

HUD  
CONSOLIDATED  
PLAN

**City of Daly City**



**FIVE-YEAR CONSOLIDATED PLAN  
July 1, 2023 thru June 30, 2028**

**With ONE-YEAR FY23-24 ACTION PLAN**

**Department of Economic and Community Development  
Housing and Community Development Division**

# **CITY OF DALY CITY**

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## **Executive Summary**

### **ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)**

#### **1. Introduction**

The City of Daly City receives federal funds in the form of Community Development Block Grant (CDBG) funds and HOME funds from the Department of Housing and Urban Development. These funds are integral to the City's efforts to help better the lives of low and moderate income persons in its community. As a grantee, the City is required to prepare a Five-Year Consolidated Plan which incorporates an assessment and analysis of the housing and non-housing community development needs in Daly City. The plan covers the program years beginning July 2023 through June 2028. An Annual Action Plan is prepared for each program year within the Consolidated Plan period. This document includes the Annual Action Plan for the first year of the Consolidated Plan period, FY23-24.

#### **2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview**

The objectives and outcomes identified in this Consolidated Plan address the housing and community development needs in Daly City. The objectives address these priority needs:

- Maintain and improve housing stock
- Increase the supply of affordable housing
- Preserve housing affordability
- Support public services that serve lower income persons and these groups: children and youth; the homeless, special needs populations
- Facilitate economic development by helping small businesses and entrepreneurs
- Maintain and improve and provide for public facilities that serve lower income households.

The City will collaborate with both public and private organizations to address these needs. In addition, it will work to address barriers to affordable housing and lead based paint hazards. It will collaborate with the San Mateo County Continuum of Care to address homelessness.

#### **3. Evaluation of past performance**

The City provides an evaluation of its past performance in the Consolidated Annual Performance and Evaluation Report (CAPER). A CAPER is prepared for each program year. The final CAPER for the PY2018 to PY2022 Consolidated Plan period will be submitted in September 2023.

During the current planning period the City has provided assistance for the development of six affordable homes developed by Habitat for Humanity Greater San Francisco. These homes did not receive federal funds but were instead provided local Housing Trust Fund dollars. The City also used HOME and CDBG funds to help lower income households affected by the COVID-19 pandemic. As of June 30, 2022, CDBG and HOME funds have been used during the current Consolidated Plan period to provide public services and housing assistance during the Plan Period. Some of these accomplishments include:

- Legal services to 558 low income renter households to help stabilize housing and prevent evictions.
- Literacy tutoring to 176 low income persons
- Childcare services for 155 low income households
- Fair housing cases for 23 households
- Transitional shelter for 40 homeless families comprised of 148 persons
- Emergency rental assistance for over 150 households affected by the COVID19 pandemic

These community development and housing funds from HUD have been essential in helping the City provide services to its lower income residents. The City plans to continue its efforts to address the priority needs summarized previously.

#### **4. Summary of citizen participation process and consultation process**

The citizen participation process involved two public hearings, a community survey, a community meeting, and public noticing and review period of the draft Consolidated Plan. The consultation process involved surveys of and consultations/interviews with various stakeholders. The City contracted with Root Policy, a community planning and housing research firm, to conduct community outreach for the Consolidated Plan and collaborated with the other entitlement jurisdictions in San Mateo County (County of San Mateo and the cities of Redwood City, South San Francisco and San Mateo) in the process. Sections PR10 and PR15 provide more information on these processes. Results from the community survey can be found in the Appendix.

#### **5. Summary of public comments**

There was one written comment submitted during the Public Needs hearing held in December 2022 highlighting the need for affordable childcare in Daly City. There was one written comment submitted during the Consolidated Plan public hearing held on April 24, 2023 supporting the development of a childcare center in the City. A summary of the comments from both public hearings are included in Table 4 of Section PR-15.

## **6. Summary of comments or views not accepted and the reasons for not accepting them**

There were no comments or views in response to the draft Consolidated Plan and Action Plan that were submitted and not accepted.

## **7. Summary**

This Consolidated Plan includes a needs assessment and market analysis for Daly City. The assessment and analysis inform the City's goals and priorities for housing and community development for the Five Year planning period beginning FY23-24. Funds from the Department of Housing and Urban Development are critical in helping the City meet those needs. Changes to the Consolidated Plan will follow the process for public input as outlined in the City's Citizen Participation Plan.

## The Process

### PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

#### 1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	DALY CITY	
CDBG Administrator	DALY CITY	Economic and Community Development Department
HOPWA Administrator		
HOME Administrator	DALY CITY	Economic and Community Development Department
HOPWA-C Administrator		

**Table 1 – Responsible Agencies**

#### Narrative

The Housing and Community Development (HCD) division of the City of Daly City's Economic and Community Development department is responsible for preparing the Consolidated Plan as well as administering both the HOME and CDBG programs.

The HCD division also administers the City's Below Market Rate program and serves as staff to the Daly City Housing Development Finance Agency.

#### Consolidated Plan Public Contact Information

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## **PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)**

### **1. Introduction**

The City of Daly City recognizes that consultation is an important part of preparing the HUD Consolidated Plan. In collaboration with the County of San Mateo and other jurisdictions, the City of Daly City reached out to a variety of stakeholders to inform development of the Consolidated Plan. The City also reached out to the Daly City Community Service Center/Daly City Partnership, one of a network of agencies in the County that provides emergency food, shelter, clothing, employment services and short-term counseling.

### **Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).**

The City of Daly City enhances coordination between public and assisted housing providers and private and governmental health, mental health and service agencies in several ways. Primarily, it networks with these agencies through participation in consortiums such as the Continuum of Care (CoC). The Continuum of Care meets at least quarterly and has representatives from various agencies including governmental health, mental health and service agencies.

In consulting with various agencies through the process of drafting the Consolidated Plan, the City identifies contacts with whom it can coordinate. Often times, it is knowing who to contact at an agency that is key to engagement and coordination. The quarterly CoC meetings are helpful in facilitating communication and coordination with different agencies. Close collaboration with the other four entitlement jurisdictions that receive CDBG funds also enhances coordination.

### **Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness**

HCD staff is a member of the Continuum of Care (CoC) Steering Committee for San Mateo County which meets at least quarterly to discuss policies and procedures for addressing the needs of homeless persons and persons at risk of homelessness. Through its representation on the Steering Committee, the City is able to vote on the CoC's governance charter and provide input on the allocation of funds used for homeless shelters and services. The CoC recently established a coordinated entry system for homeless services and while the homeless system redesign was taking place, HCD staff attended

learning sessions and was kept abreast of features of the coordinated entry system which include shelter diversion and coordinated assessment.

In addition to participation in the CoC, the City has directly funded some of the service providers that serve those at risk of homelessness, such as LifeMoves, Samaritan House, and Community Overcoming Relationship Abuse (CORA). As a result of its reduced CDBG allocation in recent years, the City has unfortunately not been able to fund all these agencies, funding only LifeMoves which operates a transitional shelter for families in Daly City.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS**

The City does not have ESG funds.

As mentioned previously, the City has representation on the CoC Steering Committee. As a Committee member, the City has input on the development of performance standards and evaluation of outcomes, and the development of funding, policies and procedures for the administration of HMIS.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	County of San Mateo Department of Housing
	<b>Agency/Group/Organization Type</b>	Housing Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City consults with the County Department of Housing on a regular basis, meeting with them at least quarterly to collaborate on various projects.
2	<b>Agency/Group/Organization</b>	San Mateo County Continuum of Care
	<b>Agency/Group/Organization Type</b>	Services-homeless Other government - County Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	As a steering committee member, the City consults with the Continuum of Care (CoC) on a regular basis. It meets at least quarterly to discuss policies and procedures relating to the CoC's network of homeless service providers.
3	<b>Agency/Group/Organization</b>	Housing Authority of the County of San Mateo
	<b>Agency/Group/Organization Type</b>	PHA Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Housing Authority provided data and information vouchers in the County and City. A representative from the Housing Authority provided input during a stakeholder interview on December 15, 2022.

4	<b>Agency/Group/Organization</b>	County of San Mateo Health Department
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Health Health Agency Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Lead-based Paint Strategy Homelessness Strategy Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The County Health Dept provided information and data regarding lead-based paint, HIV/AIDS, non-homeless special needs such as services for seniors and persons with disabilities, and homelessness. Two representatives from the County Health Dept provided input during a stakeholder interview on December 20, 2022.
5	<b>Agency/Group/Organization</b>	Community Overcoming Relationship Abuse
	<b>Agency/Group/Organization Type</b>	Housing Services-Victims of Domestic Violence Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	CORA provided data and information on victims of domestic violence in the City. A representative from CORA provided input during a stakeholder interview on December 5, 2022.
6	<b>Agency/Group/Organization</b>	Rebuilding Together Peninsula
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Elderly Persons Regional organization

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A representative from Rebuilding Together Peninsula provided input during a stakeholder interview on December 16, 2022.
7	<b>Agency/Group/Organization</b>	LifeMoves
	<b>Agency/Group/Organization Type</b>	Services-homeless Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	LifeMoves provided data and information on homelessness in the City and County, describing the challenges and needs faced by various types of homeless households. A representative from LifeMoves provided input during a stakeholder interview on December 14, 2022.
8	<b>Agency/Group/Organization</b>	LEGAL AID SOCIETY OF SAN MATEO COUNTY
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Service-Fair Housing Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Fair housing
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A representative from Legal Aid Society of San Mateo County provided input during a stakeholder interview on November 30, 2022.

9	<b>Agency/Group/Organization</b>	Project Sentinel
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Persons with Disabilities Service-Fair Housing Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Two representatives from Project Sentinel provided input during a stakeholder interview on November 16, 2022.
10	<b>Agency/Group/Organization</b>	County of San Mateo Human Services Agency
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Victims of Domestic Violence Services-homeless Services-Employment Child Welfare Agency Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A representative from the County Human Service Agency provided input during a stakeholder interview on January 4, 2023. Representatives from the Family and Children Services Division provided input during stakeholder interviews on December 6, 2022 and December 12, 2022.
11	<b>Agency/Group/Organization</b>	Renaissance Entrepreneurship Center
	<b>Agency/Group/Organization Type</b>	Services-Employment Regional organization Business Leaders

	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A representative from the Renaissance Entrepreneurship Center provided input during a stakeholder interview on November 10, 2022.
12	<b>Agency/Group/Organization</b>	SMC Office of Sustainability
	<b>Agency/Group/Organization Type</b>	Agency - Managing Flood Prone Areas Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Resiliency
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The SMC Office of Sustainability provided information on regional efforts to address impacts of climate change, such as sea level rise and severe weather.
13	<b>Agency/Group/Organization</b>	Daly City Partnership
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons Services-homeless Services-Health Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A representative from the organization provided input during a stakeholder interview on December 1, 2022.
14	<b>Agency/Group/Organization</b>	Peninsula Family Service
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Families with children

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A representative from Peninsula Family Service provided input during a stakeholder interview on October 26, 2022
15	<b>Agency/Group/Organization</b>	HIP Housing
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Several representatives from HIP Housing provided input during a stakeholder interview on December 6, 2022.
16	<b>Agency/Group/Organization</b>	MENTAL HEALTH ASSOCIATION OF SAN MATEO COUNTY
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Persons with Disabilities Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homelessness Needs - Veterans Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A representative from the Mental Health Association of San Mateo County provided input during a stakeholder interview on December 12, 2022.
17	<b>Agency/Group/Organization</b>	Abode Services, inc.
	<b>Agency/Group/Organization Type</b>	Housing Services-homeless

	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A representative from Abode Services provided input during a stakeholder interview on December 20, 2022.
18	<b>Agency/Group/Organization</b>	Silicon Valley Community Foundation
	<b>Agency/Group/Organization Type</b>	Regional organization Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A representative from the Silicon Valley Community Foundation provided input during a stakeholder interview on December 21, 2022.
19	<b>Agency/Group/Organization</b>	Habitat for Humanity Greater San Francisco, Inc.
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A representative from Habitat for Humanity Greater San Francisco provided input during a stakeholder interview on January 6, 2023.
20	<b>Agency/Group/Organization</b>	ASSOCIATION OF BAY AREA GOVERNMENTS
	<b>Agency/Group/Organization Type</b>	Regional organization Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Market Analysis

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A representative from the Association of Bay Area Governments provided input during a stakeholder interview on December 22, 2022.
21	<b>Agency/Group/Organization</b>	Service League of San Mateo County
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A representative from the Service League of San Mateo County provided input during a stakeholder interview on January 10, 2023.
22	<b>Agency/Group/Organization</b>	Center for Independence of Individuals with Disabilities
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Two representatives from the Center for Independence of Individuals with Disabilities provided input during stakeholder interviews on November 3, 2022 and November 9, 2022.
23	<b>Agency/Group/Organization</b>	San Mateo County District Attorney's Office
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence Services - Victims Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A representative from San Mateo County's District Attorney's Office provided input during a stakeholder interview on November 4, 2022.

24	<b>Agency/Group/Organization</b>	San Mateo County ISD
	<b>Agency/Group/Organization Type</b>	Services - Narrowing the Digital Divide Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Digital Divide
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A representative from San Mateo County's Information Services Department (ISD) provided input during a stakeholder interview on November 9, 2022.
25	<b>Agency/Group/Organization</b>	Samaritan House
	<b>Agency/Group/Organization Type</b>	Housing Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A representative from Samaritan House provided input during a stakeholder interview on November 3, 2022.
26	<b>Agency/Group/Organization</b>	Alta Housing (Formerly Palo Alto Housing Corporation)
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A representative from Alta Housing provided input during a stakeholder interview on December 13, 2022.
27	<b>Agency/Group/Organization</b>	BAY AREA LEGAL AID
	<b>Agency/Group/Organization Type</b>	Housing Service-Fair Housing

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A representative from Bay Area Legal Aid provided input during a stakeholder interview on December 19, 2022.
28	<b>Agency/Group/Organization</b>	Chamber of San Mateo County
	<b>Agency/Group/Organization Type</b>	Services-Employment Business Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A representative from the San Mateo County Chamber of Commerce provided input during a stakeholder interview on December 21, 2022.
29	<b>Agency/Group/Organization</b>	San Mateo County Flood and Sea Leve Rise Resiliency District (One Shoreline)
	<b>Agency/Group/Organization Type</b>	Agency - Managing Flood Prone Areas Other government - County Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Resiliency
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A representative from the San Mateo County Flood and Sea Level Rise Resiliency District (One Shoreline) provided input during a stakeholder interview on January 6, 2023.

**Identify any Agency Types not consulted and provide rationale for not consulting**

Multiple efforts were made to contact all required agency types for consultation to help inform the development of the Consolidated Plan. However, despite multiple attempts, not all of the agencies contacted responded.

## Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	County of San Mateo Center on Homelessness	Both plans share the goal of addressing homelessness.
Housing Element/General Plan	City of Daly City	Both plans share the goal of increasing, maintaining and improving the housing stock.
Fair Housing Action Plan	City of Daly City	Both plans share the goal of affirmatively furthering fair housing. There is now an AFFH component required for the Housing Element and this plan reflects this section.

Table 3 – Other local / regional / federal planning efforts

### Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

At the local governmental level, the City cooperates and coordinates with the cities of South San Francisco, San Mateo, and Redwood City and the County of San Mateo. It meets at least quarterly with these jurisdictions to discuss joint monitoring of subgrantees and to share information and best practices with each other regarding Consolidated Plan implementation and compliance with HUD requirements. Since the COVID-19 pandemic, the meetings have been monthly.

The City of Daly City is adjacent to these jurisdictions: Brisbane, Colma, Pacifica, San Francisco, and South San Francisco. With the exception of San Francisco, all the other cities are part of the County of San Mateo. The City cooperates with its neighbors on projects or plans that cross or border jurisdictional lines. Through 21 Elements, a collaboration of all the jurisdictions in San Mateo County that meet regularly to discuss various planning and housing issues, the City collaborates on a regional level. For example, 21 Elements facilitated the collection of data and conducted county-wide webinars on the Housing Element in which the City participated. The City is hoping to participate in other 21 Element initiatives like a nexus study to look at the nexus between housing and development projects. The Consolidated Plan addresses the need to build and rehabilitate affordable housing, so in the event that affordable housing projects are located along Mission St. or located adjacent to another jurisdiction, then cooperation and coordination in project implementation will be required.

Collaboration and cooperation at the State level is something the City looks to, particularly in looking to the State as a source of funding for affordable housing development. In the past, the City has used State funds to complement its CDBG-funded housing rehabilitation program, and previous affordable housing projects have received funding from the State. More recently, the City plans to use State funds from

the Permanent Local Housing Allocation (PLHA) fund to provide financial assistance for the development of affordable housing for very low income households.

**Narrative (optional):**

## **PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation**

#### **Summarize citizen participation process and how it impacted goal-setting**

The City has a citizen participation plan which outlines the process for engaging its residents in preparing the Consolidated Plan and Action Plans. Generally, the process requires public noticing, a public comment period, and public hearings. The process impacts goal setting by facilitating communication between the City and its residents regarding community development priorities and needs. For the preparation of this Consolidated Plan, the City took additional steps: a community survey and a community workshop.

On December 13, 2022, the Daly City City Council held a public hearing to obtain citizens' views on community development and housing needs as part of the citizen participation process for preparing the Action Plan and Consolidated Plan. A legal notice announcing the meeting was published in *The Examiner Peninsula* on November 13, 2022, and notices were posted at the libraries, City Hall, and the Daly City Community Service Center. Notices of the hearing were distributed to the school district offices, as well as organizations serving lower income persons. In addition, a notice of the hearing was posted on the City's website. The notice was also available in Chinese, Spanish, and Tagalog.

The community survey the City conducted was available both on-line and on paper. The survey asked residents and community stakeholders to prioritize housing and community development needs. A link to the survey was included in the City's webpage as well as its social media pages such as NextDoor and Twitter. The survey was posted on the City's general e-newsletter as well as the library's e-newsletter. The community workshop was scheduled on November 29, 2022 at the Daly City Council Chambers. Consultants from Root Policy were on hand to facilitate the meeting, but turnout was minimal. A summary of the surveys can be found in the Appendix. The survey results reflect affordable housing to be a high priority for residents.

The draft Consolidated Plan and Action Plan were made available for review between March 23, 2023 and April 24, 2023. The availability of the draft Plans and the notice of public hearing regarding the Plans were posted on March 2023 in the local paper and posted at the libraries and the City's website.

## Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	survey	Minorities Non-English Speaking - Specify other language: Spanish, Chinese and Tagalog Persons with disabilities Non-targeted/broad community	The City participated in a county-wide survey available online and at the libraries to prioritize housing and community development priorities. There were 41 responses from Daly City residents. Survey respondents prioritized housing and community development needs.	See Appendix.	Comments accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Meeting	Non-English Speaking - Specify other language: Spanish, Chinese, Tagalog  Non-targeted/broad community	A community meeting was scheduled at the Daly City Council Chambers on November 29, 2022, but there were no attendees despite meeting notices and outreach.	Not applicable.	Not applicable.	
3	Public Hearing	Non-English Speaking - Specify other language: Spanish, Chinese, Tagalog  Non-targeted/broad community	A public hearing was held in December 2022 to hear comments on housing and community development priorities and needs. There was one member of the public that spoke via phone. Peninsula Family Services submitted a written comment.	The caller expressed disappointment in the low number survey respondents so far. Peninsula Family Service Agency write about the need for affordable childcare for low income households with young children.	Comments accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	survey	Non-targeted/broad community	An invitation for a 30-day public comment period (March 23, 2023 to April 24, 2023) was published in The Examiner Peninsula, posted on the City's website and emailed to interested individuals, organizations and stakeholders.	No comments received.	Not applicable.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Public Hearing	Non-English Speaking - Specify other language: Spanish, Chinese, Tagalog  Non-targeted/broad community	A public hearing was held on the draft Consolidated Plan and Action Plan on April 24, 2023. Representatives from Peninsula Family Service, Project Read, Rebuilding Together Peninsula, Habitat for Humanity Greater San Francisco, and the Renaissance Entrepreneurship Center spoke at the public hearing. One written comment was jointly submitted from the San Mateo County Child Care Partnership Council, Build Up SMC and 4Cs of SMC.	Agency representatives talked about their services and the demand for them. They thanked the Council for their continued support and partnership. The written comment expressed support for the proposed childcare center.	Comments accepted.	

Table 4 – Citizen Participation Outreach



## Needs Assessment

### NA-05 Overview

#### Needs Assessment Overview

This section of the Consolidated Plan includes census data and analytical information that provides an overall picture of the housing and community development needs of the City. The information is intended to assist in establishing priorities for allocating resources in a coordinated housing and community development strategy. HUD has provided the data in the following tables using information from the 2013-2017 American Community Survey (ACS).

Needs are assessed in the following areas:

- Housing – housing problems such as substandard housing, cost burden and overcrowding.
- Public housing
- Homeless
- Non-homeless special needs – elderly, frail elderly, persons with disabilities and persons with HIV/AIDS.
- Non-housing community development needs – public improvements and public services.

## NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

### Summary of Housing Needs

HUD has provided 2013-2017 CHAS (Comprehensive Housing Affordability Strategy) data in order to assist in the assessment of housing needs. CHAS data is compiled from custom tabulations of American Community Survey (ACS) data from the U.S. Census. The numbers in the following tables are pre-filled in the Consolidated Planning suite that is used to prepare this Consolidated Plan.

There is an error in Table 5 which shows incorrect numbers for the 2017 Population and Households. Looking at the data source from the ACS and CHAS, the correct numbers are 106,480 for Population and 31,320 for Households. These numbers reflect a six percent increase in population, and an increase of about one percent in the number of households. The rate of increase in population exceeding the rate of increase in the number of households suggests that the number of persons per household has increased resulting in more overcrowding. Table 5 below indicates an almost 20% increase in household median income between 2009 and 2017. The City's median income of \$86,342 is about 22% less than the median income for San Mateo County during the same time period.

Table 6 breaks out the households in Daly City by household income levels. Thirty-three percent (33%) of Daly City households have a family income greater than the HAMFI (HUD Area Median Family Income), the area median family income for the San Francisco HUD Metro FMR Area. This means that sixty-seven percent (67%) of households have incomes at or below the HAMFI, further broken down as follows:

- Extremely Low, household income <=30% HAMFI: 15%
- Very Low, household income >30% to <=50% HAMFI: 14%
- Low, household income >50% to <=80% HAMFI: 24%
- Household income >80% to <=100% HAMFI: 14%

In the tables below, we see the number of household types in the City, and the number of households with housing problems. Housing problems include substandard housing, overcrowding, and housing cost burden. Small Family households are households with two to four members, and Large Family households are households with five or more members. Table 6 shows that the majority of family households are small family households. It also shows us the number of households containing seniors and children 6 years old or younger.

Demographics	Base Year: 2009	Most Recent Year: 2017	% Change
Population	100,254	117	-100%
Households	30,921	31	-100%
Median Income	\$72,214.00	\$86,342.00	20%

Table 5 - Housing Needs Assessment Demographics

**Data Source:** 2000 Census (Base Year), 2013-2017 ACS (Most Recent Year)

### Number of Households Table

	<b>0-30% HAMFI</b>	<b>&gt;30-50% HAMFI</b>	<b>&gt;50-80% HAMFI</b>	<b>&gt;80-100% HAMFI</b>	<b>&gt;100% HAMFI</b>
Total Households	4,815	4,385	7,465	4,365	10,285
Small Family Households	1,445	1,820	3,305	2,360	5,410
Large Family Households	380	650	1,375	625	1,715
Household contains at least one person 62-74 years of age	1,305	1,070	1,780	1,215	3,095
Household contains at least one person age 75 or older	1,075	950	1,150	440	1,115
Households with one or more children 6 years old or younger	490	655	1,215	800	785

**Table 6 - Total Households Table**

**Data Source:** 2013-2017 CHAS

## Housing Needs Summary Tables

### 1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	135	25	50	25	235	0	0	0	4	4
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	345	420	340	175	1,280	10	50	150	60	270
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	245	335	360	240	1,180	95	40	290	185	610
Housing cost burden greater than 50% of income (and none of the above problems)	1,420	1,095	145	15	2,675	940	620	450	140	2,150
Housing cost burden greater than 30% of income (and none of the above problems)	215	655	1,490	380	2,740	325	140	1,030	910	2,405

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	170	0	0	0	170	135	0	0	0	135

Table 7 – Housing Problems Table

Data 2013-2017 CHAS

Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	2,150	1,875	900	450	5,375	1,045	710	895	390	3,040
Having none of four housing problems	520	870	2,575	1,145	5,110	795	935	3,100	2,375	7,205
Household has negative income, but none of the other housing problems	170	0	0	0	170	135	0	0	0	135

Table 8 – Housing Problems 2

Data 2013-2017 CHAS

Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	815	1,035	710	2,560	450	370	900	1,720
Large Related	210	415	260	885	135	185	265	585
Elderly	695	390	285	1,370	605	175	390	1,170

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Other	605	490	660	1,755	135	110	135	380
Total need by income	2,325	2,330	1,915	6,570	1,325	840	1,690	3,855

Table 9 – Cost Burden > 30%

Data 2013-2017 CHAS  
Source:

#### 4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	710	550	85	1,345	380	305	255	940
Large Related	210	275	25	510	125	120	45	290
Elderly	495	190	55	740	370	145	115	630
Other	605	390	20	1,015	105	75	45	225
Total need by income	2,020	1,405	185	3,610	980	645	460	2,085

Table 10 – Cost Burden > 50%

Data 2013-2017 CHAS  
Source:

#### 5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Single family households	445	610	475	315	1,845	65	45	265	130	505
Multiple, unrelated family households	35	110	185	45	375	40	45	175	115	375
Other, non-family households	110	35	40	55	240	0	0	0	0	0
Total need by income	590	755	700	415	2,460	105	90	440	245	880

Table 11 – Crowding Information – 1/2

Data 2013-2017 CHAS  
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

**Table 12 – Crowding Information – 2/2**

Data Source  
Comments:

**Describe the number and type of single person households in need of housing assistance.**

According to the 2017 ACS Table B25011, there were 2,453 owner occupied single person households, and 3,351 renter occupied single person households; together these 5,804 single person households comprise about 20% of Daly City households. Cost-burdened single person households may be more vulnerable to increases in housing costs than other households because they would have to carry the burden of the increased costs alone, whereas this burden can be shared in multi-person households. Almost 40% of single person households consist of a person over the age of 65. Additionally, senior single person households may need modifications to their homes to make them more accessible (i.e. ramps, grab bars). There is a need for housing that is affordable to single person households.

**Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

From Table 9 we see that there are 2,540 lower income elderly households that are cost burdened. The ACS estimates that 33% of the population 65 years and older have a disability. Therefore, we can estimate that at least 838 elderly households are cost-burdened and have a disability. To consider all households, not just elderly, we can add the totals in the last row of Table 9 ( $6570+3855= 10,425$ ) and apply 8.7% to it. This is the percentage of the total civilian noninstitutionalized population estimated to be disabled. This gives us a larger an estimate of 907 households who are cost-burdened and have a disability.

Daly City police department data on domestic violence provides the number of cases of domestic violence, not the number of victims. From 2018 to 2022, there was an average of 129 cases of domestic violence annually. During the same time period, the average number of family domestic cases annually was 523. The City also reached out to Community Overcoming Relationship Abuse (CORA), an organization that assists victims of domestic violence in San Mateo County to inquire about their data relating to Daly City. For the most recent program year (July 1, 2021 through June 30, 2022), CORA

reported serving 507 clients from Daly City. CORA followed up on 363 survivors that were referred by Daly City law enforcement.

### **What are the most common housing problems?**

As indicated earlier, the Housing Needs Summary Tables above only provide data on households at or below the HAMFI which comprise 67% of Daly City households. The Totals columns in Table 7 show that for both Renters and Owners, a housing cost burden greater than 30% of income is the most common housing problem for these households, followed closely by a housing cost burden greater than 50% of income (5,145 and 4,825 households, respectively). Severe Overcrowding (more than 1.51 people per room) is the third most common housing problem for Renters followed by Overcrowding (1.01-1.5 people per room). The reverse is true for Owners where Overcrowding is a problem for more owners than is Severe Overcrowding.

### **Are any populations/household types more affected than others by these problems?**

In Daly City, there are more Owner households than there are Renter households. The breakdown between tenancies is about 60% Owners to 40% Renters. The previous tables show that for lower income households, more Renter households have housing problems than Owner households. The problems of substandard housing and overcrowding affect far more Renter households than Owner households. Table 7 shows that for every lower income Owner household with substandard housing, there are 58.75 Renter households with substandard housing. Table 7 also shows that lower income Renter households are almost three times more likely to have problems of overcrowding and severe overcrowding than Owner households. Table 8 indicates that 64% of lower income households that have one or more of four housing problems (lacking complete plumbing or kitchen facilities, severe overcrowding, cost burden and severe cost burden) are Renter households, compared to 36% that are lower income Owner households.

There is less of a disparity between the number of lower income Renter and Owner households that have a housing cost burden problem. Table 7 shows that for every one Owner household with a housing cost burden greater than 30%, there are 1.14 Renter households; for every one Owner household with a housing cost burden greater than 50%, there are 1.24 Renter households.

Housing cost burden affects both Renter and Owner households more closely. In total, about 16% more Renter households face housing cost burden more than Owner households. Among Renter households, the data shows that extremely low income households are most affected by severe housing cost burden; among Owner households, households between 50-80% of HAMFI are most affected.

Tables 9 and 10 show that there are more Small Related households (for both Renter and Owner households) with housing cost burden problems than there are Large Related households. This is in part

due to there being almost three times more Small Family households than Large Family Households. These tables also show that although the total number of elderly renter households facing housing cost burden exceeds the total number of owner households facing housing cost burden, there are more elderly Owner households at 50-80% HAMFI affected than elderly Renter households at the same income level.

**Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

Low-income individuals and families with children who are currently housed but are at imminent risk of losing their housing are generally households who have a severe housing cost burden and no savings. The lack of savings becomes a challenge when household income is reduced due to job loss or inability to work. These households, especially those with children, need to find housing that is more affordable and ideally in proximity to their current residence so the children can remain in school. If proximity is not possible, there will be a need for access to transportation. Table 6 shows that there are 1,445 small family households that are extremely low income, and Table 9 shows that 1,265 small related households are cost burdened (815 renter households, 450 owner households).

Formerly homeless families and individuals receiving rapid re-housing assistance and are near the termination of that assistance need a stable source of income or a plan for what happens next after the assistance has terminated. Providers of rapid re-housing assistance have case managers that work with these households to help them find permanent affordable housing. As a result of the tight housing market, formerly homeless families and individuals are often unable to find housing in the City that is affordable to them and may have to move out of the area.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

Not applicable. The City does not provide estimates of the at-risk population.

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

Severe housing cost burden is a housing characteristic linked with instability and an increased risk of homelessness. In consultation with homeless service providers and the CoC, other characteristics identified include poor health, mental illness, and lack of affordable child care options which all negatively impact the ability to work and earn income. Overcrowding has also been cited as a characteristic.

## **Discussion**

The housing problems identified in the CHAS data come as no surprise. Daly City is located in a region where the issue of affordable housing is often in the news. The previous tables have provided data on about two-thirds of Daly City households, the lower income households making 100% of the HAMFI or less. The data show shows that 40% of these households (8,415) have one or more of four housing problems. Overcrowding, particularly for renters, and a housing cost burden for both renter and owner households are problems for these households.

As mentioned in the start of this section, Daly City's median income is less than that of the County. ACS data shows that in 2017, the County median income was \$105,667 compared with \$86,342 for the City. The HAMFI for the region in 2017 was \$115,300, which is 34% more than the median income of Daly City residents. Housing is a regional issue, and people are mobile. As other places in the region have become more expensive, Daly City becomes relatively more affordable; what is considered affordable for the region, may be market rent in Daly City. Because pricing for affordable units uses the regional HAMFI, and the median income of Daly City residents is less than this regional HAMFI, an "affordable" unit will need deeper income targeting to be effectively affordable to lower income Daly City households.

## NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

In looking at the tables below, it is first important to look at the racial demographics of the City as a whole. The tables show that the racial group with the most number of housing problems across the different income groups is Asian. This is not to be unexpected given that Asians comprise about 50% of the City's population. The City's household racial demographics are as follows [derived from Table 21]:

- White – 19.5%
- Black – 4.6%
- Asian – 52.4%
- American Indian/Native – .08%
- Pacific Islander – .78%
- Hispanic – 20.3%

The following tables look at the presence of housing problems by race for different income levels. For each income level, we look at the racial and ethnic demographics at the income level to determine disproportionately greater need for any racial or ethnic group. For example, If Asians make up 30% of an income level, we look to see if more than 40% of Asians at the income level have one or more of four housing problems. We will define a 10% differential as an indicator of disproportionately greater need.

Housing problems include 1) the lack of complete kitchen facilities, 2) the lack of complete plumbing facilities, 3) more than one person per room (overcrowding), and 4) a housing cost burden greater than 30%. Cost-burdened households pay more than 30% of their income on housing costs.

### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,735	775	305
White	725	210	60
Black / African American	300	14	4
Asian	1,440	390	200
American Indian, Alaska Native	0	0	0
Pacific Islander	40	0	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Hispanic	1,160	140	20

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

Data Source: 2013-2017 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### 30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,375	1,010	0
White	430	415	0
Black / African American	230	100	0
Asian	1,660	315	0
American Indian, Alaska Native	0	0	0
Pacific Islander	25	0	0
Hispanic	975	150	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Data Source: 2013-2017 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### 50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,310	3,155	0
White	660	620	0
Black / African American	205	190	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Asian	2,400	1,700	0
American Indian, Alaska Native	0	0	0
Pacific Islander	75	0	0
Hispanic	890	575	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Data Source: 2013-2017 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### 80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,135	2,230	0
White	360	460	0
Black / African American	35	50	0
Asian	1,140	1,215	0
American Indian, Alaska Native	0	20	0
Pacific Islander	0	0	0
Hispanic	445	450	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Data Source: 2013-2017 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### Discussion

A review of the data, taking the steps described earlier using the differential of 10%, shows that there is not a disproportionately greater need for any racial or ethnic group in comparison to the needs of that category of need as a whole. In all the income levels, there is no disproportionately greater need identified by racial or ethnic group as the percentage of households with one or more housing problems across racial groups are within 10% of the percentage of households in that racial group.

## NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205

### (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

#### Introduction

This section is similar to the previous section, but here the housing problems are more severe. The problems of lack of kitchen facilities and complete plumbing facilities are the same. However, in this section, overcrowding is defined as more than 1.5 persons per room and the housing cost burden is over 50% of income (severe cost burden). In the previous section, overcrowding is more than 1 person per room and the housing cost burden is over 30% of income.

We analyze the data below in the same way we did in the previous section, looking to see what the racial and ethnic compositions are for each income level.

#### 0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,195	1,315	305
White	620	320	60
Black / African American	275	44	4
Asian	1,245	585	200
American Indian, Alaska Native	0	0	0
Pacific Islander	10	30	0
Hispanic	975	325	20

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2013-2017 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,585	1,805	0
White	340	510	0
Black / African American	145	185	0
Asian	1,370	605	0
American Indian, Alaska Native	0	0	0
Pacific Islander	25	0	0
Hispanic	645	480	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2013-2017 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,795	5,675	0
White	240	1,040	0
Black / African American	85	310	0
Asian	1,075	3,025	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	75	0
Hispanic	360	1,110	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2013-2017 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

## 80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	840	3,520	0
White	120	695	0
Black / African American	4	80	0
Asian	475	1,875	0
American Indian, Alaska Native	0	20	0
Pacific Islander	0	0	0
Hispanic	165	730	0

**Table 20 – Severe Housing Problems 80 - 100% AMI**

Data Source: 2013-2017 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

## Discussion

A review of the data, taking the steps described earlier using the differential of 10%, shows that there is not a disproportionately greater need for any racial or ethnic group in comparison to the needs of that category of need as a whole. In all the income levels, there is no disproportionately greater need identified by racial or ethnic group as the percentage of households with one or more severe housing problems across racial groups are within 10% of the percentage of households in that racial group. The greatest differential identified was 8% at the 30-50% of area median income level. Asians comprise 45% of the population at this income level. The data shows that 53% of the 2,585 households at this income level with one or more of four severe housing problems are Asians. It is likely that Overcrowding is the housing problem that most of these households have since 52% of the population is foreign-born, and 75% of the foreign-born population are from Asian countries where it is not uncommon to have more than one person per room.

## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction:

This section looks at housing cost burdens. It looks at the total number of households paying less than 30% of their income on housing, the number paying 30-50% of their income, and the number paying more than 50% of their income. Those paying more than 50% of their income have a severe housing cost burden.

To assess disproportionately greater need, again we first look at the racial and ethnic composition of the jurisdiction's households as a whole. We use the 10% differential as an indicator of disproportionately greater need.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	18,255	6,810	5,915	340
White	3,860	985	1,195	60
Black / African American	670	340	430	4
Asian	9,915	3,525	2,730	230
American Indian, Alaska Native				
Pacific Islander	25	0	0	0
Hispanic	110	100	35	0
	3,235	1,700	1,395	20

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2013-2017 CHAS

### Discussion:

From the table above, the demographic breakdown of the jurisdiction's households as percentages is as follows:

White – 19.5%

Black – 4.6%

Asian – 52.4%

American Indian/Native – .08%

Pacific Islander – .78%

Hispanic – 20.3%

Comparing these percentages to the information in the table above, no disproportionate housing cost burden need is identified. The percentage of households with a housing cost burden need who are members of a particular racial or ethnic group is not 10 percentage points or more than the percentage of households in that racial or ethnic group for the jurisdiction as a whole.

## **NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)**

**Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

As mentioned in the previous sections, there were no income categories in which a racial or ethnic group has a disproportionately greater need than the needs of that income category as a whole. A disproportionately greater need is identified when the percentage of a racial or ethnic group with a housing problem exceeds the percentage of that racial or ethnic group in that income category by 10%. For example, if an income category is comprised of 30% Asian, then a disproportionately greater need is identified when 40% of Asians in that income category have a housing problem.

**If they have needs not identified above, what are those needs?**

Daly City has a large immigrant population. According to the 2013-017 American Community Survey, about half of its residents are foreign born. It is estimated that only 33% percent of the population five years old and over speak English only at the home. Sixty-seven percent speak a language other than English and that 29% speak English less than “very well.” Language assistance is a need that racial or ethnic groups may have.

**Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

Maps of the demographic concentrations for Asians, Whites, and persons of Hispanic origin are included in the Appendix. Maps are included only for those racial groups that comprise at least one percent of the City’s population. The maps show that no census tract has a concentration of Whites alone that exceeds 40%. Hispanics are mostly concentrated in the eastern part of the City, particularly the census tracts adjacent to Mission Street and the Bayshore neighborhood. All census tracts in the City have at least 31.82% Asians, with several having concentrations exceeding 51.59%.

## NA-35 Public Housing – 91.205(b)

### Introduction

The City of Daly City does not own or manage any public housing. Midway Village, a 150-unit rental development in the Bayshore neighborhood used to be public housing but was disposed of its public housing status when the Housing Authority of the County of San Mateo (HACSM) transferred ownership in 2011 to SAMCHAI, a Housing Authority-affiliated nonprofit. Midway Village currently receives 100% project-based Section 8 vouchers. HACSM administers the voucher program in San Mateo County which includes Daly City. The HACSM was consulted for the responses to the questions in this section which relate to the County and not just Daly City.

The data provided in the tables below are provided by the Housing Authority of San Mateo County (HASMC) and reports on the numbers for the county; the data is not specific to Daly City. Consultation with HACSM in January 2023 indicates that of these numbers for the county there are 593 vouchers being used in Daly City, and of these 184 are project-based vouchers.

### Totals in Use

	Certificate	Mod-Rehab	Public Housing	Program Type								
				Vouchers			Total	Project - based	Tenant - based	Special Purpose Voucher		
				Veterans Affairs Supportive Housing	Family Unification Program	Disabled *						
# of units vouchers in use	393	0	0	3,922	1,112	2,810	349	40	231			

Table 22 - Public Housing by Program Type

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Alternate Data Source Name:

San Mateo County Housing Authority, 1/25/23

Data Source Comments:

## Characteristics of Residents

	Certificate	Mod-Rehab	Public Housing	Program Type				
				Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based		Veterans Affairs Supportive Housing
Average Annual Income	14,323	0	0	24,701	22,447	26,955	24,548	22,008
Average length of stay	47	0	0	92	74	110	26	31
Average Household size	1	0	0	2	2	2	1	2
# Homeless at admission	311	0	0	423	78	345	348	14
# of Elderly Program Participants (>62)	172	0	0	2,985	1,051	1,934	222	0
# of Disabled Families	388	0	0	1,293	322	971	281	1
# of Families requesting accessibility features	0	0	0	3,474	1	3,470	0	2
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

**Alternate Data Source Name:**

San Mateo County Housing Authority, 1/25/23

**Data Source Comments:** average length of stay and average household size are rounded up to the nearest whole number.

## Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	
White	318	0	0	4,480	1,144	3,336	326	47	212
Black/African American	86	0	0	1,567	212	1,355	114	12	68
Asian	14	0	0	1,140	389	751	43	6	17
American Indian/Alaska Native									
Pacific Islander	9	0	0	455	108	347	26	3	13
Other	0	0	0	0	0	0	0	0	0

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 24 – Race of Public Housing Residents by Program Type

Alternate Data Source Name:

San Mateo County Housing Authority, 1/25/23

Data Source Comments:

## Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	
Hispanic	73	0	0	2,813	693	2,120	74	41	105
Not Hispanic	436	0	0	4,814	1,172	3,642	360	28	210

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

**Table 25 – Ethnicity of Public Housing Residents by Program Type**

**Alternate Data Source Name:**

San Mateo County Housing Authority, 1/25/23

**Data Source Comments:**

**Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

HACSM does not have any public housing units. HACSM owns a housing development in Daly City, Midway Village (a formerly Public Housing project converted to Section 8 Project-based) with 150 units of family housing. HACSM has advised that the need and most common request of tenants and applicants on the waiting list for accessible units are ground floor units and grab bars in bathrooms.

**Most immediate needs of residents of Public Housing and Housing Choice voucher holders**

As of December 2022, there were 12,030 applicants on the project-based voucher waitlist with another 15,595 applicants on the tenant-based voucher waitlist. Applicants include a mix of families, single-persons households, seniors, people experiencing disabilities, and more. The most immediate needs of Housing Choice voucher holders are safety, security, good public schools, and transportation or access to public transportation for travel to/from work or school. Housing Choice voucher holders also need affordably priced units and landlords that accept Section 8 participants. Section 8 voucher holders are experiencing much difficulty in finding landlords willing to accept Section 8 participants and finding affordably priced units. Because of the tight and expensive rental market and the limited funds available to HACSM to provide the vouchers, HACSM uses a tiered subsidy table (TST) that allows for families to know exactly how much subsidy they will get as they search for a unit that meets HASMC housing quality standards and rent reasonableness criteria.

**How do these needs compare to the housing needs of the population at large**

The lack of affordable housing in San Mateo County is a significant issue that impacts low- to moderate-income populations, particularly those individual households and families who are currently using or seeking out housing choice vouchers. One stakeholder shared during consultation that housing in San Mateo County is so expensive that renters who make less than or equal to 80% AMI are all at risk of experiencing homelessness. Given that voucher holders are usually considered extremely low or low income, it's reasonable that they have much more acute housing needs when compared to the population at large.

**Discussion**

The HACSM is committed to increasing affordable housing choices for families, promoting the self-sufficiency of program participants, and developing administrative efficiencies. Through the MTW Demonstration Program, HACSM has effectively reduced administrative costs, collaborated with other County Departments and organizations to address and support the end to homelessness for San Mateo

County residents, continually refined its focus on activities that increase the potential self-sufficiency of current participants, broadened its commitment to increasing affordable housing choices for families, as well as expanded the overall effectiveness of the agency.

Through collaboration with a broad range of community stakeholders, made possible due to the flexibilities of the MTW program, HACSM has been able to continually take bold steps in supporting San Mateo County (SMC) residents through program innovation and responsiveness. Having the ability to address these local conditions through the MTW Demonstration program has been invaluable. Within these parameters, HACSM has taken active steps to increase and preserve affordable housing options in San Mateo County.

Beginning as a small pilot program in 2000, the HACSM self-sufficiency program has expanded and matured into a premier program in San Mateo County. HACSM has continued to conduct ongoing research into best practices and lessons learned, and through this analysis has continued to refine the program to most effectively support families in becoming financially independent during their time on the program.

In 2014, HACSM expanded the time-limited MTW Self -Sufficiency Program to serve up to 800 households. All new participants admitted through the voucher waiting list now join the self-sufficiency program. To support the participants, HACSM has utilized the cost savings realized through other MTW initiatives to further enrich the resources and staff time dedicated to this important endeavor. For example, in late 2015, HACSM used cost savings and administrative efficiencies realized through the MTW activities to allow Self-Sufficiency staff to dedicate their time solely to provide coaching and mentoring to the Self-Sufficiency families. Instead of annual goal reviews, the Self-Sufficiency staff now has capacity to make direct contact with all families on at least a quarterly basis. This increased contact has resulted in more focused support, timely assistance provided to participants when challenges arise, and witnessing greater success. Due to the success of the self-sufficiency program, in FY2019, HACSM removed the 800 household limit and continued to expand the program. In 2022, based on the historical data, HASMC projects to be able to provide FSS services to 1,500 families over a five-year period.

As mentioned earlier, the data in the earlier tables in this section were for the county. Consultation with HASMC indicated that in Daly City, the average household size of voucher users is larger, 2.6 compared to 2.0

## **NA-40 Homeless Needs Assessment – 91.205(c)**

### **Introduction:**

The City of Daly City has had the largest population in San Mateo County, but results from the 2020 Census shows that the City of San Mateo has surpassed it by less than a thousand people. Among the three largest cities in the County, it appears to have the least number of homeless persons. The 2022 San Mateo County Homeless Census and Survey counted 49 unsheltered homeless persons in Daly City; the counts for the cities of Redwood City and San Mateo 245 and 60, respectively. The lower number of homeless persons in Daly City may be related to the City's proximity to the City of San Francisco. San Francisco borders Daly City to the north and services for homeless persons in San Francisco may be just as or more accessible to Daly City's homeless population than the County's. The Homeless Census counted 716 sheltered persons but did not provide a breakout by cities.

The San Mateo County Continuum of Care (CoC) has been consulted in completing the table and responses below. The data in the table below reports on the results from the County's point-in-time 2022 Homeless Census and Survey; it is not specific to Daly City. The CoC has an estimate on the number of persons experiencing homelessness each year, but it does not have data on the number becoming homeless or exiting homelessness. The CoC guides the implementation of San Mateo County's housing and service system to meet the needs of homeless individuals and families. Its members actively participate in conducting the bi-annual homeless street count that is a requirement for CoCs to receive funding.

## Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	316	70	0	0	0	0
Persons in Households with Only Children	1	0	0	0	0	0
Persons in Households with Only Adults	399	1,022	0	0	0	0
Chronically Homeless Individuals	233	455	0	0	0	0
Chronically Homeless Families	38	29	0	0	0	0
Veterans	31	0	0	0	0	0
Unaccompanied Child	15	34	0	0	0	0
Persons with HIV	2	29	0	0	0	0

Table 26 - Homeless Needs Assessment

Alternate Data Source Name:  
2022 San Mateo County homeless count

Data Source Comments: 2022 San Mateo County One Day Homeless Count and Survey

Indicate if the homeless population is: Has No Rural Homeless

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

The 2022 San Mateo County homeless census reported the following about the various homeless population types:

- Thirty-nine percent of adults experiencing homelessness are chronically homeless. There were 641 persons in households without children that were chronically homeless. Sixty-seven percent (67%) were unsheltered. Of the 109 family households, 17 (16%) were chronically homeless and eight (47%) were unsheltered.
- There were 109 homeless family households comprised of 386 adults and children. Fifty-six (56%) of people in family households were less than 18 years of age, 5% were between 18 and 24 years old, and 39% were 25 years old and over. Fifty-one (51%) were in emergency shelters. People in family households were predominantly female (55%), Hispanic (57%) and not experiencing homelessness. Families had an average of two children per household.
- Five percent of adults experiencing homelessness were veterans. There were 84 veteran households and 10% were veteran households with children. Seventy-nine (79%) of the homeless veterans were male, and 58% were chronically homeless.
- There were 49 unaccompanied youth households. Sixty-nine percent (69%) were unsheltered and 82% were male.

### Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	424	677
Black or African American	117	218
Asian	30	76
American Indian or Alaska Native		
Pacific Islander	62	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	276	579
Not Hispanic	440	513

Data Source

Comments:

2022 San Mateo County One Day Homeless Count and Survey

### Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

As mentioned earlier, there were 109 homeless family households. People in family households were predominantly female (55%), Hispanic (57%) and not experiencing homelessness. Families had an average of two children per household. There was 1 veteran family household comprised of three children. This veteran family household stayed at an emergency shelter.

### Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

The City does not have data on the nature and extent of homelessness in its jurisdiction by racial and ethnic group. The primary source of data on homelessness is provided by the San Mateo County Human Services Agency, Center on Homelessness and data on the nature and extent of homelessness is generally provided on a County level.

