. We have a lot of resources, but need for recently homeless and have short term assistance and need more assistance beyond to prevent homelessness (Khalia indicated they have numbers on this)
2. NCS – operation of the shelter
3. Have a lot of short-term assistance that is meeting the need of homelessness prevention, but concerned when that runs out (Khalia indicated they have numbers on this)
4. Affordable housing for those on fixed income, especially those who are older or have income tied to government assistance
5. Longer term funding for rental subsidy
6. To have a thorough staffing structure, need more funding for direct services staff (what is current ratio for staff to clients?)
7. Available rental units, funding sources for homeless prevention – for those on subleases or don't have leases, for couch surfers who are helping with rent (need flexible funding)
8. Older adults – have disabilities and as they age, creates additional barriers in housing – need modified housing that is affordable
9. Young adult population is who is unstably housed, need housing prevention, homeless – rarely meet the criteria for many programs or CES because of their age or not chronic users of services.
10. Sex offenders population have very few options – forcing many into homelessness – all get the same “badge” even though they don't have the same offenses
11. Mental illness and adult children – many living with aging parents and become homeless when parents are no longer around
12. County is lacking assisted living for people who are elderly or disabled – rather than them living independently in a public housing unit – dangerous for them without next of kin or caregiver to help them
13. Need for mental health beds – need paid professionals to help people in the shelter to navigate their challenges
14. Spots for people in housing for immigrants – problem for immigrants who were brought here by the people who did the harm (abuser)

15. Shelter space – especially in the north county
16. Need lack subsidy as rents are too high, not enough housing choice vouchers
17. Local jurisdictions need to require landlords to inform tenants of resources available to them
18. Assisted living and accessible housing
19. There is a portion of population that can live independently, but select assisted living because they sometimes need assistance
20. We have an overload of the system (case managers)
21. Community education – consumers come to them not knowing the resources available to them

Are there existing activities with funding gaps? If not, what types of activities would they prioritize?

1. Need to follow up with CoC lead on the list of projects with gaps.
2. Permanent housing opportunities, TBRA and project based assistance, supportive services
3. Supportive services for persons who may have exited the program to continue to stabilize as persons exit to permanent housing
4. Supportive services and capacity building assistance
5. Outreach case management/supportive services
6. Supportive services for housing stability – diversion or homelessness prevention-representative payee services for those who cannot manage their finances
7. Supportive services to help with cooking and cleaning for those who could live independently otherwise
8. Flex funds – to remove barriers to housing
9. Low income housing options – we only have wait lists, not units available
10. Hotel purchases to do low cost housing options with mainstream providers
11. Need services to go along with housing choice vouchers
12. Rental assistance over a longer term
13. Need for more shelter
14. Overloaded system – services need for nonprofits to reduce the burden on case managers
15. Need to make homes accessible

Is there anything else you want to share about unmet needs?

1. No comments for this question. Was at end of the meeting.

Appendix B

Public Notice for Allocation Plan Comment Period and Public Comments

**AFFIDAVIT OF PUBLICATION
SAN MATEO DAILY JOURNAL**

**STATE OF CALIFORNIA
County of San Mateo**

The undersigned declares: That at all times hereinafter mentioned, affiant was a permanent resident of the United States, over the age of eighteen years old, and was at and during all said times. The Office Manager of the San Mateo Daily Journal, a newspaper published daily in the County of San Mateo, State of California. The notice mentioned was set in type no smaller than nonpareil and was preceded with words printed in black face type not smaller than size 6, describing and expressing in general terms, the purpose and character of the notice intended to be given; that the

PUBLIC NOTICE

Of which the annexed is a printed copy was published and printed in said newspaper on 14th Day of January 2022.

I declare under penalty of perjury that the foregoing is true and correct.



JP Uganiza

Dated at San Mateo, California,
This 14th Day of January 2022.



CITY OF REDWOOD CITY
NOTICE OF PUBLIC HEARING AND INVITATION FOR PUBLIC COMMENT
HOME INVESTMENT PARTNERSHIPS-AMERICAN RESCUE PLAN ALLOCATION PLAN

The American Rescue Plan (ARP) was passed on March 11, 2021 in an effort to reduce homelessness and increase housing stability across the country as a response to the Coronavirus (COVID-19). The ARP included an allocation of \$1,194,369 in HOME Investment Partnerships American Rescue Plan Program (HOME-ARP) funds to the City of Redwood City (City). The City will receive the HOME-ARP allocation from the US Department of Housing and Urban Development (HUD). The City must prepare a HOME-ARP Allocation Plan (the Plan) that is approved by HUD in order to receive the funds.

The Plan is available for public review on the City's website at: www.redwoodcity.org/cdbg-home or a hard copy may be provided by calling 650-780-5920 or TDD 650-780-0129 or emailing scohen@redwoodcity.org. Public comments on the Plan should be submitted in writing to Sharon Cohen, Housing and Economic Development Specialist II, at City of Redwood City, 1017 Middlefield Road, Redwood City, CA 94063 or by email to scohen@redwoodcity.org.

The public review period is from January 14, 2022- February 14, 2022. The City Council will hold a Public Hearing on February 14, 2022 to either approve or amend the Plan. The public is invited to attend the virtual **City Council Public Hearing** to make comments at the following meeting:

Monday, February 14, 2022 at 6:00 PM
Via Zoom Teleconference: redwoodcity.zoom.us
Meeting ID: 994 8182 5639
Dial-in (669) 900 6833

Due to the continuing COVID-19 emergency, meetings will be held by teleconference in accordance with Assembly Bill 361 to provide the safest environment for the public, City officials, and staff while allowing for continued operation of the government and public. To view or participate in the meeting, see the instructions posted on the agenda 72 hours in advance at www.redwoodcity.org/councilmeetings.

Alternate Agenda Formats: The City Council will provide materials in appropriate alternative formats to comply with the Americans with Disabilities Act. Please send a written request to City Clerk, at 1017 Middlefield Road, Redwood City, CA 94063 or e-mail pagular@redwoodcity.org including your name, address, phone number and brief description of the requested materials and preferred alternative format or auxiliary aid or service at least 24 hours before the meeting.

Published in the Daily Journal: January 14, 2022



**CITY OF REDWOOD CITY
NOTICE OF PUBLIC HEARING AND INVITATION FOR PUBLIC COMMENT**

HOME INVESTMENT PARTNERSHIPS-AMERICAN RESCUE PLAN ALLOCATION PLAN

The American Rescue Plan (ARP) was passed on March 11, 2021 in an effort to reduce homelessness and increase housing stability across the country as a response to the Coronavirus (COVID-19). The ARP included an allocation of \$1,194,369 in HOME Investment Partnerships American Rescue Plan Program (HOME-ARP) funds to the City of Redwood City (City). The City will receive the HOME-ARP allocation from the US Department of Housing and Urban Development (HUD). The City must prepare a HOME-ARP Allocation Plan (the Plan) that is approved by HUD in order to receive the funds.

The Plan is available for public review on the City's website at: www.redwoodcity.org/cdbg-home or a hard copy may be provided by calling 650-780-5920 or TDD 650-780-0129 or emailing scohen@redwoodcity.org. Public comments on the Plan should be submitted in writing to Sharon Cohen, Housing and Economic Development Specialist II, at City of Redwood City, 1017 Middlefield Road, Redwood City, CA 94063 or by email to scohen@redwoodcity.org.

The public review period is from January 14, 2022- February 14, 2022. The City Council will hold a Public Hearing on February 14, 2022 to either approve or amend the Plan. The public is invited to attend the virtual **City Council Public Hearing** to make comments at the following meeting:

Monday, February 14, 2022 at 6:00 PM
Via Zoom Teleconference: redwoodcity.zoom.us
Meeting ID: 994 8182 5639
Dial-in (669) 900 6833

Due to the continuing COVID-19 emergency, meetings will be held by teleconference in accordance with Assembly Bill 361 to provide the safest environment for the public, City officials, and staff while allowing for continued operation of the government and public participation. To view or participate in the meeting, see the instructions posted on the agenda 72 hours in advance at www.redwoodcity.org/councilmeetings.

Alternate Agenda Formats: The City Council will provide materials in appropriate alternative formats to comply with the Americans with Disabilities Act. Please send a written request to City Clerk, at 1017 Middlefield Road, Redwood City, CA 94063 or e-mail address paguilar@redwoodcity.org including your name, address, phone number and brief description of the requested materials and preferred alternative format or auxiliary aid or service at least 24 hours before the meeting.

Published in the Daily Journal: January 14, 2022.

From: [MGR-Sharon Cohen](#)
To: [crystal lax](#)
Subject: RE: Crystal Lax with Section 8 voucher need help finding permanent housing before voucher expire
Date: Friday, January 28, 2022 9:13:00 AM
Attachments: [image001.png](#)
[image003.png](#)
[image004.png](#)
[image007.png](#)
[image008.png](#)
Importance: High

Hi Crystal,
I'm sorry to hear about your situation.