The 2022 San Mateo County Homeless Census and Survey reported the following racial and ethnic composition of the homeless population in the Count (sheltered and unsheltered): White – 61%; Black or African American – 19%; Hawaiian or Pacific Islander – 3%; American Indian or Alaska Native – 5%; Asian – 6%; persons of Hispanic origin - 47%. The homeless population is disproportionately Black or African American since the County population of Black or African American is 3%. Similarly, persons of

Hispanic origin also make up a disproportionate share of the homeless population; they make up 25% of the general County population, compared to the 47% of the homeless population.

### **Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

The 2022 San Mateo County Homeless Census and Survey reported that 1,808 people experienced homelessness on a single night. Of this total, 1,092 (60%) were unsheltered and 716 (40%) were living in emergency shelters or transitional housing. The majority of people experiencing unsheltered homelessness slept in cars or vans (30%) and RVs (26%). An additional 9% slept in vehicles in safe parking programs. The remaining 34% slept on the street (16%), in tents and encampments (16%), or in other locations including abandoned buildings, boats, and other uncategorized vehicles or structures (2%).

Of the homeless households without children, 750 (66%) were unsheltered. These adult-only unsheltered households were comprised of 1,022 persons, of which 427 (42%) were chronically homeless. Of the 109 homeless households with at least one adult and one child, 21 (19%) were unsheltered. People in family households were more likely to be sheltered than unsheltered. These households were comprised of 386 persons, of which 64 (17%) were chronically homeless.

### **Discussion:**

The City of Daly City will work with the CoC to better understand the characteristics of its homeless population. City staff sits on the Steering Committee of the CoC and is currently a member of the Racial Equity sub-committee. As stated earlier, much of the characteristic data on the homeless population is reported at the County level and so the descriptions provided were arrived from county data. The 2022 San Mateo County Homeless census counted 49 homeless persons in Daly City. This is a 17% decrease from the 2019 count, but an almost 300% increase from the 2017 count.

## **NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)**

### **Introduction:**

Special needs populations include the elderly, frail elderly, persons with disabilities and persons with HIV/AIDS. This section looks at these populations in Daly City when data is available at the city level. Data for the population with HIV/AIDS is available only at the Eligible Metropolitan Area (EMA) level. This population is discussed towards the end of this section.

The 2013-2017 American Community Survey (ACS) 5-year estimates show that 8.7% of the civilian noninstitutionalized population in Daly City have a disability. This percentage goes up with age. Thirty-three (33%) of the 16,943 persons over the age of 65 are estimated to have a disability. For those 7,293 persons aged 75 years and over, this percentage is 47.4%. The ACS estimates the percentages below for different disability categories; percentages are provided for the general population, 65 years and over, and 75 years and over:

- Hearing difficulty – 2.5%, 12.3% (age 65 and over), 20.4% (age 75 and over)
- Vision difficulty – 1.5%, 4.4% (age 65 and over), 5.1% (age 75 and over)
- Cognitive difficulty – 2.9%, 7.2% (age 65 and over), 10.8% (age 75 and over)
- Ambulatory difficulty – 5.1%, 21.9% (age 65 and over), 31.9% (age 75 and over)
- Self-care difficulty – 2.1%, 8.3% (age 65 and over), 14.5% (age 75 and over)
- Independent living difficulty – 5%, 18.9% (age 65 and over), 31.9% (age 75 and over)

### **Describe the characteristics of special needs populations in your community:**

In Daly City, it is estimated that 9,254 persons have a disability. Of the population under 5 years the percent with a disability is estimated to be .7%; of those between 5 to 17 years, 3%; of those 18 to 64 years, 4.6%; and of those 65 years and over, 33%. There are an estimated 16,943 persons aged 65 years and older. The disabilities most disabled seniors face are ambulatory difficulty, independent living difficulty, and hearing difficulty.

The elderly, frail elderly, and persons with disabilities are often on a fixed income since most of them are unable to work. In addition to everyday costs of living, they may also be faced with numerous health care costs.

Data from San Mateo County Health in December 2022 reported that 1,731 persons were living with HIV/AIDS in the county. These were predominantly male (86.8%), and 59% were 50 years of age or older. Thirty-six percent identified as Latinx.

**What are the housing and supportive service needs of these populations and how are these needs determined?**

Because many are on a fixed income and have additional expenses for health care, special needs populations have a great need for housing that is affordable. In addition to housing affordability, special needs populations have a need for housing that is accessible. Housing accessibility features include ramps, handrails, handicapped parking spaces, elevators, wider doorways, and lower shelving. Persons with mental illness or substance abuse issues have a need for supportive housing, where housing is combined with services. These services may include job training, case management or substance abuse programs.

A search on the California Department of Social Services website shows that there are 15 licensed assisted living facilities for the elderly with a capacity of 497; there are 12 licensed adult residential facilities with a capacity of 68.

**Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

Daly City is in San Mateo County which is part of the San Francisco EMA (Eligible Metropolitan Area). The counties of Marin and San Francisco are the other two counties in the EMA. The 2017-2021 Integrated HIV and Prevention and Care Plan for the EMA had not been updated because of COVID. This Plan provided the following information on the size and characteristics of the population with HIV/AIDS in the EMA:

- As of December 31, 2014, there were 15,955 persons estimated to be living with HIV, and 84.8% live in San Francisco. About 15% live in Marin and San Mateo Counties combined. Approximately 1 in every 111 residents of the EMA is living with HIV. It is estimated that 66.2% of persons living with HIV/ AIDS are living at or below 300% of the 2015 federal poverty level.
- 29% of persons enrolled in the Ryan White HIV/AIDS Program (a federal program providing HIV-related services) do not have health insurance. Homelessness is a critical risk factor for HIV. One in seven persons with HIV speaks a primary language other than English.
- Racial composition of persons with HIV: White (not Hispanic) – 58%; African American – 13%; Asian/Pacific Islander – 6.2%; Latino/Hispanic – 19.9%; Other/Multiethnic – 3.0%
- 91% of persons living with HIV/AIDS are men; 6.6% are women, and 2.4% are transgender.
- There is a significant over-representation of African American women living with HIV. 39% of the women living with HIV are African American while comprising 4.1% of the region's total female population.

Data from December 2022 specific to San Mateo County reported that 1,731 persons were living with HIV/AIDS. These were predominantly male (86.8%), and 59% were 50 years of age or older. Thirty-six percent identified as Latinx.

**Discussion:**

The special needs populations have a great need for affordable and accessible housing, among other things. To better understand these populations and their needs, the City will continue to maintain and strengthen relationships with those agencies and organizations that work directly with these populations. There may be funds available that are intended to specifically meet the needs of special needs populations. There have been recent projects in the Bay Area that combine these funds to leverage funds available for the development of affordable housing.

## **NA-50 Non-Housing Community Development Needs – 91.215 (f)**

### **Describe the jurisdiction's need for Public Facilities:**

The Department of Justice published revised regulations for Titles II and III of the Americans with Disabilities Act of 1990 (ADA) in the Federal Register on September 15, 2010, referred to as the 2010 ADA Standards. Adoption of these revised/updated 2010 ADA Standards has resulted in some City facilities that were previously compliant now needing to be modified to meet the newly adopted standards. The City completed its ADA Self Evaluation and Transition Plan in July of 2020 and has identified the need to provide ADA improvements to its public facilities to comply with the current ADA standards. There is also a need for public park and open space facilities as identified in the City's Parks and Open Space Master Plan completed in March of 2020. Parks and Open Spaces provide the community with recreational opportunities and support physical and mental health.

Through the City's community engagement process for preparing this Consolidated Plan, as well as a recent assessment carried out by the San Mateo County Child Care Partnership Council, the San Mateo County Office of Education and San Mateo County Superintendent of Schools, a critical need for additional childcare has been identified. The greatest need is for licensed spaces serving infants, toddlers and preschool-aged children. The City supports the provision of the needed childcare within a high-quality center-based program and has carried out initial feasibility studies to develop a new early learning center on City-owned property.

### **How were these needs determined?**

The American Disabilities Act (ADA) requires that public facilities are fully accessible to and fully usable by all individuals. The updated ADA Self Evaluation and Transition Plan completed in July of 2020, identifies the specific improvements that need to be made to City facilities to meet the 2010 ADA standards. The Daly City Parks and Open Space Master Plan completed in March of 2020, evaluated existing facilities, conducted public outreach, developed goals, and made recommendations to meet the needs of the community.

As mentioned previously, the need for a childcare facility was identified through the Consolidated Plan community engagement process. Root Policy, a community planning and housing research firm retained by the City to assist with the outreach and consultation process, identified affordable childcare through surveys and interviews conducted with stakeholders. Additionally, data provided in the November 2022 childcare needs analysis mentioned above highlights this need, showing an unmet need for 878 childcare spaces for infants and toddlers.

### **Describe the jurisdiction's need for Public Improvements:**

The City has identified the need for curb ramps, series circuit streetlights and bicycle/pedestrian improvements. The curb ramps facilitate the use of sidewalks by those who use mobility devices/equipment. Streetlights improve visibility for users in the Right-of-Way and increase safety. The bicycle and pedestrian improvements facilitate alternative non-automobile modes of travel. With the completion of the Daly City ADA Self Evaluation and Transition Plan (July 2020) and the Daly City Pedestrian and Bicycle Master Plan (February 2020), the city has a comprehensive list of improvement needed to support accessibility, safety, and alternative modes of travel for all. Studies from a variety of disciplines confirm the community health benefits of walking and bicycling. The San Mateo County Comprehensive Bicycle and Pedestrian Plan cite the following as significant reasons for elevating walking and bicycling as alternative travel modes: congestion reduction, economic competitiveness, environmental protection, and public safety.

### **How were these needs determined?**

The City has a need for curb ramps as required by ADA. Citizens' requests and the City's Community Accessibility and Mobility Plan (CAMP) identify the priority areas for installing the curb ramps, and more curb ramps will be installed as funding allows.

The Pedestrian and Bicycle Master Plan and the ADA Self-Evaluation and Transition Plan mentioned previously identifies the specific needs for public rights-of-way improvements. Improvements include installation of addition ADA compliant curb ramps, signage and markings for bike lanes and pedestrian improvements throughout the City of Daly City. The series circuit streetlights are outdated and have become unreliable. Maintenance records support the need to replace the series circuit streetlights with newer parallel circuit LED streetlights.

### **Describe the jurisdiction's need for Public Services:**

The City recognizes that public services programs provide necessary services at reduced or no cost to low income residents. These programs help free up scarce financial resources to allow lower income people to afford housing and educational opportunities and to maintain or improve their economic situations. The City has identified the following public services as priorities:

- Affordable childcare
- Legal assistance
- Mental health services
- Services and facilities for special needs populations
- Services to affirmatively further fair housing

### **How were these needs determined?**

The public service needs were determined by public input meetings and a community needs assessment survey as well as recent Action Plans. Additionally, consultations with stakeholders and community organizations serving lower income informed the need for public services.

## **Housing Market Analysis**

### **MA-05 Overview**

#### **Housing Market Analysis Overview:**

The City of Daly City is the northernmost city in San Mateo County. It is primarily a bedroom community and is home to about 31,000 households. The Housing Market Analysis looks at several areas that inform and guide the strategies to address the housing and community development needs of the City. Areas discussed in this section include the cost and condition of housing, public housing and homeless facilities.

## MA-10 Number of Housing Units – 91.210(a)&(b)(2)

### Introduction

According to the 2013-2017 ACS, the City of Daly City has a population of 106,480 persons and 31,320 households. The ACS also indicates that there are about 32,455 dwelling units in the City, with almost half of them single family detached structures. Table 32 below shows that 75% of the ownership units have three or more bedrooms, while the reverse is true for those that rent; about 72% of rental units have less than 3 bedrooms. The fewest type of units are studios, or those with no bedrooms.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	15,105	47%
1-unit, attached structure	4,990	15%
2-4 units	3,755	12%
5-19 units	3,095	10%
20 or more units	4,975	15%
Mobile Home, boat, RV, van, etc	535	2%
<b>Total</b>	<b>32,455</b>	<b>100%</b>

Table 27 – Residential Properties by Unit Number

Data Source: 2013-2017 ACS

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	180	1%	1,675	12%
1 bedroom	525	3%	4,165	31%
2 bedrooms	3,815	21%	3,905	29%
3 or more bedrooms	13,290	75%	3,755	28%
<b>Total</b>	<b>17,810</b>	<b>100%</b>	<b>13,500</b>	<b>100%</b>

Table 28 – Unit Size by Tenure

Data Source: 2013-2017 ACS

### Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Below is a list of housing developments that were assisted with federal, state, and local programs.

#### *New construction*

- 4619 Brunswick, 206 rental studios for persons 55 years and over, targeting up to 60% AMI

- 3001 Geneva Ave, 6 townhomes for families, targeting 40%-80% AMI
- Midway Village Phase 1, 147 rental units of various bedroom counts, targeting up to 60% AMI
- 6800 Mission: 51 rental units of various bedroom counts, targeting 30%-60% AMI
- 7555 Mission: 36 condominiums for families, targeting up to 50% and 60% AMI
- Parkview: 2 single-family detached for families, targeting up to 60% AMI
- 35 Hillcrest: 39 rental units for seniors, targeting up to 50% AMI
- Habitat Way: 7 single-family detached for families, targeting up to 60% AMI
- DeLong: 4 single-family detached for families, targeting up to 60% AMI
- Schoolhouse Station: 47 rental units for families, targeting up to 50% and 90% AMI
- Vista Grande: 24 rental units for families and others, targeting up to 50% and 90% AMI

*Acquisition and Rehabilitation*

- Hillside Terrace: 18 rental units for families and others, targeting up to 50% AMI

*Rehabilitation* – primarily single family detached homes, targeting up to 80% AMI

The City has an affordable housing ordinance that requires market rate developers to include below market rate (BMR) units. The BMR units for ownership projects target households making up to 120% AMI. The BMR units for rental projects target households making up to 80% AMI. The payment of in-lieu fees is an option for rental projects and these fees are deposited into a housing trust fund that may be used to increase the supply of affordable housing for lower income households and help with downpayment assistance.

**Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

The California Housing Partnership Corporation, a private nonprofit organization dedicated to helping government and nonprofit housing agencies preserve the supply of affordable housing, maintains a list of properties that may be at risk of losing their affordability. Villa Fontana, a 120-unit apartment in Daly City, is on the list with a high risk level having been funded with a Section 236 Mortgage subsidy. The City has contacted the HUD office to assess the status of Villa Fontana and was told that Section 8 vouchers were provided to residents. There are seven other properties on the list, one is regarded as moderate and the rest are only considered low-risk for being lost from the affordable housing inventory.

**Does the availability of housing units meet the needs of the population?**

The 2013-2017 ACS reports a homeowner vacancy rate of .4% and a rental vacancy rate of 2%. Real estate professionals generally consider a 5% rental vacancy rate as an indicator of a healthy balance in the rental market. The 2% vacancy rate indicates that the supply of rental housing does not meet demand, resulting in high rents for the available units. The table above indicates that rental housing for

large families is limited given that less than 30% of the rental units have three or more bedrooms.

### **Describe the need for specific types of housing:**

The City has a need for housing that is affordable for all household types. Most of the deed-restricted affordable housing that has been built is targeted for families or seniors. Although the affordable housing needs of this population remain unmet, there is also a need for housing for very low and extremely low income individuals which may be met with smaller units.

### **Discussion**

The ACS reports that there are about 32,000 dwelling units in Daly City, a city of about 100,000 persons and 31,200 households. The City, under California law, is required to update its Housing Element on a regular basis. The Housing Element is a planning document that outlines how the City will meet its housing production goals as set by the Regional Housing Needs Allocation (RHNA) process. Much of housing construction is dependent on market forces, but the City through its zoning policies may help foster development.

The State of California has passed several housing laws since the last Consolidated Plan period to foster housing production and address other housing issues. Among them, SB2 in 2017 created a permanent source of state funding for affordable housing development and SB35, also in 2017, streamlined infill housing approval processes in order to reduce costs and incentivize affordable housing construction. AB686 in 2018 required Housing Elements to include a section on Affirmatively Furthering Fair Housing (AFFH) and AB1482 in 2019 limited annual rent increases and required “just cause” in order to terminate tenancy.

## MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

### Introduction

The cost of housing is high in the Bay Area, it being one of the most expensive places to live in the country. Within this very high cost area, however, Daly City is relatively more affordable. Data from the San Mateo County Association of Realtors (SAMCAR), shows that in 2022 the median sales price for a single family home in San Mateo County was \$1,910,000 and the median cost per square foot was \$1,150/sqft. By comparison, the median sales price for a single family home in Daly City was \$1,253,000 and the median cost per square foot was \$862/sqft. As housing prices in the area rise, there is upward pressure on rents to rise. While Daly City may be relatively more affordable than neighboring cities, more of its residents are lower income and more vulnerable to the effects of rising sales prices and rents.

### Cost of Housing

	Base Year: 2009	Most Recent Year: 2017	% Change
Median Home Value	618,200	651,600	5%
Median Contract Rent	1,273	1,799	41%

Table 29 – Cost of Housing

Data Source: 2000 Census (Base Year), 2013-2017 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	895	6.6%
\$500-999	795	5.9%
\$1,000-1,499	2,690	19.9%
\$1,500-1,999	4,355	32.3%
\$2,000 or more	4,770	35.3%
<b>Total</b>	<b>13,505</b>	<b>100.1%</b>

Table 30 - Rent Paid

Data Source: 2013-2017 ACS

### Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	619	No Data
50% HAMFI	1,594	290
80% HAMFI	6,834	1,005

Number of Units affordable to Households earning	Renter	Owner
100% HAMFI	No Data	1,955
<b>Total</b>	<b>9,047</b>	<b>3,250</b>

Table 31 – Housing Affordability

Data Source: 2013-2017 CHAS

## Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	2,156	2,665	3,188	3,912	4,283
High HOME Rent	1,818	1,949	2,341	2,695	2,986
Low HOME Rent	1,411	1,511	1,813	2,095	2,337

Table 32 – Monthly Rent

Data Source: HUD FMR and HOME Rents

## Is there sufficient housing for households at all income levels?

<p style="margin: 0in 0in 0pt;"><span style="font-size: 0.8em;">Table 35 provides information on the number of units affordable to different income levels. Comparing this table to Table 6 in the previous section which shows the number of Daly City households in the different income levels up to the HAMFI, we can see that there is insufficient rental housing for households at incomes below 50% HAMFI, and insufficient ownership housing for households at all income levels included in the table. According to the CHAS data, there are only 619 rental units affordable to households making up to 30% HAMFI but Table 6 in the previous section indicated 4,815 households at this income level; and there are 1,594 rental units affordable to households making between 30%-50% HAMFI, but Table 6 in the previous section indicated 4,385 households at this income level. The discrepancy is less for households at 50%-80% AMI, but a discrepancy remains; 6,834 units affordable at this income level for 7,465 households.</span></p>

## How is affordability of housing likely to change considering changes to home values and/or rents?

Home prices have continued to rise along with rents, making housing less affordable for the City's residents. As people become priced out of more expensive areas such as San Francisco, Daly City becomes a more affordable alternative for some, but becomes increasingly less affordable for others, many of them current residents.

## How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

As shown in Table 36, HOME rents are significantly lower than fair market rent. The fair market rent is more comparable to the area median rent. There is a great need for more affordable housing and both strategies to produce and to preserve affordable housing are important. Daly City does not have much vacant land for development and its housing development strategies will largely depend on funding availability and what development opportunities arise.

## **Discussion**

The San Francisco Bay Area is one of the most expensive places to live in the country. Within this metropolitan area, Daly City is relatively more affordable compared to other cities like San Francisco or other parts of San Mateo County. This makes it attractive to people who have been priced out of more expensive areas, thereby pushing up the housing cost in Daly City for both ownership and rental housing. As Daly City rents go up, more of its current residents may find themselves being priced out. And as home sale prices rise, homeownership becomes more out of reach for Daly City residents looking to buy their first home.

## MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

### Introduction

The 2013-2017 ACS data provides information on the housing conditions of the City's dwelling units. According to Table 37 below, 62% of the owner-occupied units have no selected conditions, and 35% have one selected condition. With regards to renter-occupied housing, 36% have no selected conditions and 52% have one selected condition. The four conditions in Table 37 include:

- Lacks complete kitchen
- Lacks complete plumbing facilities
- More than one person per room
- Cost burden greater than 30%

This section looks at the need for housing rehabilitation and estimates the number of lead-based paint hazards for low and moderate income households.

### Definitions

A dwelling unit in “Substandard Condition” is defined as a dwelling unit in such poor condition as to be neither structurally nor financially feasible for rehabilitation.

A dwelling unit in “Substandard Condition but Suitable for Rehabilitation” is defined as a dwelling unit that does not meet standard conditions but is both financially and structurally feasible for rehabilitation. This does not include units that require only cosmetic work, correction or minor livability problems or maintenance work.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	6,270	35%	7,015	52%
With two selected Conditions	515	3%	1,555	12%
With three selected Conditions	0	0%	35	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	11,030	62%	4,895	36%
<b>Total</b>	<b>17,815</b>	<b>100%</b>	<b>13,500</b>	<b>100%</b>

Table 33 - Condition of Units

Data Source: 2013-2017 ACS

## Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	580	3%	785	6%
1980-1999	2,370	13%	3,400	25%
1950-1979	11,445	64%	7,695	57%
Before 1950	3,425	19%	1,615	12%
<b>Total</b>	<b>17,820</b>	<b>99%</b>	<b>13,495</b>	<b>100%</b>

Table 34 – Year Unit Built

Data Source: 2013-2017 CHAS

## Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	14,870	83%	9,310	69%
Housing Units build before 1980 with children present	1,165	7%	305	2%

Table 35 – Risk of Lead-Based Paint

Data Source: 2013-2017 ACS (Total Units) 2013-2017 CHAS (Units with Children present)

## Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

## Need for Owner and Rental Rehabilitation

The majority of the City's housing units were built between 1950 and 1979; sixty-four percent (64%) of owner-occupied units and 57% of renter occupied units. Almost 80% of the City's housing units are at least 40 years old. Age itself, however, may not be the best indicator of housing conditions as older homes may be well-built and may have received modernizing renovations. However, the age of the housing stock may be a key factor in determining energy efficiency. Older homes often consume more energy due to inadequate insulation and inefficient appliances. As the City's housing stock ages and wears down, there will be a continued need for rehabilitation and maintenance. The need for housing rehabilitation may be greater in some areas of the City than in others. For example, in the coastal area and in some areas adjacent to San Bruno Mountain, homes are exposed to more extreme

weather. Strong winds and constant exposure to salt air and mist combine to erode paint, rust metal objects and blow away roof shingles. This can lead to advanced states of deterioration to the exteriors of these homes. In lower income census tracts, there may be more deferred maintenance that can lead to faster rates of deterioration of the housing stock.

### **Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards**

Table 39 estimates 14,870 owner-occupied and 9,310 renter-occupied units built before 1980. These units, 24,180 in total, represent the estimated number of housing units at risk of lead-based paint hazard. This number is 75% of the housing stock; however, only 5% of these units have children present.

According to Table 6 in Section NA-10 (Housing Needs Assessment) there is an estimated 16,665 households in Daly City making less than 80% of the household area median family income (HAMFI). This is about 53% of the households in Daly City. Applying this percentage to the total number of housing units built before 1980 with children present gives a rough estimate of 779 housing units occupied by lower income families at risk of lead-based paint hazard.

### **Discussion**

The City does not maintain data on the conditions of vacant units and is not able to supply information on the suitability of vacant units for rehabilitation. Because of the very tight housing market, there is not a substantial number of vacant units in the City. There may be units that are temporarily vacant during remodels and rehabilitation.

The supply of housing in the City does not meet the demand for housing which leads to the tight housing market. The City recognizes the need to preserve what housing stock there is as replacing housing that is lost will likely be costly and result in even higher housing costs for residents.

## MA-25 Public and Assisted Housing – 91.210(b)

### Introduction

The Housing Authority of the County of San Mateo (HACSM) was consulted in completing this section. The HACSM administers the public housing and the Housing Choice Voucher program in the County. There is no public housing in Daly City. Midway Village, a development of 150 units located in Daly City, was previously owned by the HACSM but had its Public Housing status removed in 2011. Replacement vouchers were issued to the residents who were given the option to stay or move elsewhere using their voucher.

The data in the tables below are provided by the HACSM and apply to their full housing and voucher inventory, which includes Daly City. Hence, the data is not specific to Daly City. Consultation with HACSM in January 2023 indicates that there are 593 vouchers being used in Daly City, and of these 184 are project-based vouchers.