I just wanted to make sure that someone from the County or Abode got back to you to assist you? I will reach out to them as well.

Feel free to give me a call 650 780 5920 or give me your phone number so we can discuss your needs more and I can try and connect you to services that will assist you.

Thank you!

Sharon Cohen

Housing and Economic Development Specialist II

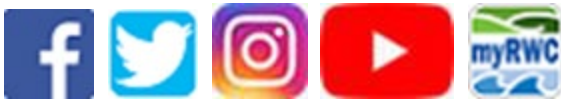
City of Redwood City

Phone: (650) 780-5920

Email: scohen@redwoodcity.org

Web: www.redwoodcity.org

Pronouns: she/her/hers



Redwood City Events on [Facebook](#) & [Twitter](#)

To support community and employee health, many City services are being offered virtually or with modifications. See current information about City services and operating hours [here](#). Visit [MyRWC](#) to access services available online 24-hours a day, 7 days a week.

From: crystal lax [mailto:laxkrystal@gmail.com]

Sent: Monday, January 24, 2022 11:52 AM

To: MGR-Sharon Cohen <scohen@redwoodcity.org>; crystal lax <laxkrystal@gmail.com>; dpine@smcgov.org; cgroom@smcgov.org; dhorsley@smcgov.org; Nerissa Abrams <nabrams@smchousing.org>; wslocum@smcgov.org; smc_jic@smcgov.org; mdurand@smcgov.org; press@smchealth.org; bkingston@smcgov.org; everducci@smcgov.org

Subject: Crystal Lax with Section 8 voucher need help finding permanent housing before voucher expire

You don't often get email from laxkrystal@gmail.com. [Learn why this is important](#)

Hello I saw your information at the library about converting the Comfort Inn into an

affordable apartment. In the meantime. I have had my Section 8 voucher from San Mateo Housing Authority for over 3 months now.

During this time I had an advocate whose mind wasn't focused on seeking nor finding sound affordable Section 8 housing. under Abode service. I'm in a wheelchair but can walk. I had two heart attacks under Abode service and still no housing whatsoever.

Since October no one wanted to help me find a long term housing solution, only Covid shelter in which I had been outside for too long at my age of 55. I receive discrimination being black and had white/hispanic advocate who truly wanted only shelter living for me with a Section 8 voucher in my hand. In February my voucher will expire and no permanent section 8 housing. Everyone in America or human beings deserve a home. not be wrongful deprived from a Civil Right and constitutional right to housing life liberty

From: [MGR-Alin Lancaster](#)
To: fredandmonika@gmail.com
Cc: [MGR-Alex Khojikian](#)
Subject: RE: Comfort Inn housing
Date: Tuesday, February 15, 2022 1:48:26 PM
Attachments: [image001.png](#)
[image003.png](#)
[image004.png](#)
[image007.png](#)
[image008.png](#)

Hi Monika,

Thank you for your feedback.

We understand the importance of having affordable hotel accommodations in Redwood City. I will share your concerns regarding the availability of affordable accommodations to those traveling to Redwood City with our Economic Development staff and other relevant departments.

While providing travelers with affordable hotel accommodations is important to the City, creating more affordable housing has been identified by the City Council as a top strategic priority for the City. This project will provide permanent housing options for residents experiencing homelessness. The City is working closely with the County to ensure that we have enough housing for everyone currently experiencing homelessness.

Best regards,
Alin

Alin Lancaster

Housing Leadership Manager
City of Redwood City
Phone: (650) 780-7299
Email: alancaster@redwoodcity.org
Web: www.redwoodcity.org
Pronouns: she/her/hers



Redwood City Events on [Facebook](#) & [Twitter](#)

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From: fredandmonika@gmail.com
Date: February 14, 2022 at 12:24:47 PM PST
To: GRP-City Council <council@redwoodcity.org>
Subject: Comfort Inn housing

Dear Council,

My family has a small business that attracts customers to Redwood City. Did you know that often business travelers to our area cannot afford to stay nearby? Most business travelers have a hotel upper spending limit that cannot be accommodated in Redwood City. This is detrimental to business in our town.

Please do not reduce hotel accommodations by converting hotel rooms to housing.

Thank you for your consideration.

Monika Petersen
69 Bradshaw Ter
Redwood City, CA 94062

Appendix C

Certifications and SF424s

HOME-ARP CERTIFICATIONS

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

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing pursuant to 24 CFR 5.151 and 5.152.