### Totals Number of Units

	Certificate	Mod-Rehab	Public Housing	Program Type						
				Vouchers			Special Purpose Voucher			
				Total	Project -based	Tenant -based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *	
# of units vouchers available	321	0	0	4,350	1,282	3,068	436	55	281	
# of accessible units										

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 37 – Total Number of Units by Program Type

Alternate Data Source Name:

San Mateo County Housing Authority, 1/25/23

Data Source Comments:

### Describe the supply of public housing developments:

**Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:**

There are no public housing units in the jurisdiction.

## **Public Housing Condition**

<b>Public Housing Development</b>	<b>Average Inspection Score</b>

**Table 38 - Public Housing Condition**

### **Describe the restoration and revitalization needs of public housing units in the jurisdiction:**

Not applicable as there are no public housing units in the jurisdiction. There is a plan, however, to redevelop Midway Village and increase the number of units there from 150 to over 500. The redevelopment will be in four phases and the first phase is near completion.

### **Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:**

HACSM's strategy for improving the living environment is to implement more educational and social activities at the community center.

### **Discussion:**

The City of Daly City will collaborate with HACSM where it can to improve the lives of those receiving housing assistance from the HACSM.

## MA-30 Homeless Facilities and Services – 91.210(c)

### Introduction

The County Center on Homelessness was consulted in completing this section. The Center leads the development of homeless system planning and staffs the planning bodies that share responsibility for overseeing the efforts to address homelessness. One of these bodies is the Continuum of Care (CoC) Steering Committee, on which the City has representation. The other planning body is the HOPE Interagency Council (IAC) that oversees the implementation of the County's 10 Year Plan to End Homelessness.

The number of facilities and housing below are part of the County's homeless service system and are located throughout the County.

### Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	237	0	150	125	0
Households with Only Adults	418	96	15	932	0
Chronically Homeless Households	0	0	0	461	0
Veterans	55	0	0	437	0
Unaccompanied Youth	1	0	10	16	0

**Table 39 - Facilities and Housing Targeted to Homeless Households**

**Data Source Comments:** 2022 San Mateo County Housing Inventory Count

**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

San Mateo County's mainstream services are used to complement services targeted to homeless persons in a number of ways:

- The County's Behavioral Health and Recovery Services (BHRS) has several mobile teams that conduct intensive outreach to homeless people with mental health and substance abuse issues on the street, in the shelters, and at the psychiatric Emergency Room. These teams engage with homeless people and help them access treatment and/or housing. BHRS funds in-patient alcohol and other drug treatment programs located throughout the County which serve a larger number of homeless individuals with substance abuse issues. BHRS also funds the majority of the case management services for individuals and families living in Shelter Plus Care funded housing units. BHRS also provides funding for the Spring Street emergency shelter and transitional housing programs which are dedicated to serving homeless persons with mental illness.
- The County's Health Services funds a mobile health van that provides primary health care to homeless people living in emergency shelters. The County's Medical Center coordinates with the CoC to link health services to emergency shelter and permanent supportive housing.
- Homeless service providers link homeless people to mainstream employment and training services. They also provide supplemental resources to help participants overcome barriers to employment such as mental health support, children's services, life skills education and transportation assistance.
- The County's Human Service Agency oversees the Center on Homelessness, as well as the County's Employment Services Division. This Division provides homeless people with connection to employment services and a new locally funded vocational rehabilitation program for homeless people.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

As described previously, there are numerous services and facilities in the County targeted to assist the homeless population. The facilities offer case management and an opportunity for the homeless population to connect with various programs and services to help them. Programs targeting specific populations are described below. Appendix E summarizes the main homeless system components, providers and programs in the County.

- Chronically homeless individuals are able to access single adult shelters . These include Maple Street, Spring Street, Safe Harbor, and WeHOPE. The majority of the County's Shelter PlusCare vouchers as well as several permanent supportive housing complexes target this population.

- Families with children are able to access a motel voucher program specifically targeted for homeless families with children. This program is administered by the County Human Services Agency. There are also permanent housing options available through the Shelter PlusCare Housing Readiness Program. Family Crossroads in Daly City offers transitional housing, a place where homeless families can get stabilized before they move into permanent housing.
- Veterans have access to dedicated beds at the Maple Street Shelter and Haven Family House. In addition, the HACSM operates the VASH permanent housing voucher program for this population, and LifeMoves, a homeless services provider, administers the rapid re-housing and homelessness prevention program for veteran households using SSVF (Supportive Services for Veteran Families) funding.
- Unaccompanied youth have access to an emergency shelter and a transitional housing program operated by StarVista. The HACSM provides time-limited Section 8 vouchers for youth emancipating from foster care who have no housing options through its Family Unification Program (FUP).

## **MA-35 Special Needs Facilities and Services – 91.210(d)**

### **Introduction**

In Daly City, there are currently 15 licensed assisted living facilities for the elderly with a capacity of 497 persons and 12 licensed adult residential facilities with a capacity of 68. In addition to these care facilities, there are services that target seniors such as Operation Brown Bag which provide a weekly bag of groceries and Meals on Wheels which provides meals to homebound seniors. The City also offers activities and programs for seniors at its Doelger Senior Center. As a part of the Continuum of Care, the City maintains a connection to the network of services available to those with special needs.

**Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

As mentioned earlier in the non-homeless special needs assessment, the special needs population have a great need for affordable and accessible housing. The elderly, frail elderly, and physically disabled need housing with handicap accessible features such as grab bars and ramps, and housing where care is readily available. Those with substance abuse issues or persons with HIV/AIDS have a need for supportive housing where services are combined to help maintain housing stability. Services may include job training, life skills training, substance abuse programs and case management. Those with special needs may have health issues and or limited income and are vulnerable to high housing cost burdens. There are no public housing residents in Daly City.

**Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

Mental and physical health institutions have discharge policies and programs to help persons access supportive housing. There are social workers and case managers to facilitate discharge from these institutions and connect persons to various programs and services. They have a list of board and care homes as well as information on programs provided by nonprofit social service agencies and the San Mateo County health system. These programs include the In-Home Supportive Services (IHSS) program which provides an alternative to board and care homes and assist people to remain safely in their homes; Home Accessibility Modification program administered by the Center for Independence of the Disabled; and the permanent supportive housing programs for persons with mental illness available through the County's Behavioral Health and Recovery Services Division.

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

To address the housing and supportive services identified for persons who are not homeless but have other special needs, the City will work with community agencies that serve seniors and disabled persons such as the Center for Independence of Individuals with Disabilities, an organization that makes minor home modifications to make them more handicapped accessible. This may include installing ramps or handrails. In addition, the City will coordinate with the County's Health System to provide outreach to Daly City residents about services available.

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

See previous paragraph.

## **MA-40 Barriers to Affordable Housing – 91.210(e)**

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

The governmental constraints to housing development include the following: land use controls, building codes, fees and dedications, permit processing procedures, infrastructure limitations, and environmental reviews. A detailed discussion of governmental constraints can be found in the City's Housing Element which is currently being updated.

In general, anything that increases the cost of development or creates uncertainty is potentially a barrier to construction of affordable housing and residential development. Land use controls, designed to minimize a development's potential impacts, often add to the cost of building. For example, parking requirements easily make a project more expensive. The Building Code, as amended by the City, may require the use of more expensive materials. Fees and dedications, while important in offsetting the costs to the City in planning and regulating development, add to the cost of development. The procedures for permit processing sometimes make for a lengthy process resulting in delays which usually translate to increased costs. CEQA, the California Environmental Quality Act, requires environmental reviews that may delay a project and require mitigating actions that increase costs.

The City updated its Affordable Housing Ordinance in December 2018. This Ordinance requires residential developers to include below market rate units in their developments. The City plans to review the Ordinance during the ConPlan period to assess how the Ordinance impacts development and how it may be revised to ensure that it not deter developers from building more housing in the City.

## MA-45 Non-Housing Community Development Assets – 91.215 (f)

### Introduction

This section looks at the jobs by sector in Daly City and its labor force. Daly City has an educated labor force with the majority of the civilian employed having a Bachelor's degree or higher. Opportunities for workforce training and economic development initiatives are discussed.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	258	7	1	0	-1
Arts, Entertainment, Accommodations	8,376	3,503	18	22	4
Construction	1,752	529	4	3	-1
Education and Health Care Services	9,985	4,830	21	30	9
Finance, Insurance, and Real Estate	2,977	833	6	5	-1
Information	2,008	1,002	4	6	2
Manufacturing	2,292	143	5	1	-4
Other Services	2,351	775	5	5	0
Professional, Scientific, Management Services	6,486	418	14	3	-11
Public Administration	0	0	0	0	0
Retail Trade	5,626	3,610	12	22	10
Transportation and Warehousing	2,961	459	6	3	-3
Wholesale Trade	1,750	86	4	1	-3
Total	46,822	16,195	--	--	--

**Table 40 - Business Activity**

**Data Source:** 2013-2017 ACS (Workers), 2017 Longitudinal Employer-Household Dynamics (Jobs)

## Labor Force

Total Population in the Civilian Labor Force	61,835
Civilian Employed Population 16 years and over	58,060
Unemployment Rate	6.10
Unemployment Rate for Ages 16-24	25.88
Unemployment Rate for Ages 25-65	4.11

Table 41 - Labor Force

Data Source: 2013-2017 ACS

Occupations by Sector	Number of People
Management, business and financial	12,360
Farming, fisheries and forestry occupations	3,355
Service	7,795
Sales and office	15,915
Construction, extraction, maintenance and repair	3,295
Production, transportation and material moving	2,565

Table 42 – Occupations by Sector

Data Source: 2013-2017 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	28,495	51%
30-59 Minutes	20,600	37%
60 or More Minutes	6,670	12%
<b>Total</b>	<b>55,765</b>	<b>100%</b>

Table 43 - Travel Time

Data Source: 2013-2017 ACS

## Education:

### Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	4,820	235	2,210
High school graduate (includes equivalency)	9,155	335	1,865
Some college or Associate's degree	14,990	995	3,055

Educational Attainment	In Labor Force			Not in Labor Force
	Civilian Employed	Unemployed		
Bachelor's degree or higher	19,195	925		2,670

**Table 44 - Educational Attainment by Employment Status**

Data Source: 2013-2017 ACS

### Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	10	470	905	2,140	2,765
9th to 12th grade, no diploma	525	800	1,005	1,940	1,150
High school graduate, GED, or alternative	2,390	2,660	2,955	5,765	3,830
Some college, no degree	5,280	3,825	3,430	6,215	2,840
Associate's degree	620	1,755	1,345	2,470	1,165
Bachelor's degree	1,690	6,450	4,335	7,385	4,455
Graduate or professional degree	60	1,585	1,150	1,885	1,115

**Table 45 - Educational Attainment by Age**

Data Source: 2013-2017 ACS

### Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	25,005
High school graduate (includes equivalency)	34,925
Some college or Associate's degree	40,035
Bachelor's degree	48,190
Graduate or professional degree	80,530

**Table 46 – Median Earnings in the Past 12 Months**

Data Source: 2013-2017 ACS

**Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?**

Based on the Business Activity table earlier, the top three major employment sectors within the jurisdiction are Education and Health Care Services (30% share of jobs), and the sectors of Retail Trade and Arts/Entertainment/Accommodations (each with 22% share of jobs). These three sectors make up 74% of the share of jobs in Daly City.

**Describe the workforce and infrastructure needs of the business community:**

The workforce needs of the community are well served through the network of high school, local college and university education that is available in the community. Within five miles of our city and within it, there is San Francisco State University, City College of San Francisco, and Skyline College. Both City College and Skyline are community colleges that have workforce development programs. The Educational Attainment By Employment Status table shows that almost 19,000 persons in the labor force (40%) have a Bachelor's degree or higher.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

There are currently no major changes planned that would appear to have an economic impact during the planning period.

Daly City is a “bedroom community” as reflected in the Business Activity table where there are 2.67 more workers than there are jobs in the city. The issue appears to be more about *job creation* and less *workforce development* to accommodate a healthy jobs-housing balance, particularly job creation in higher paying jobs. Currently, most of the commercial developments in the planning pipeline relate to more employment opportunities in the retail sector. The City’s challenge is to attract higher paying jobs.

**How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

The skills and education of the current workforce are fairly adequately matched to employment opportunities in the jurisdiction. The Business Activity Table, however, shows that there are some employment sectors where the match is less aligned. The employment sectors of Retail Trade and Education and Health Care Services have a larger share of jobs than workers (10% and 9% differentials, respectively). In contrast, the Professional/Scientific/Management Services sector has a negative 10% differential, indicating that there are 10% more workers in this sector than there are job opportunities in the City.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

The City of Daly City is not directly involved in workforce training initiatives. Perhaps the most significant workforce development effort affecting Daly City are the activities carried out by Strategic Partnership and Workforce Development Division (SPWD) at Skyline College. SPWD facilitates the delivery of workforce development programs and services designed to meet local labor market needs and to support entry or advancement in the workplace. The City has collaborated with Skyline College in the past to offer its entrepreneurship training.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

No

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

As mentioned earlier, Daly City is primarily a bedroom community adjacent to San Francisco. It is a largely built out city and does not have large tracts of land available for major commercial developments such as office parks. It does have, however, two commercial corridors: Mission Street and Geneva Avenue. The City's policy to facilitate development along Mission Street, Geneva Avenue, and other locations within close proximity to public transit, are aligned with the regional efforts to facilitate development near existing or planned transit and other infrastructure. These regional efforts include the Grand Boulevard Initiative and the FOCUS Program. The Grand Boulevard Initiative is a collaboration of public/private organizations to revitalize the El Camino corridor (Mission Street in Daly City) in San Mateo and Santa Clara counties. FOCUS is a regional development and conservation strategy that promotes a more compact land use pattern for the Bay Area. It is led by the Association of Bay Area Governments (ABAG) and the Metropolitan Transportation Commission (MTC).

According to the State's Local Area Unemployment Statistics, the unemployment rate for San Mateo County has been under 4% since October 2022. The economic development initiatives in the region and in adjacent communities such as San Francisco have impacted economic growth in Daly City. Recently, we have seen expansions in the two regional malls located in Daly City.

**Discussion**

The City of Daly City is interested in attracting more businesses and jobs in the community. As discussed later, the City regards economic development as an anti-poverty strategy. More and better jobs for its educated workforce hopefully lead to higher income for its residents and improved livelihoods.

## **MA-50 Needs and Market Analysis Discussion**

**Are there areas where households with multiple housing problems are concentrated?  
(include a definition of "concentration")**

The maps below are also included in the Appendix.

Map 1 identifies the low-mod income census tracts in the City where the household incomes of at least 50% of the households in the census tract are less than 80% of the HAMFI. Map 2 identifies the qualified census tracts (QCT) where at least 50% of households have incomes below 60% of the HAMFI. Maps 3 and 4 show the percentage of households with any of four housing problems (i.e. substandard housing, overcrowding, cost burden). Housing problems are mapped out for two different income groups: extremely low income (<30%AMI), and low income (31%-50% AMI). Areas of concentration are those census tracts that have the highest percentage of housing problems relative to other tracts in the City. This is signified by the darkest shaded areas on the maps. Natural breaks in the City's data distribution were used for the ranges.

Maps 3 and 4 show that census tract 6015.02, at over 80% of extremely low and low income households, has the highest concentration of households with any of four severe housing problems.

**Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

Maps 5 through 7 show the geographic distribution by census tract of the White, Asian and Hispanic populations. Maps are included only for those racial groups that comprise at least 10% of the City's population. Areas of concentrations are defined similarly as above: those census tracts signified by the darkest shaded areas on the map shows areas of concentration. Natural breaks in the City's data were used to define the ranges.

Most of Daly City's census tracts are comprised of over 50% Asian households. The census tracts with the least concentration of Asian households (less than 51.59%) are 6004.01, 6006, 6009, 6012, 6013, 6016.01 and 6016.04. No other racial or ethnic group comprises more than 50% of a census tract. An area of concentration for White households is a census tract with at least 17.87% White; for Hispanics, it is at least 47.80%. Map 7 shows that households of Hispanic origin are primarily in the eastern part of the city. There are also concentrations in census tracts 6002, 6004.01, 6006, 6013, and 6015.02.

**What are the characteristics of the market in these areas/neighborhoods?**

The low-mod income census tracts tend to be in the center of the City, with the exception of 6015.02 and 6002. These tracts have both rental and ownership units. Tracts 6012 and 6015.02, identified earlier as having a concentration of households with severe housing problems, consist mostly of multifamily rental apartments. Tract 6002, on the eastern edge of the City includes the 150-unit

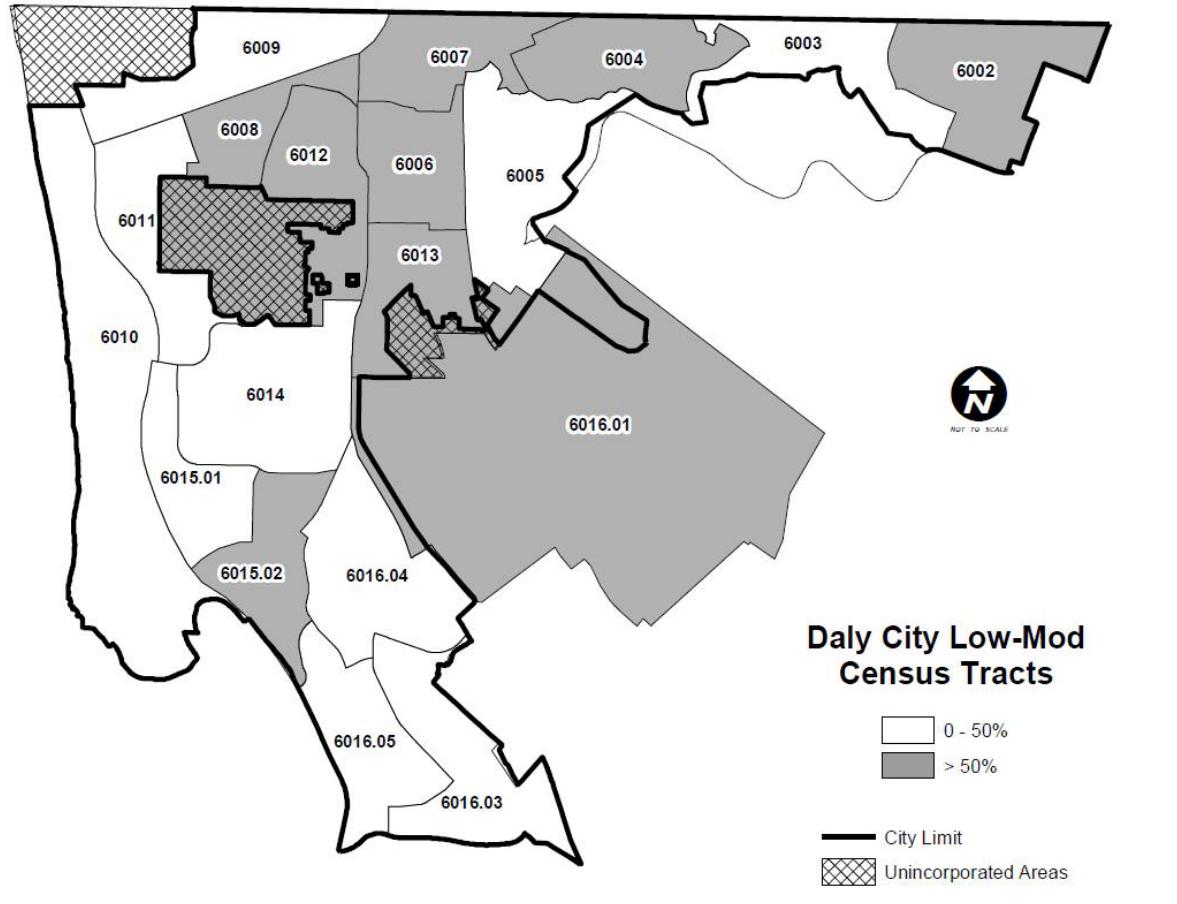
Midway Village formerly owned by the Housing Authority of the County of San Mateo. Tract 6016.01 encompasses the 501-unit Franciscan Mobile Home Park.

**Are there any community assets in these areas/neighborhoods?**

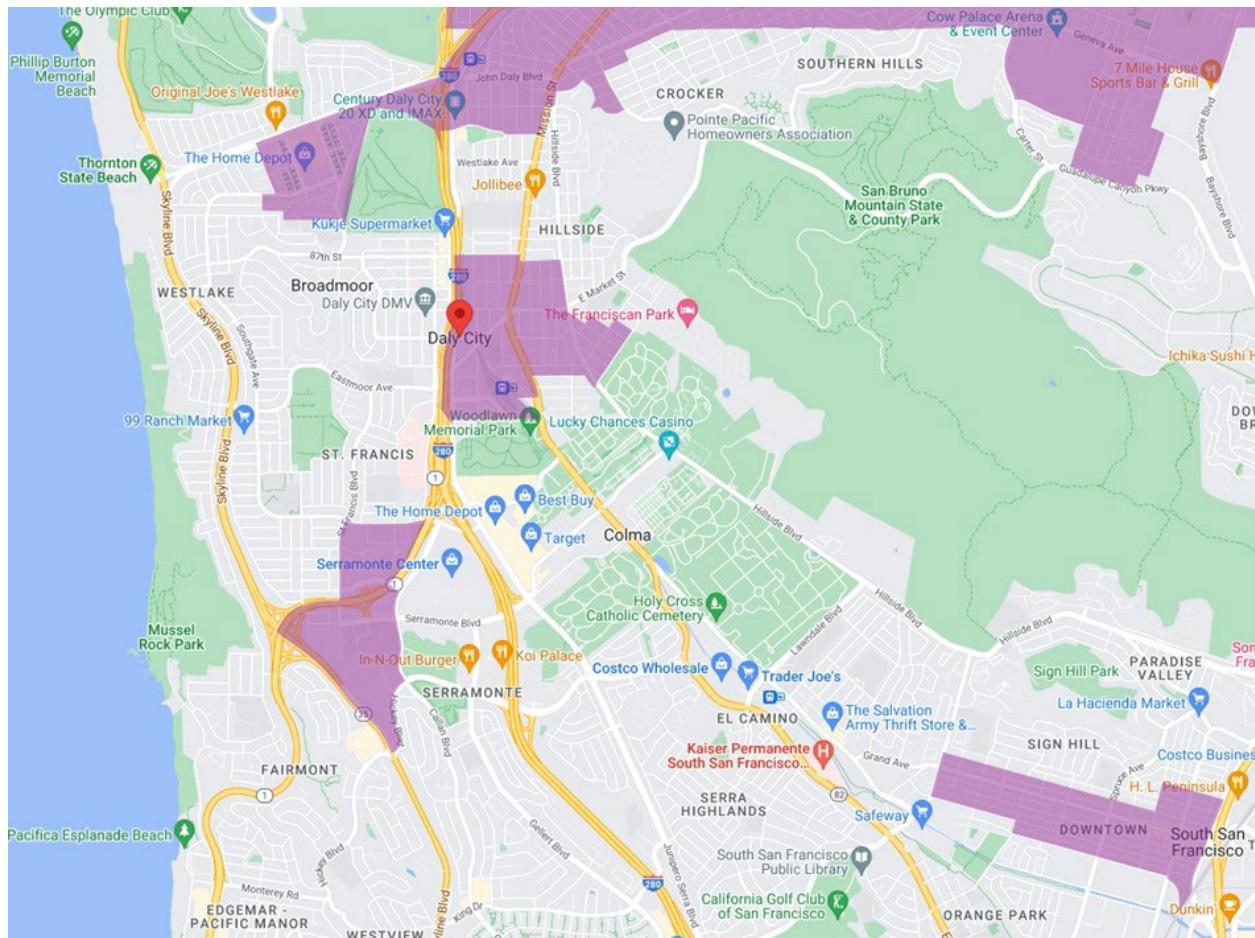
Several of the above tracts have a community center and/or library. Mission St. runs through tracts 6007, 6006, and 6013. This commercial corridor includes a supermarket, retail, auto-related businesses, and eating establishments. Tract 6012 contains City Hall, a county medical office, and a branch office of the County's Human Service Agency which provides employment services. Tract 6015.02 is adjacent to Serramonte Ridge, a regional mall. Tract 6002 has the Cow Palace, three neighborhood parks, a community center and library.

**Are there other strategic opportunities in any of these areas?**

The City's two former Redevelopment Project Areas were located along Mission Street and Geneva Ave. Both of these commercial corridors run through low-mod income census tracts (6007, 6006, 6013, and 6012). As mentioned earlier in Section MA-45, the City's updated Housing Element and General Plan include a policy to allow for higher-density mixed use development along these corridors. This policy is intended to facilitate more development which could also foster job and business growth opportunities.

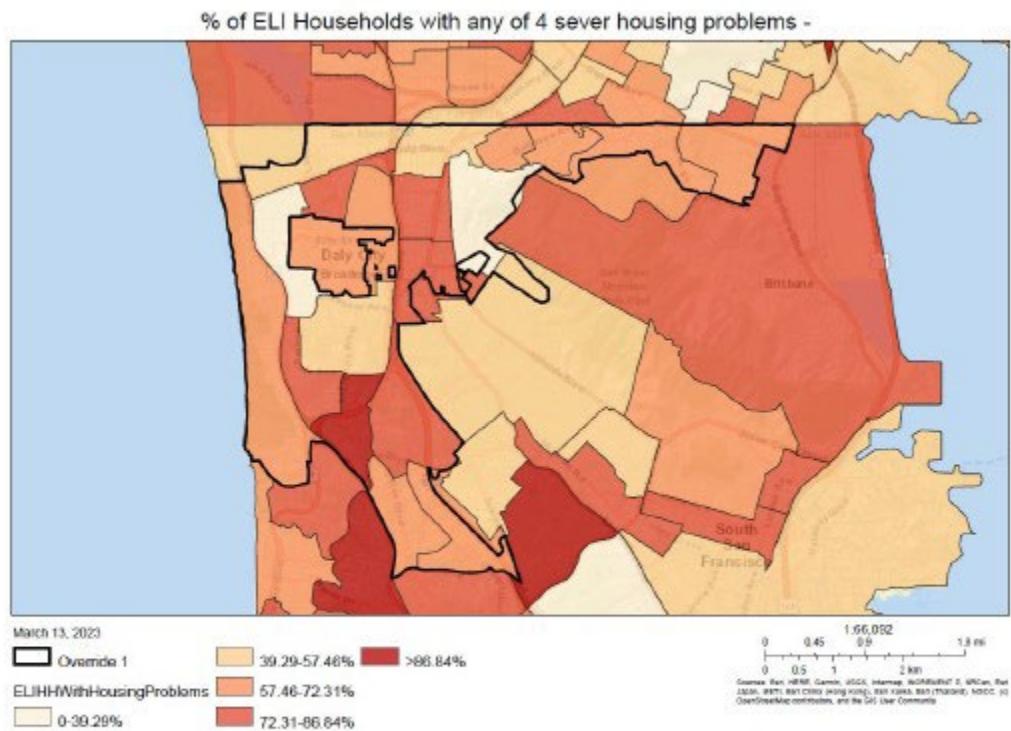


**Map 1: Daly City Low-Mod Census Tracts**



**2023 Qualified Census Tracts**

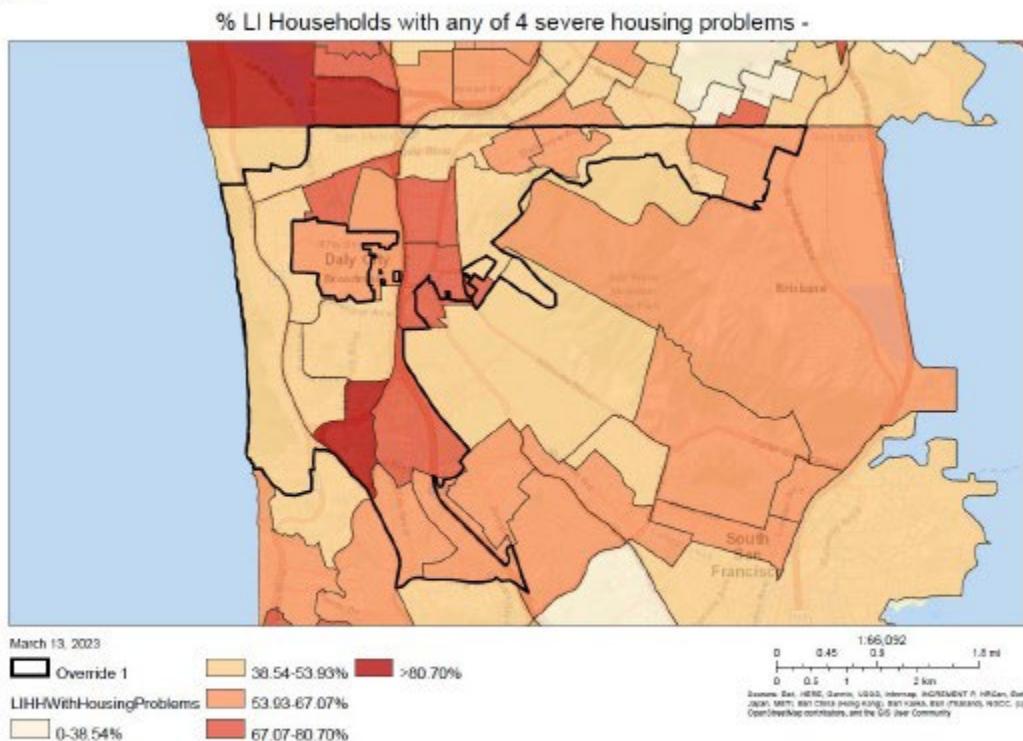
**Map 3:**



Source: CPD Maps

**Map 3**

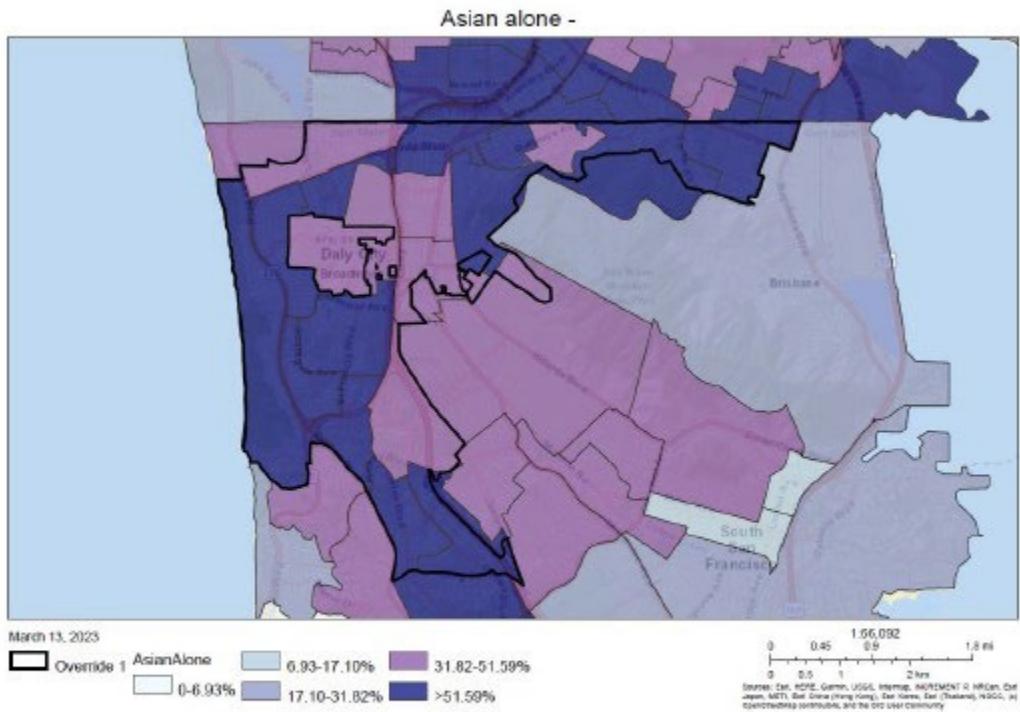
Map 4:



Source: CPD Maps

Map 4

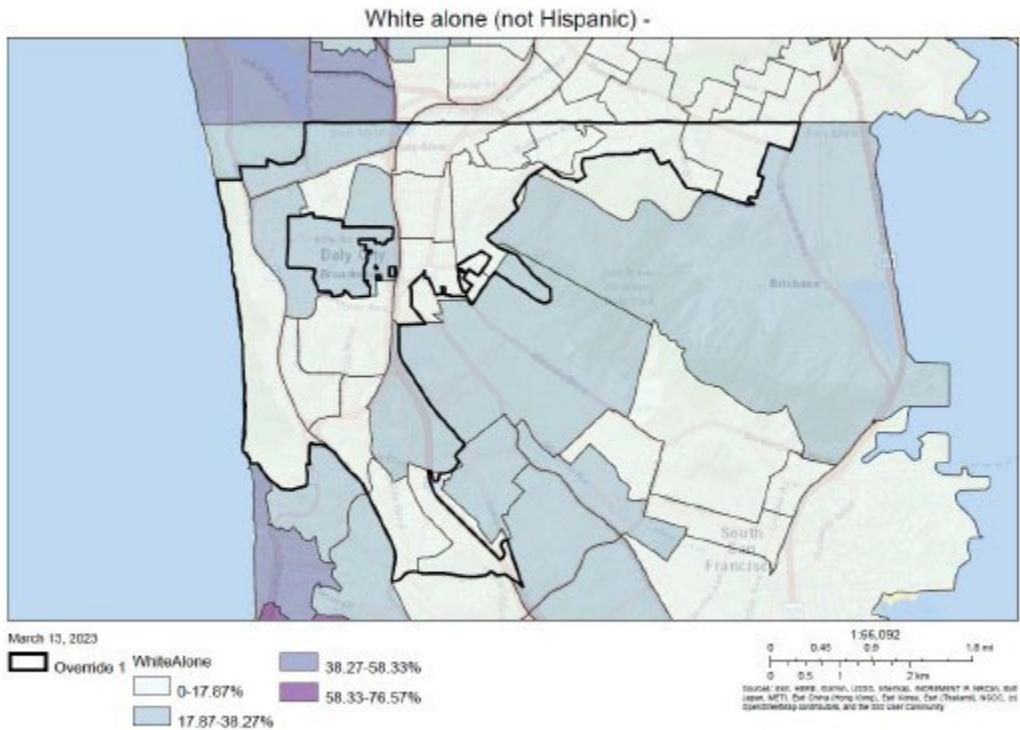
### Map 5:



Source: CPD Maps

## Map 5

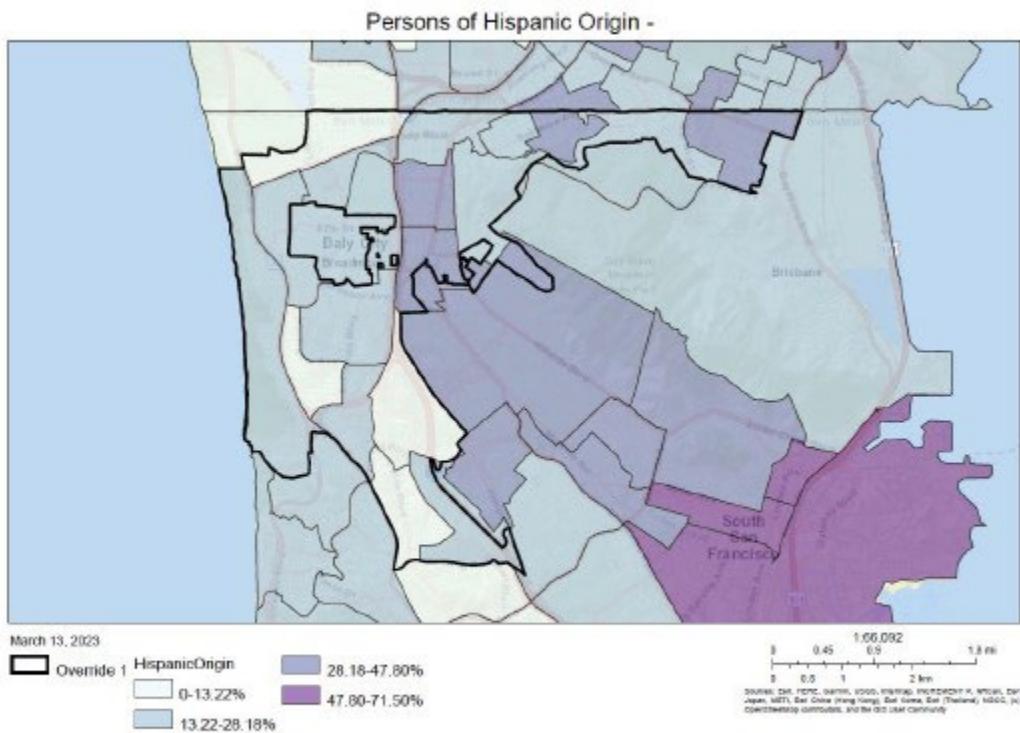
### Map 6:



Source: CPD Maps

## Map 6

### Map 7: Persons of Hispanic Origin



Source: CPD Maps

## Map 7

## **MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)**

### **Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

The broadband infrastructure exists to provide internet service throughout the City, but a digital divide persists because of the costs associated with internet access. There are costs related to hardware, and costs related to internet service that lower income households may find difficult to bear in light of high housing costs. To address the digital divide, City libraries offer high speed Wi-Fi and have computers with internet access available to the public at no cost. Library staff is available to aid residents in using the technology. The American Rescue Plan Act (ARPA) funds were used to buy new laptops and wi-fi hotspots available at the libraries. Additionally, ARPA funds were used to install wireless internet infrastructure at six community centers, and at the Bayshore neighborhood which is home to many lower income households.

### **Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

The City of Daly City currently has more than one broadband internet service provider serving the jurisdiction. There are resources available for comparing internet providers and improving internet connections. Providers serving Daly City include the following: AT&T, xfinity, Astound, Earthlink, Sail Internet, HughesNet, Viasat, IspMint, Unlimitedville, Etheric Networks. Internet service providers are also trying to address the digital divide by offering low-cost home internet service to qualifying households. Households participating in the Supplemental Nutrition Assistance Program (SNAP) or receive SSI benefits may qualify.

## **MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)**

### **Describe the jurisdiction's increased natural hazard risks associated with climate change.**

Beginning in February 2021, the County of San Mateo convened a partnership of 36 local governments and special districts in the County to update the San Mateo County Multijurisdictional Local Hazard Mitigation Plan. This plan provides information specific to the partnering jurisdictions, including a capability assessment and hazard risk ranking. For Daly City, the hazard risk ranking is as follows:

- High: Landslide/Mass Movements, Earthquake, Drought
- Medium: Severe weather, Sea Level Rise/Climate Change, Wildfire, Flood
- Low: Dam Failure, Tsunami

To address the high earthquake risk, the City's mitigation efforts include retrofitting water retention structures and adopting retrofit standards for single-family homes. The City has participated in the County Sea Level Rise Vulnerability Assessment coordinated by the County's Office of Sustainability. The Assessment identified impacts to Mussel Rock landfill and increased erosion to the coastal side of the City. Participation in these county-wide and regional planning efforts increases the resiliency of the City, particularly since natural hazards could affect the regional transportation infrastructure. On a more local level the North County Fire Authority (NCFA) has an active Fire Prevention Bureau that conducts fire inspections and educational outreach in the City. These efforts and local residents comprising the Community Emergency Response Team (CERT) contribute to community resiliency.

The plan is available on the County's website at <https://www.smegov.org/ceo/2021-multijurisdictional-hmp>.

### **Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

The vulnerability to these risks of housing occupied by low- and moderate-income households are greater for hazard mitigations that are more costly. For example, lower income households may be less likely to afford retrofits of their homes such as wall bracing to strengthen the basement walls to resist horizontal loads. The risks of landslide/mass movements are greatest in areas around hillsides or bluffs.

# **Strategic Plan**

## **SP-05 Overview**

### **Strategic Plan Overview**

This section of the Consolidated Plan identifies the priority needs, the anticipated resources and activities to address those needs, and the institutional delivery structure through which the City will address those needs.

The City's priority needs reflect the housing and community development needs of the City. These include maintaining and improving the housing stock and increasing the supply of affordable housing, providing critical public services to its lower income residents, and maintaining and improving public facilities. The City will be looking to partner more closely with public and private organizations to meet the needs of its residents as federal dollars have declined over the years. Participation in the Continuum of Care is key to the City's efforts to meet the needs of the homeless, and collaboration with public agencies at the regional and State levels is important to accessing additional sources of funding.

## SP-10 Geographic Priorities – 91.215 (a)(1)

### Geographic Area

Table 47 - Geographic Priority Areas

<b>1</b>	<b>Area Name:</b>	Citywide
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	The boundary for this target area is the jurisdictional boundary of the City of Daly City.
	<b>Include specific housing and commercial characteristics of this target area.</b>	The housing and market analyses discuss the needs in the community.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	The target area is the City of Daly City, not a neighborhood.
	<b>Identify the needs in this target area.</b>	The housing and market analyses discuss the housing and community development needs in this target area.
	<b>What are the opportunities for improvement in this target area?</b>	The City of Daly City has economic growth and demand for housing.
	<b>Are there barriers to improvement in this target area?</b>	High construction costs are barriers to affordable housing development and barriers to improvement.

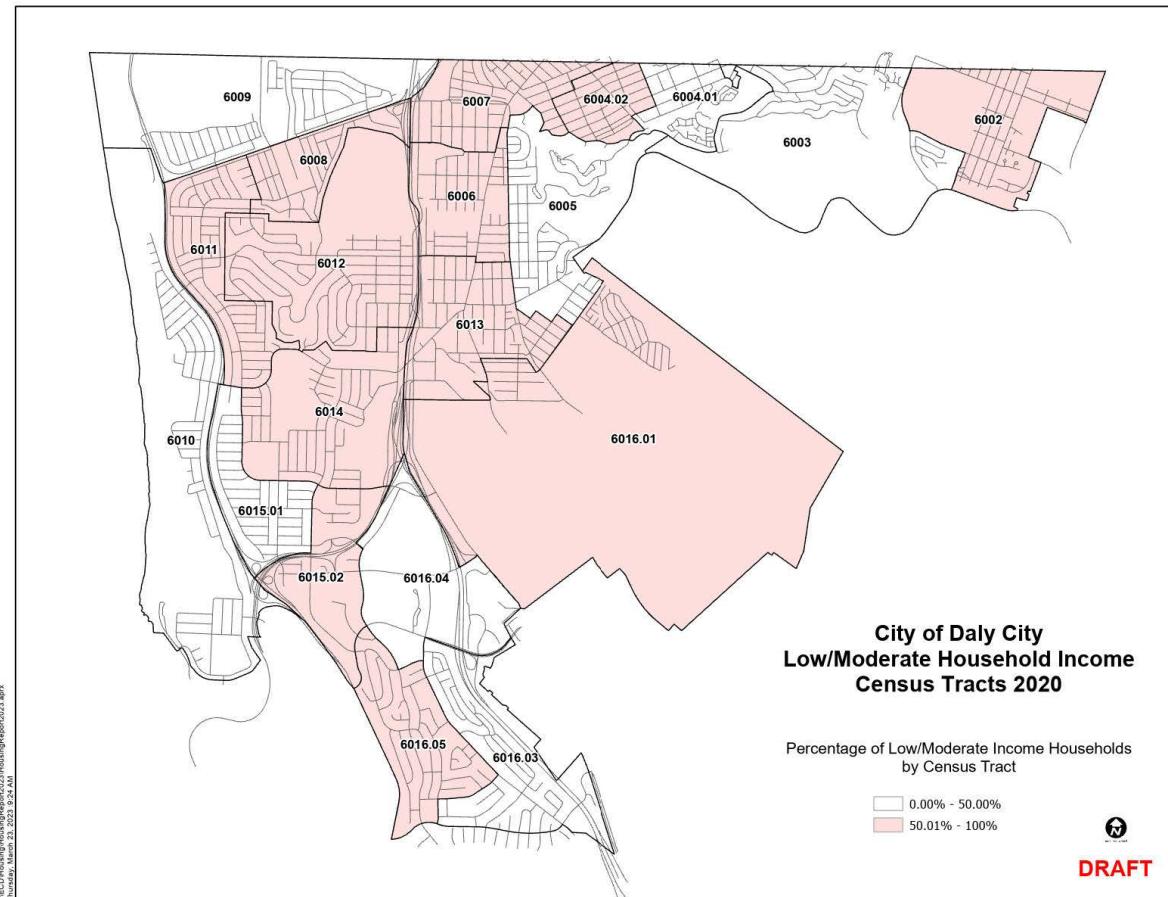
### General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The City does not have a designated geographic priority area, but for the purpose of the eConPlanning Suite it has designated the area within its jurisdictional boundaries as a local target area. Although it has not designated a geographic priority area within the city boundaries, it does take geography into consideration when allocating CDBG funds to public improvements such as curb cuts or improvements

to a public facility. These projects, when meeting a Low Mod Area national objective, must be located in low-mod census tracts where more than 50% of the households have incomes at less than 80% AMI (area median income). Map 1 in Appendix D shows the low-mod census tracts, and it is provided below for reference. These tracts are census tracts 6002, 6004.02, 6006, 6007, 6008, 6011, 6012, 6013, 6014, 6015.02, 6016.01 and 6016.05. Of the 20 census tracts in Daly City, 12 are low-mod census tracts. These census tracts were identified using the Low Mod Income Summary Data (LMISD) provided by HUD.

The allocation of HOME funds is considered on a project-by-project basis. Other sources of funding for affordable housing development such as Low Income Housing Tax Credits are highly competitive and projects located near transportation and other amenities are more likely to be awarded funding. The City is built out and opportunities for development are limited. With each opportunity, the City is sensitive to concerns of potentially concentrating affordable and carefully takes this into consideration.



### LowMod Census Tracts 2020

## SP-25 Priority Needs - 91.215(a)(2)

### Priority Needs

**Table 48 – Priority Needs Summary**

<b>1</b>	<b>Priority Need Name</b>	Increase the supply of affordable housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Develop new affordable ownership units Develop new affordable rental units Acquisition and Rehab
	<b>Description</b>	Affordable housing at various income levels is a priority need. Both affordable ownership housing and rental housing is needed to maintain the diversity of the housing stock. Lack of affordable housing leads to high housing costs which can lead to displacement.
	<b>Basis for Relative Priority</b>	Housing related needs are a high priority.
<b>2</b>	<b>Priority Need Name</b>	Preserve housing affordability
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Large Families Families with Children Elderly

	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Acquisition and Rehab
	<b>Description</b>	The loss of affordable housing and lack of affordable housing supply are contributing factors to disproportionate housing needs. Both loss and lack of affordable housing lead to high housing costs which lead to displacement. Preserving housing affordability discourages displacement.
	<b>Basis for Relative Priority</b>	Housing related needs are a high priority as demonstrated by the housing needs assessment.
<b>3</b>	<b>Priority Need Name</b>	Maintain and improve the housing stock
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Middle Families with Children Elderly Elderly Persons with Physical Disabilities
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Fund residential accessibility improvements. Provide Residential Rehabilitation Program
	<b>Description</b>	With the high cost of new construction and the already insufficient supply of housing, it is important to maintain the City's housing stock. Maintaining the housing stock through rehabilitation before conditions worsen help households to remain in their homes. This is often a more affordable option than looking for a home elsewhere in the City or the region. Maintaining and improving the housing stock also includes making accessibility modifications so that residents can remain in their homes.
	<b>Basis for Relative Priority</b>	Housing related needs are high priority.

<b>4</b>	<b>Priority Need Name</b>	Public Services
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Elderly Non-housing Community Development
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Provide public services Provide public services for the homeless
	<b>Description</b>	There is a need to support cost-effective public service programs that serve lower income residents in areas that include housing, fair housing, affordable child care, youth development, literacy, and homelessness.
	<b>Basis for Relative Priority</b>	Public services provide much needed programs and services that the City is unable to provide directly. Funding public services foster relationships with community based organizations that strengthen partnerships and collaborations to effectively meet the needs of lower income residents in the community.
<b>5</b>	<b>Priority Need Name</b>	Economic Development
	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low Low Moderate
	<b>Geographic Areas Affected</b>	Citywide

	<b>Associated Goals</b>	Encourage economic development
	<b>Description</b>	In prior years, the City has promoted economic development by providing technical assistance to microenterprises to foster entrepreneurship and small business. It is the goal of this effort to create jobs in the community. The current economic climate has created jobs regionally and locally resulting in a low unemployment rate.
	<b>Basis for Relative Priority</b>	Economic development is a high priority, but specifically as it relates to the use of CDBG and HOME funds, it is a lower priority relative to housing.
<b>6</b>	<b>Priority Need Name</b>	Maintain, improve, and provide public facilities
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Families with Children
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Maintain, provide, and improve public facilities
	<b>Description</b>	In prior years, the City has used CDBG funds for curb cuts and improved handicapped accessibility in public facilities. It has also used a Section 108 to building the Bayshore Community Center. In this ConPlan period, it plans to apply for a Section 108 loan to meet the need for early childcare services by building an early learning center on City property.
	<b>Basis for Relative Priority</b>	The City has received funding to help with the construction of the early childcare center. Like all funding, there are time considerations when the funding must be used. CDBG funds will help with the timeliness of completing the project.
	<b>7</b>	<b>Priority Need Name</b>
		General Administration/Fair Housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Middle

	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Affirmatively further fair housing Administration and Coordination
	<b>Description</b>	The administration of the CDBG and HOME programs requires the preparation of plans and reports, as well as the monitoring of subgrantees and compliance with various regulations. Fair Housing can also be considered an administrative activity.
	<b>Basis for Relative Priority</b>	Program administration and Fair Housing are high priorities.