Uniform Relocation Act and 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, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It will comply with the acquisition and relocation requirements contained in the HOME-ARP Notice, including the revised one-for-one replacement requirements. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42, which incorporates the requirements of the HOME-ARP Notice. It will follow its residential anti-displacement and relocation assistance plan in connection with any activity assisted with funding under the HOME-ARP program.

Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any 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 any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations and program requirements.

Section 3 --It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.

HOME-ARP Certification --It will use HOME-ARP funds consistent with Section 3205 of the American Rescue Plan Act of 2021 (P.L. 117-2) and the CPD Notice: *Requirements for the Use of Funds in the HOME-American Rescue Plan Program*, as may be amended by HUD, for eligible activities and costs, including the HOME-ARP Notice requirements that activities are consistent with its accepted HOME-ARP allocation plan and that HOME-ARP funds will not be used for prohibited activities or costs, as described in the HOME-ARP Notice.

Signature of Authorized Official

Date

J na, _____

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.

Uniform Relocation Act and 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, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any 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 any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.


Date



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 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 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 of Authorized Official

Date

Title

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

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.

Subsidy layering -- 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 of Authorized Official

Date

City Manager

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION

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.

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009

Date: 02/28/2022

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL

TITLE

City Manager

APPLICANT ORGANIZATION

City of Redwood City

DATE SUBMITTED

Application for Federal Assistance SF-424

* 1. Type of Submission: * 2. Type of Application: * If Revision, select appropriate letter(s):
☐ Preapplication ☒ New
☒ Application ☐ Continuation * Other (Specify):
☐ Changed/Corrected Application ☐ Revision

* 3. Date Received: 4. Identifier:

5a. Federal Entity Identifier: 5b. Federal Award Identifier:

State Use Only:

6 Date Received by State: 7. State Application Identifier:

8. APPLICANT INFORMATION:

* a Legal Name:

* b Employer/Taxpayer Identification Number (EIN/TIN)

94-6001116

* c. Organizational DUNS:

077372423

d. Address

* Street1: 017 Middlefield Road

Street2:

* City: Redwood City

County/Parish: San Mateo

* State: CA: California

Province:

* Country: USA: UNITED STATES

* Zip / Postal Code: 94063-1993

e. Organizational Unit:

Department Name:

Division Name:

City Manager's Office

Housing

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: Ms * First Name: Sharon

Middle Name:

* Last Name: hen

Suffix:

Title:

Organizational Affiliation:

* Telephone Number: 650-780-5920

Fax Number:

* Email: scohen@redwoodcity.org

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 3: Select Applicant Type:

* Other (specify):

in Development

* Title:

ie Plan

Title:

Delete Attachment

View Attachment

ve services and non-congregate shelter to assist
at risk of homelessness, and other vulnerable

Attach supporting documents as specified in agency instructions.

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant 14, 18

* b. Program/Project 14, 18

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date: 09/20/2021

* b. End Date: 09/30/2030

18. Estimated Funding (\$):

* a. Federal	1,194,369.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	1,194,369.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: Mrs.

* First Name: Melissa

Middle Name:

* Last Name: Stevenson Diaz

Suffix:

* Title: City Manager

* Telephone Number: 650-780-7300

Fax Number:

* Email: mdiaz@redwoodcity.org

* Signature of Authorized Representative:



* Date Signed: 2/14/22

ASSURANCES - NON-CONSTRUCTION PROGRAMS

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0040), Washington, DC 20503.


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NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the awarding agency. Further, certain Federal awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project cost) to ensure proper planning, management and completion of the project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, through any authorized representative, access to and the right to examine all records, books, papers, or documents related to the award; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
4. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
5. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards for merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
6. Will comply with all Federal statutes relating to nondiscrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended, relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee- 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and, (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.
7. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal or federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
8. Will comply, as applicable, with provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

9. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333), regarding labor standards for federally-assisted construction subagreements.
10. Will comply, if applicable, with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
11. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
12. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
13. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
14. Will comply with P.L. 93-348 regarding the protection of human subjects involved in research, development, and related activities supported by this award of assistance.
15. Will comply with the Laboratory Animal Welfare Act of 1966 (P.L. 89-544, as amended, 7 U.S.C. §§2131 et seq.) pertaining to the care, handling, and treatment of warm blooded animals held for research, teaching, or other activities supported by this award of assistance.
16. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
17. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
18. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
19. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE City Manager
APPLICANT ORGANIZATION City of Redwood City	DATE SUBMITTED 2/28/22