#### **Narrative (Optional)**

## SP-30 Influence of Market Conditions – 91.215 (b)

### Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The City does not intend to use funds for this.
TBRA for Non-Homeless Special Needs	The City does not intend to use funds for this.
New Unit Production	The cost of housing in the San Francisco Bay Area is high. The median income for the area exceeds the actual median income for the City. As a result, what is affordable for the region may be closer to market rate in Daly City. The City actively works with developers to increase the supply of housing. The City uses HOME funds as well as state and other local funds to support the production of affordable housing. The following are the various market characteristics that will influence the use of funds available for housing type: Interest rate, land price, labor cost, funding availability, developer, income targeting.
Rehabilitation	The cost of housing in the San Francisco Bay Area is high. In most cases, it is more cost efficient for households to rehab their homes then to move to new housing within the area. The City uses its CDBG funds for housing rehabilitation and will continue to look at other funding sources. The following are the various market characteristics that will influence the use of funds available for housing type: Interest rate, land price, labor cost, funding availability, developer, income targeting.
Acquisition, including preservation	The cost of housing in the San Francisco Bay Area is high. Acquisition and preservation is another tool the City can use to preserve housing affordability. The City may use HOME funds as well as state and other local funds to support this effort. The following are the various market characteristics that will influence the use of funds available for housing type: Interest rate, land price, labor cost, funding availability, developer, income targeting.

Table 49 – Influence of Market Conditions

## SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

### Introduction

Listed below is information on the anticipated amount of CDBG and HOME funding from the Department of Housing and Urban Development. The expected amounts available for the remainder of the Consolidated Plan takes the Year 1 allocation plus program income and multiples it by four. The CDBG and HOME funds are a portion of the actual costs to address the priority needs identified. The City will continue to explore other sources of funding at the local, regional and State levels, and will work with its public and private partners in doing so. The City will apply for an estimated \$3.2 million Section 108 loan to help finance the construction of an early learning/childcare center.

### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	977,893	48,000	406,578	1,432,471	4,103,572	CDBG funds will be used to address housing needs, costs related with a Section 108 loan, provide public services and public facilities, and program administration. If funding allows, funds may be used for economic development.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	354,725	0	1,129,804	1,484,529	1,418,900	HOME funds will be used to increase or improve the supply of affordable housing.

Table 50 - Anticipated Resources

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

Because no one source of funding is sufficient to complete an affordable housing project, various funding sources will need to be combined to fully fund a project. Federal funds alone are not enough to fund a development. Past projects have included public sources of funding as well as private funds, such as monies raised by Habitat for Humanity from individual donors and private foundations. The City will satisfy its matching requirements by encouraging and partnering with developers to compete for tax credits, State funding, and other sources for which projects are eligible.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

The San Mateo County Housing Authority owns land in the Bayshore neighborhood and is working with Mid-Peninsula Housing to redevelop the 150-unit Midway Village site for more affordable housing. The Daly City Housing Development Finance Agency also owns land in the Bayshore neighborhood that is adjacent to the Cow Palace. The Agency has an executed Exclusive Right to Negotiate with Bridge Housing, a nonprofit housing developer, to develop affordable housing on the site. Both sites present opportunities to address the need for more affordable housing identified in the Plan.

**Discussion**

The previous Consolidated Plan period has seen CDBG and HOME allocations rise and fall slightly. The estimated amounts for the remainder of the upcoming Consolidated Plan period are based on the Year 1 allocation. CDBG and HOME funds allow the City to support community organizations that provide valuable services to lower income residents and to build much needed affordable housing. This financial support helps organizations and development projects raise funding from other public and private sources.

## SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
DALY CITY	Government	Ownership Planning Rental	Jurisdiction
SAN MATEO COUNTY	Government	Ownership Planning Rental public services	Region
HIP Housing	Non-profit organizations	public services	Region
LifeMoves	Non-profit organizations	Homelessness	Region
Center for Independence of Individuals with Disabilities	Non-profit organizations	Non-homeless special needs Ownership	Region
San Mateo County Health System	Government	Non-homeless special needs Planning	Region
San Mateo County Continuum of Care	Continuum of care	Homelessness	Region
Rebuilding Together Peninsula	Non-profit organizations	Non-homeless special needs Ownership	Region
DALY CITY YOUTH HEALTH CENTER	Public institution	public services	Jurisdiction
JOHN'S CLOSET	Non-profit organizations	public services	Jurisdiction
Peninsula Family Service	Non-profit organizations	public services	Region
PROJECT READ	Departments and agencies	public services	Region
LEGAL AID SOCIETY OF SAN MATEO COUNTY	Non-profit organizations	public services	Region
Project Sentinel	Non-profit organizations	public services	Region

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Housing Leadership Council of San Mateo County	Non-profit organizations	Ownership Planning Rental	Region
COMMUNITY OVERCOMING RELATIONSHIP ABUSE (CORA)	Private Industry	Homelessness Non-homeless special needs	Region
Habitat for Humanity Greater San Francisco, Inc.	Non-profit organizations	Ownership	Region
Daly City Partnership	Non-profit organizations	Homelessness Rental	Jurisdiction
Renaissance Entrepreneurship Center	Non-profit organizations	Economic Development	Region

**Table 51 - Institutional Delivery Structure**

### **Assess of Strengths and Gaps in the Institutional Delivery System**

The institutional delivery system's strengths include the fostering of partnerships, collaboration, and leveraging of funding and resources between private and public entities. In San Mateo County the five jurisdictions that receive HUD funding meet monthly to exchange best practices and share information. The Continuum of Care also meets quarterly and provides an opportunity to interact with the various players and stakeholders engaged in the County's service delivery system to address homelessness. These collaborative efforts are key to effectively addressing needs in the community. The City is unable to be completely versed in the various needs of different members of its community, such as the homeless or those with special needs, that it is necessary to consult and partner with agencies that more directly serve these populations. Gaps in the institutional delivery system include the lack of funds to fully meet the needs of the community. For example, the City has had to reduce its number of grantees because of decreases to its CDBG allocation.

### **Availability of services targeted to homeless persons and persons with HIV and mainstream services**

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	X
Legal Assistance	X		X
Mortgage Assistance	X		X

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
<b>Street Outreach Services</b>			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	X
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	
Education	X		
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X		X
Life Skills	X	X	
Mental Health Counseling	X	X	X
Transportation	X	X	X
<b>Other</b>			

**Table 52 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

The service delivery system addressing the needs of homeless persons is primarily coordinated at the County level, and the San Mateo County Continuum of Care (CoC) of which the City is a member, is an integral part of this system. The City has a membership seat on the CoC Steering Committee which is the planning and decision-making group that provides local oversight of the community's federal target homeless assistance funding. The County's Human Service Agency which oversees the Center on Homelessness, is undertaking a wide range of efforts outlined in its *CoC Strategic Plan on Homelessness (July 2022-June 2025)* to meet the needs of homeless persons and those at risk of homelessness:

**Chronically homeless people:** The County has been expanding capacity in permanent supportive housing by maximizing existing voucher capacity. Housing locator services and landlord outreach will be implemented to increase the number of units available to voucher holders, and resources will be coordinated to ensure chronically homeless people have access to supportive services.

**Families with Children:** To reduce the number of unsheltered families, the County has implemented shelter diversion, and targeted rapid re-housing assistance to unsheltered and high need families. Housing programs for homeless families include motel vouchers, shelter, and transitional housing.

**Veterans:** The County is expanding staffing to coordinate initiatives for homeless veterans. This will include developing a “by name” registry of homeless veterans in the County and prioritizing veterans for access to available housing assistance.

**Youth:** Through the Coordinated Entry System, the County prioritizes homeless youth include former foster youth. The County Human Service Agency and Department of Housing coordinate to fully use existing voucher capacity in the FUP program for youth leaving the foster care system to ensure they do not become homeless.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

The strengths of the service delivery system include the County’s commitment to make progress toward ending homelessness, a strong history and culture of inter-agency collaboration to improve service delivery for homeless people, and several major funding streams that can be leveraged and aligned to support the development and refinement of an effective Homeless Crisis Response System. Over the past several years, the County has put into place all the key elements of the system, including outreach (HOT), Coordinated Entry, interim housing (emergency shelters and short-term transitional housing), an expanding supply of rapid re-housing and permanent supportive housing. Robust performance measurement and data analysis is used to assess progress and make improvements on an ongoing basis.

System challenges or gaps in the system include the need for greater targeting and prioritization of unsheltered individuals and families, right-sizing the system to speed movement from homelessness to housing, and expanding permanent housing options in a high cost rental market. While most families in the community experiencing a housing crisis can access shelter or transitional housing, unsheltered homelessness among single adults continue to be an ongoing challenge in San Mateo County. Single adults make up the majority of the homeless people in the community, and there is a need to invest proportionally great resources for single adults while maintaining the commitment to families and ending family homelessness. There are also challenges related to program access in both family and adult programs and a need for greater prioritization based on housing need and vulnerability.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

The strategy for overcoming gaps in the institutional structure and service delivery system will involve coordination and collaboration with the different entities, both public and private, within the delivery system. Coordination in the following areas will be required:

- Addressing the lack of affordable housing
- Maintaining relationships with the County health care system, workforce development system, and criminal justice systems.
- Specific to homelessness, implementing a Housing Crisis Resolution System that includes a coordinated entry system, robust shelter diversion program, right-sizing of interim housing programs, expansion of rapid re-housing capacity, and maximization of permanent supportive housing programs.

## SP-45 Goals Summary – 91.215(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Develop new affordable ownership units	2023	2027	Affordable Housing	Citywide	Increase the supply of affordable housing		Homeowner Housing Added: 5 Household Housing Unit
2	Develop new affordable rental units	2023	2027	Affordable Housing	Citywide	Increase the supply of affordable housing	HOME: \$1,596,262	Rental units constructed: 71 Household Housing Unit
3	Fund residential accessibility improvements.	2023	2027	Affordable Housing Non-Homeless Special Needs	Citywide	Maintain and improve the housing stock	CDBG: \$100,000	Rental units rehabilitated: 1 Household Housing Unit  Homeowner Housing Rehabilitated: 44 Household Housing Unit
4	Acquisition and Rehab	2023	2027	Affordable Housing	Citywide	Increase the supply of affordable housing Preserve housing affordability		Rental units rehabilitated: 5 Household Housing Unit
5	Affirmatively further fair housing	2023	2027	Affordable Housing Non-Housing Community Development	Citywide	General Administration/Fair Housing	CDBG: \$100,000	Other: 1 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Provide Residential Rehabilitation Program	2023	2027	Affordable Housing Non-Homeless Special Needs	Citywide	Maintain and improve the housing stock	CDBG: \$236,918	Rental units rehabilitated: 5 Household Housing Unit  Homeowner Housing Rehabilitated: 60 Household Housing Unit
7	Provide public services	2023	2027	Non-Housing Community Development	Citywide	Public Services	CDBG: \$340,000	Public service activities other than Low/Moderate Income Housing Benefit: 300 Persons Assisted
8	Provide public services for the homeless	2023	2027	Homeless	Citywide	Public Services	CDBG: \$90,000	Public service activities for Low/Moderate Income Housing Benefit: 60 Households Assisted
9	Encourage economic development	2023	2027	Non-Housing Community Development	Citywide	Economic Development	CDBG: \$175,000	Businesses assisted: 150 Businesses Assisted
10	Maintain, provide, and improve public facilities	2023	2027	Non-Housing Community Development	Citywide	Maintain, improve, and provide public facilities	CDBG: \$1,441,230	Other: 1 Other
11	Administration and Coordination	2023	2027	Non-Housing Community Development	Citywide	General Administration/Fair Housing	CDBG: \$925,895 HOME: \$177,363	Other: 1 Other

Table 53 – Goals Summary

## Goal Descriptions

1	<b>Goal Name</b>	Develop new affordable ownership units
	<b>Goal Description</b>	<p>Work with developers to build affordable ownership units for lower income households. Affordable projects targeting lower incomes may require HOME funds.</p> <p>New ownership units affordable to households at 120% may be created pursuant to the City's Affordable Housing Ordinance. These units would not receive HOME funds.</p>
2	<b>Goal Name</b>	Develop new affordable rental units
	<b>Goal Description</b>	<p>Work with affordable housing developers to build new rental housing for low income households. Staff is working with a developer to advance the development of a 71-unit affordable housing project in the City. This project has a conditional commitment of prior year HOME funds.</p> <p>The City's Affordable Housing Ordinance may result in affordable rental projects that would not involve HOME funds.</p>
3	<b>Goal Name</b>	Fund residential accessibility improvements.
	<b>Goal Description</b>	This program addresses the needs of seniors and those with physical disabilities by providing installation of accessibility modifications in homes. Estimate assisting 8 households annually.
4	<b>Goal Name</b>	Acquisition and Rehab
	<b>Goal Description</b>	The City continues to explore Work with developers to identify rental housing that may be acquired, rehabbed and kept affordable to lower income households. Without a nonprofit developer acquiring the building, it may be acquired by a new owner who will increase rents and result in displacement of the existing tenants.
5	<b>Goal Name</b>	Affirmatively further fair housing
	<b>Goal Description</b>	This goal includes the educating and informing the community about fair housing, responding to complaints, and conducting audits. Provide assistance to households possibly facing housing discrimination by conducting an investigation or opening a case. Estimated 10 persons assisted annually with a case.

6	<b>Goal Name</b>	Provide Residential Rehabilitation Program
	<b>Goal Description</b>	The City has provided a Residential Rehab program that offers senior grants and various rehab loans to lower income households. This program has been complimented by the work of Rebuilding Together Peninsula which does minor home repair. This program will also be complemented by the work of Habitat for Humanity Greater San Francisco. The program is available for low income homeowners and rental units. Rental units that participate in the program are subject to a deed restriction requiring an affordable rent.
7	<b>Goal Name</b>	Provide public services
	<b>Goal Description</b>	Lower income households have various community development and housing needs. It is the goal of the City to support the provision of services that support youth, childcare, literacy, renter households and the homeless.
8	<b>Goal Name</b>	Provide public services for the homeless
	<b>Goal Description</b>	Provide shelter to homeless persons along with a program to assist them in moving to permanent housing after their shelter stay. Estimated to provide service to 12 households or 30 persons annually.
9	<b>Goal Name</b>	Encourage economic development
	<b>Goal Description</b>	The City's goal for economic development includes increasing the standard of living for its residents, retention and expansion of small businesses, and achieving economic stability through job creation. The City will use CDBG funds to help fund technical assistance that supports microenterprises and entrepreneurs.
10	<b>Goal Name</b>	Maintain, provide, and improve public facilities
	<b>Goal Description</b>	The City has identified the need for curb ramps and bicycle/pedestrian improvements. It has also identified the need to increase childcare services for young children. The City will apply for a \$3.2 million Section 108 loan to help finance a childcare facility.
11	<b>Goal Name</b>	Administration and Coordination
	<b>Goal Description</b>	Fund the administration and oversight of the City's CDBG and HOME programs. This will include the coordination and enhancement of private/public partnerships.

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

The City has conditionally committed HOME funds to a project that proposes 71 units of affordable housing to households at 60% AMI or less. It is estimated that 15 of the 71 units will be affordable to extremely low-income households. This project is undergoing an environmental review and working on lining up all its funding. It has applied to various State and local affordable housing funding programs.

## **SP-50 Public Housing Accessibility and Involvement – 91.215(c)**

### **Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

Not applicable. There is no public housing in Daly City.

#### **Activities to Increase Resident Involvements**

There is no public housing in Daly City. The City, however, did consult with HASMC who indicated that Housing Authority staff encourage residents to report maintenance issues inside and outside their apartments. This provides staff with valuable information, as well as gives the residents a sense of responsibility for their surroundings. Meetings are held with residents to inform them of all upcoming work scheduled to take place, gather resident feedback and special requests. There is a resident site representative in charge of general cleaning of the entire complex, as well as monitoring safety and resident compliance with House Rules.

#### **Is the public housing agency designated as troubled under 24 CFR part 902?**

N/A

#### **Plan to remove the ‘troubled’ designation**

Not applicable.

## **SP-55 Barriers to affordable housing – 91.215(h)**

### **Barriers to Affordable Housing**

#### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

The City of Daly City's strategy to remove or ameliorate the barriers to affordable housing focuses on the governmental constraints. This strategy looks at the constraints that increase development costs and how these costs may be reduced. As a result, the City has allowed for denser developments, reduced parking requirements for affordable housing projects, and a more streamlined review process for affordable housing projects.

The City cannot affect labor, land, or financing costs. However, it can help ameliorate the barrier of neighborhood opposition by encouraging developers to meet with neighborhood groups regarding their proposed projects. Such a meeting can help educate both the developer and the neighborhood on issues that need to be addressed in order to have a successful affordable housing project built.

## **SP-60 Homelessness Strategy – 91.215(d)**

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

As mentioned previously, the Center on Homelessness which operates through the San Mateo County Human Service Agency, coordinates the homeless service delivery system in the County. Over the last decade, the County has partnered with cities and non-profit providers to implement multi-disciplinary Homeless Outreach Teams (HOT). The HOT teams conduct outreach, engage with unsheltered homeless people, work to identify their individual service needs, and assist with a housing plan. The HOT teams cover the whole County, with a focus on areas that have a large number of unsheltered and chronically homeless adults. The City is not a focus area as it does not have a large number of unsheltered persons relative to other areas in the County.

Located across from City Hall is the Daly City Community Service Center, which is part the County's network of core service agencies that provide emergency rental assistance, case management and other housing assistance. The Center is part of the County's Coordinated Entry System which provides initial screening and housing assessment to persons who are homeless.

### **Addressing the emergency and transitional housing needs of homeless persons**

Interim housing, both emergency shelter and transitional housing, is a critical element of San Mateo County's homeless crisis response system. It is a short-term intervention designed to serve as a safety net for households who are unsheltered or in the midst of a housing crisis and have no alternative housing options. These programs provide an entry point into stabilization services and help move households towards permanent housing as quickly as possible.

The City, through its membership and participation in the Continuum of Care (CoC), is represented in discussions pertaining to the role of interim housing in the County's homeless response system. There are currently 19 emergency shelter or transitional housing programs in the County. Some programs are dedicated to special populations, including programs for homeless youth, veterans and people experiencing domestic violence. The City has used CDBG funds to assist in the operations of several shelters (Family Crossroads, Safe Harbor, Maple St., and Spring Street). With the reduction of CDBG funds, the City is unable to continuing funding all these shelters. During the last Consolidated Plan period, it was able to fund Family Crossroads, transitional housing for families operated by LifeMoves, located in Daly City.

### **Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that**

**individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.**

As mentioned earlier, Daly City is located in a county and region where the cost of housing is very high, making it extremely difficult to find permanent housing for those who have become homeless. As part of the County's effort to transition homeless individuals to permanent housing, the County supports rapid re-housing programs. Data suggests that rapid re-housing can be an important tool for moving people out of homelessness and into permanent housing, especially if combined with housing location and stabilization services. Currently there are several CoC-funded rapid re-housing programs operating in the County. There are two such program serving veterans funded through the Veterans Administration. Another important component of transitioning people into permanent housing is maximizing the inventory of permanent supportive housing (PSH). The County prioritizes its PSH inventory for chronically homeless people with very high service needs and high levels of functional impairment.

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

The County's Human Service Agency works collaboratively with system partners (foster care, hospitals, treatment programs, jail) to integrate into discharge policies and protocols the County's homeless service delivery system. This system assists in identifying housing solutions and entering the shelter system would be a last resort. The County's plan to end homelessness has a goal that all individuals exiting an institution will have access to interim housing if needed and a permanent housing plan prior to discharge. This will require coordination with discharge units to support reunification with the client's home community and expansion or repurposing of dedicated interim housing for clients exiting institutions.

## **SP-65 Lead based paint Hazards – 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

The City's actions to address LBP hazards and increase access to housing without LBP hazards include the following:

- Continue the lead hazard evaluation and reduction activities of Daly City's Residential Rehabilitation Program and CDBG-funded minor home repair programs.
- Cooperate with the County of San Mateo, other local jurisdictions and the private sector in efforts to reduce lead-based hazards.
- Provide public information and education on lead-based paint hazards.

### **How are the actions listed above related to the extent of lead poisoning and hazards?**

The action of lead hazard evaluation is directly related to the extent of lead poisoning and hazards. The rehabilitation program tests for lead when necessary and requires contractors to conduct safe practices to minimize lead hazards.

### **How are the actions listed above integrated into housing policies and procedures?**

As part of the City's housing policies and procedures, all households receiving rehabilitation assistance are given the "HUD/EPA booklet "Protect your Family from Lead in your HOME." In addition, a lead paint assessment under HUD Appendix A environment checklist is completed as required for each unit.

## **SP-70 Anti-Poverty Strategy – 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

The City's anti-poverty strategy is to encourage economic development, support services that enable low income persons to obtain or maintain employment, and facilitate access to various services available to poverty-level families. Economic development generates jobs which in turn improve economic opportunities for lower income households. Public services that provide childcare or literacy training help poverty –level families maintain employment or improve their job skills. The Daly City Community Center provides information and referral to assist poverty-level families access benefits and assistance for which they may be eligible. The City's proposal to build a childcare center can also help as an anti-poverty strategy because it may allow more people with small children to enter the workforce. The lack of affordable childcare has sometimes been a detriment for households with small children.

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

Inadequate income, due to underemployment/unemployment or loss of welfare benefits, contributes to homelessness, overcrowding, and other housing problems. In this sense, the City's anti-poverty strategy to increase economic opportunities, are directly related to the City's housing strategies. Families need incomes to afford housing, and housing must be affordable on their incomes. Through the City's efforts to encourage economic development, to support public services for lower income households, and to provide coordination and access of services through the Daly City Community Service Center, the goals of combating poverty and providing housing are tied together.

## **SP-80 Monitoring – 91.230**

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

The City's Economic and Community Development (ECD) department has established monitoring procedures and monitoring checklist to ensure that its subrecipients comply with federal program requirements and City policies. These monitoring activities include desk review of requests for reimbursements so ECD staff can ensure compliance with eligible CDBG expenditures, and on-site monitoring visits where ECD staff can reviews program files and meet with program staff. The City also has monitoring procedures for its HOME-assisted projects, conducting on-site physical inspections and reviewing tenant rolls and files. For both CDBG and HOME-assisted projects, the City often coordinates on-site monitoring visits with neighboring entitlement or participating jurisdictions that have also funded the same project. This coordination helps facilitate the monitoring process for both the ECD and the subrecipients.

The City prepares a number of reports to HUD which serve as a check on compliance with HUD requirements such as minority business outreach and comprehensive planning requirements. ECD prepares a calendar for the program year which identifies the public hearing and noticing requirements schedule for the HUD Consolidated Plan and Annual Plan, as well as the Consolidated Annual Performance and Evaluation Report (CAPER).

## Expected Resources

### AP-15 Expected Resources – 91.220(c)(1,2)

#### Introduction

Listed below is information on the anticipated amount of CDBG and HOME funding from the Department of Housing and Urban Development. The expected amounts available for the remainder of the Consolidated Plan takes the Year 1 allocation plus program income and multiples it by four. The CDBG and HOME funds are a portion of the actual costs to address the priority needs identified. The City will continue to explore other sources of funding at the local, regional and State levels, and will work with its public and private partners in doing so. The City will apply for an estimated \$3.2 million Section 108 loan to help finance the construction of an early learning/childcare center.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	977,893	48,000	406,578	1,432,471	4,103,572	CDBG funds will be used to address housing needs, costs related with a Section 108 loan, provide public services and public facilities, and program administration. If funding allows, funds may be used for economic development.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	354,725	0	1,129,804	1,484,529	1,418,900	HOME funds will be used to increase or improve the supply of affordable housing.

Table 54 - Expected Resources – Priority Table

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

Because no one source of funding is sufficient to complete an affordable housing project, various funding sources will need to be combined to fully fund a project. Federal funds alone are not enough to fund a development. Past projects have included public sources of funding as well as private funds, such as monies raised by Habitat for Humanity from individual donors and private foundations. The City will satisfy its matching requirements by encouraging and partnering with developers to compete for tax credits, State funding, and other sources for which projects are eligible.



**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

The San Mateo County Housing Authority owns land in the Bayshore neighborhood and is working with Mid-Peninsula Housing to redevelop the 150-unit Midway Village site for more affordable housing. The Daly City Housing Development Finance Agency also owns land in the Bayshore neighborhood that is adjacent to the Cow Palace. The Agency has an executed Exclusive Right to Negotiate with Bridge Housing, a nonprofit housing developer, to develop affordable housing on the site. Both sites present opportunities to address the need for more affordable housing identified in the Plan.

**Discussion**

The previous Consolidated Plan period has seen CDBG and HOME allocations rise and fall slightly. The estimated amounts for the remainder of the upcoming Consolidated Plan period are based on the Year 1 allocation. CDBG and HOME funds allow the City to support community organizations that provide valuable services to lower income residents and to build much needed affordable housing. This financial support helps organizations and development projects raise funding from other public and private sources.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Develop new affordable rental units	2018	2023	Affordable Housing	Citywide	Increase the supply of affordable housing	CDBG: \$0 HOME: \$319,252	Rental units constructed: 71 Household Housing Unit
2	Fund residential accessibility improvements.	2018	2023	Affordable Housing Non-Homeless Special Needs	Citywide	Maintain and improve the housing stock	CDBG: \$20,000	Homeowner Housing Rehabilitated: 10 Household Housing Unit
3	Affirmatively further fair housing	2018	2023	Affordable Housing Non-Housing Community Development	Citywide	General Administration/Fair Housing	CDBG: \$20,000	Other: 1 Other
4	Provide Residential Rehabilitation Program	2018	2023	Affordable Housing Non-Homeless Special Needs	Citywide	Maintain and improve the housing stock	CDBG: \$715,062	Homeowner Housing Rehabilitated: 13 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Provide public services	2018	2023	Non-Housing Community Development	Citywide	Public Services	CDBG: \$50,000	Public service activities other than Low/Moderate Income Housing Benefit: 60 Persons Assisted
6	Provide public services for the homeless	2018	2023	Homeless	Citywide	Public Services	CDBG: \$18,000	Public service activities for Low/Moderate Income Housing Benefit: 30 Households Assisted
7	Encourage economic development	2023	2027	Non-Housing Community Development	Citywide	Economic Development	CDBG: \$35,000	Businesses assisted: 40 Businesses Assisted
8	Maintain, provide, and improve public facilities	2023	2027	Non-Housing Community Development	Citywide	Maintain, improve, and provide public facilities	CDBG: \$389,230	Other: 1 Other
9	Administration and Coordination	2023	2027	Non-Housing Community Development	Citywide	General Administration/Fair Housing	CDBG: \$185,179	Other: 1 Other

Table 55 – Goals Summary

## Goal Descriptions

1	<b>Goal Name</b>	Develop new affordable rental units
	<b>Goal Description</b>	The \$319,252.50 is the amount of PY23-24 funds that will be allocated to the development of rental affordable housing. A portion of this will be required to fund a CHDO project.

<b>2</b>	<b>Goal Name</b>	Fund residential accessibility improvements.
	<b>Goal Description</b>	Provide home accessibility modifications such as ramps and grab bars to low income households.
<b>3</b>	<b>Goal Name</b>	Affirmatively further fair housing
	<b>Goal Description</b>	Provide support to Project Sentinel to provide public information and education on fair housing, referrals, and investigations of fair housing complaints.
<b>4</b>	<b>Goal Name</b>	Provide Residential Rehabilitation Program
	<b>Goal Description</b>	This goal includes the work of the City rehab program, Habitat for Humanity and Rebuilding Together to provide minor home repair and housing rehabilitation loans to lower income households.
<b>5</b>	<b>Goal Name</b>	Provide public services
	<b>Goal Description</b>	This goal includes the work of Peninsula Family Services and Project Read. Peninsula Family Services will provide affordable childcare to lower income households, and Project Read will provide literacy training to lower income households which will help them with job and life skills.
<b>6</b>	<b>Goal Name</b>	Provide public services for the homeless
	<b>Goal Description</b>	Provide support to LifeMoves in its operation of Family Crossroads, a transitional housing facility for homeless families located in Daly City.
<b>7</b>	<b>Goal Name</b>	Encourage economic development
	<b>Goal Description</b>	Through the Renaissance Entrepreneurship Center, provide technical assistance and education to microenterprises and low income entrepreneurs.
<b>8</b>	<b>Goal Name</b>	Maintain, provide, and improve public facilities
	<b>Goal Description</b>	Engage in pre-development work related to the development of the Early Learning Childcare Center. This will include costs associated with a Section 108 loan.

<b>9</b>	<b>Goal Name</b>	Administration and Coordination
	<b>Goal Description</b>	Fund the administration and oversight of the City's CDBG and HOME programs.

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The City issued a Request for Proposal (RFP) in December 2022 for FY23-24 CDBG funds. Various community service agencies submitted applications and the City was able to fund requests. The City has a two year CDBG funding cycle and will not issue an RFP for FY24-25 CDBG funds. Activities funded in FY23-24 will be renewed pending CDBG and HOME funding availability in 24-25 and satisfactory project performance. The City will be applying for a Section 108 loan to help finance an Early Learning Childcare Center on City property. The City will continue to assess affordable housing projects in which to invest its HOME funds.

#### Projects

#	Project Name
1	2023 CDBG Program Administration
2	Rebuilding Together Minor Home Repair
3	Residential Rehab Program
4	CIID/Housing Accessibility Modification (HAM) Program
5	LifeMoves Family Crossroads
6	Project Sentinel/Fair Housing
7	2023 HOME program administration
8	Affordable Housing Development
9	Peninsula Family Service
10	Early Learning Childcare Center
11	Microenterprise Assistance
12	Project Read

Table 56 – Project Information

#### Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Affordable housing is an underserved need in the City. The City has prioritized the allocation of housing rehabilitation because maintaining and improving the housing stock continues to be an important key to maintaining housing affordability. It is more cost-efficient for residents to stay and improve their homes, as opposed to buying a new home elsewhere when the cost of for-sale housing is out of reach for many people. The City was able to fund all funding requests for CDBG funds.

In recent years, there have been some organizations that have chosen not to apply for CDBG funds because they find the administration of the funds to be burdensome. Additionally, the high cost of living

is presenting a challenge to nonprofit organizations that are having difficult retaining staff. Both of these are obstacles to addressing underserved needs.

Affordable housing continues to be an underserved need. An obstacle to meeting this need is the high cost of construction and limited funds available for affordable housing. Daly City will use its HOME funds towards developing affordable housing and partnering with affordable housing developers to leverage these limited funds with other sources.

## **AP-38 Project Summary**

### **Project Summary Information**

<b>1</b>	<b>Project Name</b>	2023 CDBG Program Administration
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Administration and Coordination
	<b>Needs Addressed</b>	General Administration/Fair Housing
	<b>Funding</b>	CDBG: \$185,179
	<b>Description</b>	Program administration for PY23-24 CDBG allocation.
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Not applicable
	<b>Location Description</b>	333 - 90th St., Daly City, CA
<b>2</b>	<b>Planned Activities</b>	Writing reports, planning activities, monitoring contracts, ensuring compliance with CDBG requirements
	<b>Project Name</b>	Rebuilding Together Minor Home Repair
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Provide Residential Rehabilitation Program
	<b>Needs Addressed</b>	Maintain and improve the housing stock
	<b>Funding</b>	CDBG: \$63,000
	<b>Description</b>	Safe at Home minor home repair program for low income households.
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that seven low income households will benefit.
<b>3</b>	<b>Location Description</b>	Daly City locations to be determined during program year.
	<b>Planned Activities</b>	This project consists of Rebuilding Together Safe at Home program that provides minor home repair assistance.
	<b>Project Name</b>	Residential Rehab Program
<b>Target Area</b>	Citywide	
<b>Goals Supported</b>	Provide Residential Rehabilitation Program	
<b>Needs Addressed</b>	Maintain and improve the housing stock	
<b>Funding</b>	CDBG: \$652,062	

	<b>Description</b>	This project will include housing rehabilitation programs provided by the City and Habitat for Humanity.
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that six low income households will benefit.
	<b>Location Description</b>	Daly City locations to be determined during program year.
	<b>Planned Activities</b>	Provide and process senior home grants, minor home repair loans, and complete housing rehabilitation loans.
<b>4</b>	<b>Project Name</b>	CIID/Housing Accessibility Modification (HAM) Program
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Fund residential accessibility improvements.
	<b>Needs Addressed</b>	Maintain and improve the housing stock
	<b>Funding</b>	CDBG: \$20,000
	<b>Description</b>	Provide home accessibility modifications such as ramps and grab bars.
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that ten lower income households will benefit.
	<b>Location Description</b>	Daly City, specific locations to be determined.
	<b>Planned Activities</b>	Install grab bars, shower heads, ramps and other accessibility features as needed.
<b>5</b>	<b>Project Name</b>	LifeMoves Family Crossroads
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Provide public services for the homeless
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$18,000
	<b>Description</b>	Provide temporary transitional housing and services to homeless families. Services include case management, intake and assessment, and community referrals.
	<b>Target Date</b>	6/30/2024

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	it is estimated that 12 homeless households (30 persons) will be assisted.
	<b>Location Description</b>	50 Hillcrest, Daly City, CA
	<b>Planned Activities</b>	Provide transitional housing to homeless families. All clients will receive individualized case management and housing information and referrals.
<b>6</b>	<b>Project Name</b>	Project Sentinel/Fair Housing
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Affirmatively further fair housing
	<b>Needs Addressed</b>	General Administration/Fair Housing
	<b>Funding</b>	CDBG: \$20,000
	<b>Description</b>	Fair housing program that includes public information and education on fair housing, referrals, and investigation of fair housing complaints. Program will also include conducting fair housing audits.
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that six households will benefit from cases and/or investigations of fair housing complaints. More persons will benefit from fair housing education through outreach and presentations as well as fair housing audits. This is a fair housing project subject to the Admin cap.
	<b>Location Description</b>	Daly City, CA
	<b>Planned Activities</b>	Provide fair housing activities to include fair housing information and referral, investigations of bona fide fair housing complaints, and offering of tester training. Conduct fair housing audits.
<b>7</b>	<b>Project Name</b>	2023 HOME program administration
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Administration and Coordination
	<b>Needs Addressed</b>	General Administration/Fair Housing
	<b>Funding</b>	HOME: \$35,472
	<b>Description</b>	2023 HOME program administration.
	<b>Target Date</b>	6/30/2024

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Not applicable.
	<b>Location Description</b>	City Hall, 333 - 90th Street, Daly City
	<b>Planned Activities</b>	HOME program administration which includes monitoring HOME projects, meeting with affordable housing developers, and preparing reports and plans.
<b>8</b>	<b>Project Name</b>	Affordable Housing Development
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Develop new affordable rental units
	<b>Needs Addressed</b>	Increase the supply of affordable housing
	<b>Funding</b>	HOME: \$319,252
	<b>Description</b>	The City is exploring eligible affordable housing developments for HOME investment. The funds for this project from FY23-24 funds is \$319,252. Prior year HOME funds have been allocated to Affordable Housing Development: \$351,377 of PY22-23 HOME funds; \$350,761 of PY21-22 HOME funds; \$285,557 of PY20-21 HOME funds; and \$259,068 of PY19-20 HOME funds.
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The City is exploring eligible affordable housing developments for HOME investment. Currently, the City has conditionally committed about \$1.2 million in prior year HOME funds for the development of a 71-unit affordable housing development and proposes to allocate FY23-24 HOME funds to the project.
	<b>Location Description</b>	Daly City, CA
	<b>Planned Activities</b>	Affordable housing development.
<b>9</b>	<b>Project Name</b>	Peninsula Family Service
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Provide public services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$30,000
	<b>Description</b>	Provide year-round full-time subsidized childcare services for low income families.

	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 30 low income children will benefit.
	<b>Location Description</b>	7222 Mission Street, Daly City, CA
	<b>Planned Activities</b>	Provide subsidized childcare services for young children, infants to toddlers. The program employs a child-centered curriculum based on best teaching practices.
<b>10</b>	<b>Project Name</b>	Early Learning Childcare Center
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Maintain, provide, and improve public facilities
	<b>Needs Addressed</b>	Maintain, improve, and provide public facilities
	<b>Funding</b>	CDBG: \$389,230
	<b>Description</b>	Develop and construct an Early Learning Childcare Center on City property. The City will apply for an estimated \$3.2 million Section 108 loan to help finance the construction.
	<b>Target Date</b>	6/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Currently, it is estimated that up to 32 low income children may be served at the childcare facility.
	<b>Location Description</b>	Daly City
<b>11</b>	<b>Planned Activities</b>	Apply for Section 108 loan, pre-construction and development.
	<b>Project Name</b>	Microenterprise Assistance
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Encourage economic development
	<b>Needs Addressed</b>	Economic Development
	<b>Funding</b>	CDBG: \$35,000
	<b>Description</b>	Provide microenterprise assistance and entrepreneurship training through Renaissance Entrepreneurship Center.
	<b>Target Date</b>	6/30/2024

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It estimated that 40 lower income persons engaged in microenterprise and/or entrepreneurship will be assisted.
	<b>Location Description</b>	Daly City, specific located to be determined.
	<b>Planned Activities</b>	Provide technical assistance and education to microenterprises and low income entrepreneurs.
<b>12</b>	<b>Project Name</b>	Project Read
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Provide public services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$20,000
	<b>Description</b>	Literacy program to help English-speaking adults improve their reading and writing skills.
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 30 low income persons will benefit.
	<b>Location Description</b>	Project Read learners and tutors meet at the Daly City libraries, at the Jefferson Adult School, or virtually.
	<b>Planned Activities</b>	Provide free individualized tutoring to English-speaking adults to help them improve their reading and writing skills, skills that are important life and job skills. Provide training and support to volunteer tutors.

## **AP-50 Geographic Distribution – 91.220(f)**

### **Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

In FY23-24, assistance is directed citywide and not to a targeted geographic area within the City. Daly City is a densely populated area only covering about 8 square miles. Public services are located in different areas of the City and are accessible and available to lower income residents. The residential rehabilitation and minor home repair programs are available to income eligible households throughout the City. Other projects are all accessible by public transportation.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Citywide	100

**Table 57 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

Not applicable.

### **Discussion**

Public improvement projects are located in low income census tracts as required by CDBG. Opportunities for housing development are primarily located on in-fill sites in or close to Mission St., Geneva Avenue, and other areas in proximity to public transit. Investment in these housing opportunities is in line with the region's focus on infill housing and transportation-oriented development. There may be additional funds available for affordable housing development in these priority-development areas.

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

Affordable housing support for the non-homeless will include the City's Residential Rehab program and support for Habitat for Humanity's Rehab program and Rebuilding Together Peninsula's Safe at Home minor home repair program. The City's affordable housing goal for special needs is incorporated in its support for the Center for the Independence of the Disabled's (C IID) program to provide home accessibility modifications for the physically disabled.

The City provides support to Legal Aid to assist lower income tenants with housing related issues such as eviction and tenant/landlord disputes. The assistance helps households maintain their housing but are not reported in the tables below. This assistance is provided not with CDBG funds, but with funds received from the American Recovery Act. Also not included in the tables below are the goals for Life Moves' Family Crossroads program in Daly City which provides transitional shelter and case management to homeless families.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	0
Non-Homeless	13
Special-Needs	10
Total	23

**Table 58 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	23
Acquisition of Existing Units	0
Total	23

**Table 59 - One Year Goals for Affordable Housing by Support Type**

## **Discussion**

The City's one- year goals above show the number of households to be supported through the CDBG- funded housing rehabilitation and minor home repair programs. The City also provides support to Legal Aid to assist lower income tenants with housing related issues such as eviction and tenant/landlord disputes. The assistance helps households maintain their housing but are not reported in the tables above. Also not included in the tables are the goals for Life Moves' Family Crossroads program in Daly City which provides transitional shelter and case management to homeless families.

The City continues to work with developers to explore the development of affordable housing. It is currently in discussion with Bridge Housing regarding development of land owned by Daly City Housing Finance Agency (DCHFA) in the Bayshore neighborhood. Production numbers related to this development are not included in the tables above because entitlements have not yet been approved for the site. Additionally, the City is continually exploring other projects in which it can invest its HOME funds. This process takes time particularly since the use of HOME funds requires that all funding is secured for the project, a process that can take several years. The City is working with a developer on a 71-unit affordable housing project. These units are not included in the goals above and will be included when the City has executed a written agreement for a non-conditional commitment of HOME funds to the project.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

There is no public housing in Daly City. Midway Village, a 150-unit housing complex located in the Bayshore neighborhood in the southeast area of Daly City, was removed of its Public Housing status in 2011. Replacement vouchers were issued to the residents who were given the option to stay or move elsewhere using their voucher.

### **Actions planned during the next year to address the needs to public housing**

The City will work with HACSM as needed and requested. Currently, the County of San Mateo has plans to redevelop Midway Village and increase the number of units on site. The City will work with the County to facilitate community outreach in the neighborhood with regards to their proposed redevelopment.

### **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

The City will work with the HACSM as needed to encourage housing residents to become more involved in management and participate in ownership.

### **If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

Not applicable. The PHA is not designated as troubled.

### **Discussion**

There is currently no Public Housing in Daly City. As indicated above, Midway Village used to be Public Housing but disposed of this status in 2011. The property is now owned by SAMCHAI (San Mateo County Housing Authority, Inc), a wholly owned nonprofit affiliate of HACSM. There are plans to redevelop the site and increase its density. The City will work with the County and the developer to help facilitate outreach to the community about the project.

## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

The City will collaborate with other governmental and nonprofit organizations in its homeless and other special needs activities. The City meets at least quarterly with other entitlement communities in the County, and at least quarterly with the County's Continuum of Care (CoC) collaborative. Participation in the Continuum of Care has been integral to the City's efforts to address homelessness. The CoC has set up subcommittees to work on a range of system-wide planning efforts to achieve the following outcomes:

- Reductions in total numbers of homeless people;
- Reductions in the number of new entries into homelessness;
- Reductions in the rate of returns to homelessness; and
- Reductions in the length of time people are homeless.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

#### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

- The City will work with Daly City Partnership to operate the Daly City Community Service Center which conducts client intake to assess individual needs and makes referrals to emergency shelters. The Daly City Community Service Center is part of the Core Service Agency Network of San Mateo County, a network of eight agencies located throughout the County that provide general information and referral resources for emergency shelter, food, clothing, utilities assistance, employment information and short-term case management. It is part of the County's coordinated entry system for accessing homeless services.
- The Economic and Community Development department will continue to work with the City's Police department and Community Service Center to discuss outreach to homeless persons and suggest areas of coordination where possible.

#### **Addressing the emergency shelter and transitional housing needs of homeless persons**

- The City will provide CDBG funding for Family Crossroads in Daly City, a transitional housing family shelter operated by LifeMoves.
- The City will work with Daly City Partnership to operate the Daly City Community Service Center which conducts client intake to assess individual needs and makes referrals to emergency shelters. The Daly City Community Service Center is part of the Core Service Agency network of San Mateo County, a network of eight agencies located throughout the County that provides general information and referral resources for emergency shelter, food, clothing, utilities

assistance, employment information and short-term management. It is part of the County's coordinated entry system for accessing homeless services.

- The Economic and Community Development department will continue to work with the City's Police department and Community Service Center to discuss outreach to homeless persons and suggest areas of coordination where possible.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

- The City will provide CDBG funds to LifeMoves for operation of emergency and transitional shelters that serve homeless Daly City residents. LifeMoves provides case management to the families and individuals they shelter to help them become stable and transition to permanent housing.
- The City will actively engage in the Continuum of Care policy discussions and efforts to help the various populations of homeless persons transition to permanent housing. Previous policy discussions have included the establishment of performance standards to assist in the evaluation of current programs that help the homeless. The performance standards help identify best practices and areas of improvement.
- The City will collaborate with homeless service providers and serve as a resource as needed.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

- The City will work with Daly City Partnership to operate its Daly City Community Service Center which conducts client intake and makes referrals to emergency shelters.
- The City will make referrals to the Legal Aid Society's Homesavers Project. This project helps tenants who are having problems with their landlords and offers legal counseling, advice and representation in dealing with evictions and disputes over the condition of the premises.
- The City will make referrals as appropriate to HIP Housing. HIP Housing provides housing information and referral and assists low income households to explore homesharing as an affordable housing alternative.
- The City will engage in the Continuum of Care policy discussions and efforts to coordinate

- discharge policies of public funded institutions and systems of care.
- The City, both through the Community Service Center and the Economic and Community Development department, will continue to learn about and develop relationships with the various community agencies that can provide services to help low-income individuals and families avoid homelessness.

## **Discussion**

The San Mateo County Continuum of Care (CoC) guides the implementation of the County's housing and social service system to meet the needs of homeless individuals and families. The County Department of Housing and the City of Daly City, along with the other three entitlement cities in the County, have seats on the CoC Steering Committee. The City will work with the CoC to meet the needs of the homeless and other special needs.

## AP-75 Barriers to affordable housing – 91.220(j)

### Introduction:

The limited availability of developable vacant land, the high cost of construction, and community opposition to development are all barriers to housing development. These barriers become more pronounced with affordable housing. Unlike market rate housing, there is no for-profit motivation to build affordable housing so affordable housing development is more dependent on public funding. With the loss of redevelopment in California and reductions to the HOME program, there is less funding available to address the high costs of construction and ability to acquire land. Negative perceptions of affordable housing also contribute to community opposition. The City will work with affordable housing developers to address these barriers to affordable housing.

### **Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

The City will continue to implement the following actions to reduce barriers to affordable housing:

- Continue the process of updating the City's zoning ordinance to facilitate and encourage the construction of higher-density mixed-use developments along Mission Street and Geneva Avenue and locations within close proximity to public transit.
- Improve the public's perception and acceptance of affordable housing by assisting experienced housing developers to create attractive, well-managed developments and by requiring that developers conduct community meetings regarding their proposed affordable housing projects.
- Provide reduced parking requirements for affordable housing developments.
- Allow the construction of additional second units throughout the City.
- Avoid rezoning properties that are presently designated or zoned for residential uses for non-residential uses.
- Provide one-stop permitting and parallel building plan checking through the Building Division, Planning Division, and Department of Public Works as an effort to streamline project approvals.

### Discussion:

The City's is in the process of updating its Housing Element for the sixth RHNA cycle. The Housing Element outlines tasks with the aim of increasing the supply of housing. These tasks include exploring incentive programs for lot mergers and increasing minimum lot sizes along the commercial corridors to encourage higher density and mixed use developments, reducing parking requirements, and formalizing a plan check prioritization system that would give priority to affordable housing projects. More information on the City's Housing Element, a component of the City's General Plan, can be found

at [www.dalycity.org/dhe](http://www.dalycity.org/dhe). The City will be submitting the Housing Element to HCD by the summer of 2023.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

#### **Actions planned to address obstacles to meeting underserved needs**

The housing and community development needs in Daly City exceed the City's resources to meet them. Consequently, the City attempts to leverage resources from other government programs and private sources. The City will address obstacles to meeting underserved needs by collaborating with other public and private agencies and pursuing funding sources as they become available for specific priority activities.

#### **Actions planned to foster and maintain affordable housing**

- Monitor its existing stock of deed-restricted affordable housing units through property inspections and continued relationships with property managers.
- Explore other funding sources for affordable housing such as private and regional/state funding opportunities.
- Encourage higher density mixed-use developments.
- Review its Inclusionary Housing Ordinance updated and adopted in November 2018, and update its planning processes in response to new State housing legislations.
- Collaborate with regional public and private agencies working to promote affordable housing.

#### **Actions planned to reduce lead-based paint hazards**

The City's actions to reduce lead-based paint hazards include:

- Provide lead hazard notification, evaluation, and reduction in its residential rehabilitation program.
- Provide information referrals and requiring abatement of lead hazards in housing units where children under the age of six reside.
- Provide information to contractors about training and certifications needed to provide lead-based paint abatement services.
- Coordinate with the County of San Mateo, other local jurisdictions and the private sector in efforts to reduce lead-based paint hazards.

#### **Actions planned to reduce the number of poverty-level families**

As expressed earlier in the Consolidated Plan, the goals of the City's efforts to reduce the number of poverty level families are to encourage economic development, support services that enable low

income persons to obtain or maintain employment, and facilitate access to various services available to poverty-level families. These goals guide the City's actions to reduce the number of poverty-level families which include:

- Support public services that provide assistance to very low income families.
- Provide information and referral at the Daly City Community Service Center to connect very low income families to various programs and services such as rental and utility assistance.
- Subject to funding availability, provide technical assistance and support to microenterprises and potential entrepreneurs to encourage their success and job creation.
- Enhance employment opportunities for very low income residents by establishing, when appropriate, first source hiring agreements.

### **Actions planned to develop institutional structure**

Actions to develop institutional structure include:

- On-going efforts to streamline the review and approval process for new developments
- Assist nonprofit service providers through the CDBG program
- Conduct outreach to potential private sector partners in affordable housing development (i.e. lenders, realtors)
- Work with local foundations and public agencies to access their programs to assist low and moderate income residents
- Participate in the Continuum of Care and coordinating with homeless service providers
- Participate in local and regional collaborations to address housing and special needs. This includes on-going quarterly meetings with other CDBG and HOME grantees in the County to coordinate training and technical assistance for city and County staff and their subrecipients.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

Actions to enhance coordination between public and private housing and social service agencies include:

- Participate in the Continuum of Care
- Coordinate with other local and regional jurisdictions on efforts to foster affordable housing and assist low income households
- Update information on existing and identifying new agencies and or collaboratives of social service agencies serving Daly City residents.

### **Discussion:**

## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

#### Introduction:

#### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	48,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>48,000</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

#### HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The City does not intend to use other forms of investment beyond those identified in Section 92.205. If and when the City decides to offer other forms of investment not found in Section

92.205, it will then revise its Consolidated Plan to include them. The forms of investment described in Section 92.205 are: equity investments, interest bearing loans or advances, non-interest bearing loans or advances, interest subsidies, deferred payment loans, and grants.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The City shall use resale to ensure affordability of its homebuyer activities. The City requires homebuyers to submit an annual certification of principal residency throughout the affordability period specified.

A Deed of Trust (securing the HOME promissory note) and a Resale Restriction Agreement are recorded against the property for a term of 45 years. No payment is due on the loan until the unit is sold. At that time a new eligible buyer assumes the loan, or is paid back to the City if a new eligible buyer is not found. The City has the right and option to purchase the unit at the time of sale. (This option to repurchase is also granted to Habitat for Humanity for its developments). The Resale Restriction specifies that subsequent buyers of a HOME-assisted unit must meet income requirements (household income no more than 80% of area median income).

The City does not intend to use FY18-19 HOME funds to assist homebuyers.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The City shall ensure the affordability of units for the affordability period through the Resale Restriction recorded on the property, and not through a presumption of affordability. The Resale Restriction specifies the calculation for the resale price. The resale price is calculated as the original purchase price adjusted by the percentage change in the area median income (as published annually by HUD). Quality improvements to the property, if any, are also taken into consideration. The resale price provides the buyer with a fair return on investment, which is defined as the buyer's initial investment during the affordability period. Generally, this includes the amount of the down payment and documented costs of capital improvements.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

HOME funds will not be used to refinance existing debt secured by multifamily housing that is

rehabilitated with HOME funds.

## Appendix - Alternate/Local Data Sources

<b>1</b>	<b>Data Source Name</b>
	2022 San Mateo County homeless count
	<b>List the name of the organization or individual who originated the data set.</b>
	San Mateo County Human Services Agency. Information on the report and methodology can be found here: <a href="https://www.smcgov.org/hsa/2022-one-day-homeless-count">https://www.smcgov.org/hsa/2022-one-day-homeless-count</a>
	<b>Provide a brief summary of the data set.</b>
	Unsheltered data is from a homeless census conducted in the early morning hours of February 24, 2022. Sheltered data was collected on the night of February 23, 2022.
	<b>What was the purpose for developing this data set?</b>
<b>2</b>	The data was developed to comply with the HUD requirement that a street count of homeless persons be conducted every two years.
	<b>Provide the year (and optionally month, or month and day) for when the data was collected.</b>
	The unsheltered count was collected in the early morning hours of February 24, 2022. Sheltered data was collected for people who spent the night of February 23, 2022 in emergency shelters or transitional housing.
	<b>Briefly describe the methodology for the data collection.</b>
<b>2</b>	Volunteers drove and/or walked around the City counting homeless individuals. Volunteers and shelter staff used a questionnaire to collect information on persons who spent the night in emergency shelters or transitional housing. More information can be found here: <a href="https://www.smcgov.org/hsa/2022-one-day-homeless-count">https://www.smcgov.org/hsa/2022-one-day-homeless-count</a>
	<b>Describe the total population from which the sample was taken.</b>
	See above.
<b>2</b>	<b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b>
	See above. <a href="https://www.smcgov.org/hsa/2022-one-day-homeless-count">https://www.smcgov.org/hsa/2022-one-day-homeless-count</a>
<b>Data Source Name</b>	
San Mateo County Housing Authority, 1/25/23	
<b>List the name of the organization or individual who originated the data set.</b>	
San Mateo County Housing Authority	

	<p><b>Provide a brief summary of the data set.</b></p> <p>The data contains information for the tables in NA-35. It has information on the Vouchers administered by the Housing Authority, and characteristics of residents using the vouchers.</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>The data was developed to provide information for the Consolidated Plan.</p>
	<p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <p>January 25, 2023</p>
	<p><b>Briefly describe the methodology for the data collection.</b></p> <p>The Housing Authority of San Mateo County compiled the data from their reporting and records.</p>
	<p><b>Describe the total population from which the sample was taken.</b></p> <p>Low income households using Vouchers administered by the San Mateo County Housing Authority.</p>
	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p> <p>Not applicable.</p>

**APPENDIX A**

**SF 424 and Certifications**

### Application for Federal Assistance SF-424

* 1. Type of Submission:	* 2. Type of Application:	* If Revision, select appropriate letter(s):
<input type="checkbox"/> Preapplication	<input type="checkbox"/> New	<input type="checkbox"/>
<input checked="" type="checkbox"/> Application	<input checked="" type="checkbox"/> Continuation	* Other (Specify): <input type="text"/>
<input type="checkbox"/> Changed/Corrected Application	<input type="checkbox"/> Revision	
* 3. Date Received:		4. Applicant Identifier:
<input type="text"/>		<input type="text"/>
5a. Federal Entity Identifier:		5b. Federal Award Identifier:
<input type="text"/>		<input type="text"/> M-23-MC-06-0241
State Use Only:		
6. Date Received by State:	7. State Application Identifier:	
8. APPLICANT INFORMATION:		
* a. Legal Name: <input type="text"/> City of Daly City		
* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text"/> 946000318		* c. UEI: <input type="text"/> KS8RFKRF6ZE6
d. Address:		
* Street1:	<input type="text"/> 333 90th Street	
Street2:	<input type="text"/>	
* City:	<input type="text"/> Daly City	
County/Parish:	<input type="text"/>	
* State:	<input type="text"/> CA: California	
Province:	<input type="text"/>	
* Country:	<input type="text"/> USA: UNITED STATES	
* Zip / Postal Code:	<input type="text"/> 94015-1808	
e. Organizational Unit:		
Department Name: <input type="text"/> ECD	Division Name: <input type="text"/> Housing	
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix:	* First Name: <input type="text"/> Betsy	
Middle Name:	<input type="text"/>	
* Last Name:	<input type="text"/> Zobell	
Suffix:	<input type="text"/>	
Title:	<input type="text"/> Housing Manager	
Organizational Affiliation: <input type="text"/>		
* Telephone Number:	<input type="text"/> 650-991-8255	Fax Number: <input type="text"/> 650-991-8070
* Email:	<input type="text"/> bzobell@dalycity.org	

**Application for Federal Assistance SF-424****\* 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

**\* 10. Name of Federal Agency:**

US Department of Housing and Urban Development

**11. Catalog of Federal Domestic Assistance Number:**

14.239

CFDA Title:

HOME Investment Partnership Program

**\* 12. Funding Opportunity Number:**

M-23-MC-06-0241

\* Title:

HOME Investment Partnership Program

**13. Competition Identification Number:**

Title:

**14. Areas Affected by Project (Cities, Counties, States, etc.):**[Add Attachment](#)[Delete Attachment](#)[View Attachment](#)**\* 15. Descriptive Title of Applicant's Project:**

FY23-24 Daly City HOME

Attach supporting documents as specified in agency instructions.

[Add Attachments](#)[Delete Attachments](#)[View Attachments](#)

**Application for Federal Assistance SF-424****16. Congressional Districts Of:**\* a. Applicant \* b. Program/Project 

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

<input type="text"/>	<input type="button" value="Add Attachment"/>	<input type="button" value="Delete Attachment"/>	<input type="button" value="View Attachment"/>
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**17. Proposed Project:**\* a. Start Date: \* b. End Date: **18. Estimated Funding (\$):**

* a. Federal	354,725.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	1,129,804.00
* f. Program Income	0.00
* g. TOTAL	1,484,529.00

**\* 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

<input type="text"/>	<input type="button" value="Add Attachment"/>	<input type="button" value="Delete Attachment"/>	<input type="button" value="View Attachment"/>
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**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 18, 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: <input type="text" value="Mr."/>	* First Name: <input type="text" value="Thomas"/>
Middle Name: <input type="text" value="J."/>	
* Last Name: <input type="text" value="Piccolotti"/>	
Suffix: <input type="text"/>	
* Title: <input type="text" value="City Manager"/>	
* Telephone Number: <input type="text" value="650-991-8127"/>	Fax Number: <input type="text"/>
* Email: <input type="text" value="tpiccolotti@dalycity.org"/>	
* Signature of Authorized Representative: 	* Date Signed: <input type="text" value="9/27/23"/>

**Applicant and Recipient  
Assurances and Certifications**

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

OMB Number: 2501-0017  
Expiration Date: 01/31/2026

**Instructions for the HUD-424-B Assurances and Certifications**

As part of your application for HUD funding, you, as the official authorized to sign on behalf of your organization or as an individual, must provide the following assurances and certifications, which replace any requirement to submit an SF-424-B or SF-424-D. The Responsible Civil Rights Official has specified this form for use for purposes of general compliance with 24 CFR §§ 1.5, 3.115, 8.50, and 146.25, as applicable. The Responsible Civil Rights Official may require specific civil rights assurances to be furnished consistent with those authorities and will specify the form on which such assurances must be made. A failure to furnish or comply with the civil rights assurances contained in this form may result in the procedures to effect compliance at 24 CFR §§ 1.8, 3.115, 8.57, or 146.39.

By submitting this form, you are stating that all assertions made in this form are true, accurate, and correct.

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

\*Authorized Representative Name:

Prefix:  \*First Name:   
Middle Name:   
\*Last Name:   
Suffix:   
\*Title:

\*Applicant Organization:

1. Has the legal authority to apply for Federal assistance, has the institutional, managerial and financial capability (including funds to pay the non-Federal share of program costs) to plan, manage and complete the program as described in the application and the governing body has duly authorized the submission of the application, including these assurances and certifications, and authorized me as the official representative of the application to act in connection with the application and to provide any additional information as may be required.

2. Will administer the grant in compliance with Title VI of the Civil Rights Act of 1964 (42 U.S.C 2000(d)) and implementing regulations (24 CFR part 1), which provide that no person in the United States shall, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or otherwise be subject to discrimination under any program or activity that receives Federal financial assistance OR if the applicant is a Federally recognized Indian tribe or its tribally designated housing entity, is subject to the Indian Civil Rights Act (25 U.S.C. 1301-1303).

3. Will administer the grant in compliance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), as amended, and implementing regulations at 24 CFR part 8, the American Disabilities Act (42 U.S.C. §§ 12101 et.seq.), and implementing regulations at 28 CFR part 35 or 36, as applicable, and the Age Discrimination Act of 1975 (42 U.S.C. 6101-07) as amended, and implementing regulations at 24 CFR part 146 which together provide that no person in the United States shall, on the grounds of disability or age, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity that receives Federal financial assistance; except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

4. Will comply with the Fair Housing Act (42 U.S.C. 3601-19), as amended, and the implementing regulations at 24 CFR part 100, which prohibit discrimination in housing on the basis of race, color, religion sex (including gender identity and sexual orientation), disability, familial status, or national origin and will affirmatively further fair housing; except an applicant which is an Indian tribe or its instrumentality which

is excluded by statute from coverage does not make this certification; and further except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

5. Will comply with all applicable Federal nondiscrimination requirements, including those listed at 24 CFR §§ 5.105(a) and 5.106 as applicable.

6. 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) and implementing regulations at 49 CFR part 24 and, as applicable, Section 104(d) of the Housing and Community Development Act of 1974 (42 U.S.C. 5304(d)) and implementing regulations at 24 CFR part 42, subpart A.

7. Will comply with the environmental requirements of the National Environmental Policy Act (42 U.S.C. 4321 et.seq.) and related Federal authorities prior to the commitment or expenditure of funds for property.

8. That no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying. I certify that I shall require all subawards at all tiers (including sub-grants and contracts) to similarly certify and disclose accordingly. Federally recognized Indian Tribes and tribally designated housing entities (TDHEs) established by Federally-recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage by the Byrd Amendment, but State-recognized Indian tribes and TDHs established under State law are not excluded from the statute's coverage.

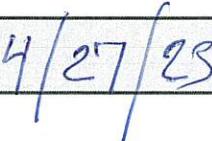
I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct.

WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802).

\*Signature:

A handwritten signature in blue ink, appearing to read "R. S. S." or a similar variation, is placed within a rectangular box.

\*Date:

A handwritten date in blue ink, reading "4/27/23", is placed within a rectangular box.

### Application for Federal Assistance SF-424

<p>* 1. Type of Submission:</p> <p><input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application</p>		<p>* 2. Type of Application:</p> <p><input type="checkbox"/> New <input checked="" type="checkbox"/> Continuation <input type="checkbox"/> Revision</p> <p>* If Revision, select appropriate letter(s): <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> <p>* Other (Specify): <input type="text"/></p>	
<p>* 3. Date Received:</p> <input type="text"/>		<p>4. Applicant Identifier:</p> <input type="text"/>	
<p>5a. Federal Entity Identifier:</p> <input type="text"/>		<p>5b. Federal Award Identifier:</p> <input type="text"/> B-23-MC-06-0010	
<p><b>State Use Only:</b></p>			
<p>6. Date Received by State:</p> <input type="text"/>		<p>7. State Application Identifier:</p> <input type="text"/>	
<p><b>8. APPLICANT INFORMATION:</b></p>			
<p>* a. Legal Name: <input type="text"/> City of Daly City</p>			
<p>* b. Employer/Taxpayer Identification Number (EIN/TIN):</p> <input type="text"/> 946000318		<p>* c. UEI:</p> <input type="text"/> KS8RFKRF6ZE6	
<p><b>d. Address:</b></p>			
* Street1:	<input type="text"/> 333 90th Street		
Street2:	<input type="text"/>		
* City:	<input type="text"/> Daly City		
County/Parish:	<input type="text"/>		
* State:	<input type="text"/> CA: California		
Province:	<input type="text"/>		
* Country:	<input type="text"/> USA: UNITED STATES		
* Zip / Postal Code:	<input type="text"/> 94015-1808		
<p><b>e. Organizational Unit:</b></p>			
Department Name:	<input type="text"/>		
ECD	<p>Division Name:</p> <input type="text"/> Housing		
<p><b>f. Name and contact information of person to be contacted on matters involving this application:</b></p>			
Prefix:	<input type="text"/>	* First Name:	<input type="text"/> Betsy
Middle Name:	<input type="text"/>		
* Last Name:	<input type="text"/> Zobell		
Suffix:	<input type="text"/>		
Title:	<input type="text"/> Housing Manager		
<p>Organizational Affiliation:</p> <input type="text"/>			
* Telephone Number:	<input type="text"/> 650-991-8255	Fax Number:	<input type="text"/> 650-991-8070
* Email:	<input type="text"/> bzobell@dalycity.org		

**Application for Federal Assistance SF-424****\* 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

**\* 10. Name of Federal Agency:**

US Department of Housing and Urban Development

**11. Catalog of Federal Domestic Assistance Number:**

14.218

CFDA Title:

Community Development Block Grant

**\* 12. Funding Opportunity Number:**

B-23-MC-06-0010

\* Title:

Community Development Block Grant

**13. Competition Identification Number:**

Title:

**14. Areas Affected by Project (Cities, Counties, States, etc.):**[Add Attachment](#)[Delete Attachment](#)[View Attachment](#)**\* 15. Descriptive Title of Applicant's Project:**

FY23-24 Daly City CDBG

Attach supporting documents as specified in agency instructions.

[Add Attachments](#)[Delete Attachments](#)[View Attachments](#)

**Application for Federal Assistance SF-424****16. Congressional Districts Of:**\* a. Applicant \* b. Program/Project 

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

[Add Attachment](#)[Delete Attachment](#)[View Attachment](#)**17. Proposed Project:**\* a. Start Date: \* b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="977,893.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="406,578.00"/>
* f. Program Income	<input type="text" value="48,000.00"/>
* g. TOTAL	<input type="text" value="1,432,471.00"/>

**\* 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 18, 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:  \* First Name: Middle Name: \* Last Name: Suffix: \* Title: \* Telephone Number:  Fax Number: \* Email: \* Signature of Authorized Representative: \* Date Signed:

**Applicant and Recipient  
Assurances and Certifications**

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

OMB Number: 2501-0017  
Expiration Date: 01/31/2026

**Instructions for the HUD-424-B Assurances and Certifications**

As part of your application for HUD funding, you, as the official authorized to sign on behalf of your organization or as an individual, must provide the following assurances and certifications, which replace any requirement to submit an SF-424-B or SF-424-D. The Responsible Civil Rights Official has specified this form for use for purposes of general compliance with 24 CFR §§ 1.5, 3.115, 8.50, and 146.25, as applicable. The Responsible Civil Rights Official may require specific civil rights assurances to be furnished consistent with those authorities and will specify the form on which such assurances must be made. A failure to furnish or comply with the civil rights assurances contained in this form may result in the procedures to effect compliance at 24 CFR §§ 1.8, 3.115, 8.57, or 146.39.

By submitting this form, you are stating that all assertions made in this form are true, accurate, and correct.

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

\*Authorized Representative Name:

Prefix:  \*First Name:   
Middle Name:   
\*Last Name:   
Suffix:   
\*Title:

\*Applicant Organization:

1. Has the legal authority to apply for Federal assistance, has the institutional, managerial and financial capability (including funds to pay the non-Federal share of program costs) to plan, manage and complete the program as described in the application and the governing body has duly authorized the submission of the application, including these assurances and certifications, and authorized me as the official representative of the application to act in connection with the application and to provide any additional information as may be required.
2. Will administer the grant in compliance with Title VI of the Civil Rights Act of 1964 (42 U.S.C 2000(d)) and implementing regulations (24 CFR part 1), which provide that no person in the United States shall, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or otherwise be subject to discrimination under any program or activity that receives Federal financial assistance OR if the applicant is a Federally recognized Indian tribe or its tribally designated housing entity, is subject to the Indian Civil Rights Act (25 U.S.C. 1301-1303).
3. Will administer the grant in compliance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), as amended, and implementing regulations at 24 CFR part 8, the American Disabilities Act (42 U.S.C. §§ 12101 et.seq.), and implementing regulations at 28 CFR part 35 or 36, as applicable, and the Age Discrimination Act of 1975 (42 U.S.C. 6101-07) as amended, and implementing regulations at 24 CFR part 146 which together provide that no person in the United States shall, on the grounds of disability or age, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity that receives Federal financial assistance; except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.
4. Will comply with the Fair Housing Act (42 U.S.C. 3601-19), as amended, and the implementing regulations at 24 CFR part 100, which prohibit discrimination in housing on the basis of race, color, religion sex (including gender identity and sexual orientation), disability, familial status, or national origin and will affirmatively further fair housing; except an applicant which is an Indian tribe or its instrumentality which

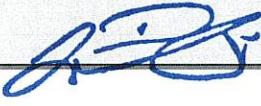
is excluded by statute from coverage does not make this certification; and further except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

5. Will comply with all applicable Federal nondiscrimination requirements, including those listed at 24 CFR §§ 5.105(a) and 5.106 as applicable.
6. 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) and implementing regulations at 49 CFR part 24 and, as applicable, Section 104(d) of the Housing and Community Development Act of 1974 (42 U.S.C. 5304(d)) and implementing regulations at 24 CFR part 42, subpart A.
7. Will comply with the environmental requirements of the National Environmental Policy Act (42 U.S.C. 4321 et.seq.) and related Federal authorities prior to the commitment or expenditure of funds for property.
8. That no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying. I certify that I shall require all subawards at all tiers (including sub-grants and contracts) to similarly certify and disclose accordingly. Federally recognized Indian Tribes and tribally designated housing entities (TDHEs) established by Federally-recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage by the Byrd Amendment, but State-recognized Indian tribes and TDHEs established under State law are not excluded from the statute's coverage.

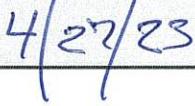
I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct.

**WARNING:** Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802).

\*Signature:



\*Date:



## 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:

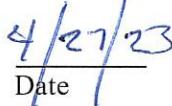
1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the 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.

  
\_\_\_\_\_  
Signature of Authorized Official

  
\_\_\_\_\_  
Date

Thomas J. Piccolotti, City Manager  
Title

## Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

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

**Community Development Plan** -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

**Following a Plan** -- It is following a current consolidated plan that has been approved by HUD.

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

**1. Maximum Feasible Priority.** With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

**2. Overall Benefit.** The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 2023 [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

**3. Special Assessments.** It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

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

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

**Excessive Force** -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

**Compliance with Anti-discrimination laws** -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 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

4/27/25

Date

Thomas J. Piccolotti, City Manager  
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

4/27/23  
Date

Thomas J. Piccolotti, City Manager

Title

## **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.

## APPENDIX B

# **Affidavit of Publication of Public Notice**

**EXAMINER - DALY CITY INDEPENDENT**

This space for filing stamp only

303 TWIN DOLPHIN DR #600, REDWOOD CITY, CA 94065  
Telephone (650) 556-1556 / Fax

GAIL INTENDENCIA  
CITY OF DALY CITY/CITY CLERK  
333 90TH ST  
DALY CITY, CA - 94015

**SPEN#: 3642813**

CITY OF DALY CITY  
NOTICE OF PUBLIC  
HEARING REGARDING  
HOUSING AND COMMU-  
NITY DEVELOPMENT  
PRIORITIES AND PRO-  
GRAMS ELIGIBLE FOR  
FUNDING UNDER THE  
COMMUNITY DEVELOP-  
MENT BLOCK GRANT  
(CDBG) AND HOME  
PROGRAMS  
FROM JULY 1, 2023  
THROUGH JUNE 30, 2028

NOTICE IS HEREBY GIVEN  
that on Tuesday, December  
13, 2022, at 7:00 p.m., the  
City Council of Daly City will  
hold a public hearing on  
housing and community  
development needs at the  
City Hall, City of Daly City,  
located at 333 - 90th Street,  
Daly City, California.  
Alternatively, persons  
wishing to address this item  
may attend on-line via Zoom  
at <https://bit.ly/dalycitydec13>  
or by telephone. Zoom will  
require an email address and  
name. The name entered will  
be visible online and will be  
used to notify you that it is  
your turn to speak. You may  
also join by visiting  
<https://zoom.us/join>. Enter  
meeting ID: 898-8321-9372,  
then enter email address and  
name. Telephone users can  
join by calling 1 (669) 900-  
6833 and entering the  
meeting ID number above at  
the prompt and pressing \*6  
when asked to do so by the  
meeting moderator. The  
public hearing will concern  
the following:

A. Obtain all interested  
citizens' views on community  
development and housing  
needs that are eligible for  
Community Development  
Block Grant (CDBG) and  
HOME funding from the  
federal Department of  
Housing and Urban  
Development (HUD) for  
fiscal year (FY) 2023-24.  
B. Address the citizen  
participation and planning  
process for preparation of  
the City's Five-Year HUD  
Consolidated Plan for the  
period beginning July 1,  
2023 through June 30, 2028.  
This Five-Year Consolidated  
Plan will describe the City's  
community development and  
housing priorities, strategies  
and goals, along with  
identifying projects and  
programs for funding under  
the CDBG and HOME  
programs. All public  
comments, either oral or  
written, will be received,  
heard and discussed at this  
public hearing.

The primary objective of the  
City of Daly City's CDBG  
program is the development  
of viable urban communities  
that provide decent housing  
and a suitable living

environment and the  
expansion of economic  
opportunities, principally for  
persons of low and moderate  
income. The primary  
objective of the City of Daly  
City's HOME program is,  
through public-private  
partnerships, to expand the  
supply of decent, safe,  
sanitary, and affordable  
housing, with primary  
attention to rental housing,  
for very low-income and low-  
income families.

ALL INTERESTED PER-  
SONS ARE ENCOURAGED  
TO PARTICIPATE.

Persons may submit  
comments on this item via  
email to [city-clerk@dalycity.org](mailto:city-clerk@dalycity.org) prior to  
the meeting. Persons with  
disabilities who require  
auxiliary aids or services in  
attending or participating in  
this meeting should call the  
office of the City Clerk at  
650-991-8078 as soon as  
possible. The City's TDD  
number is 650-991-8278.

In addition to this public  
hearing, residents may also  
provide input on the Five  
Year Consolidated Plan by  
attending the community  
meeting at 6:00pm on  
Tuesday, November 29,  
2022 at the Council  
Chambers, 333 - 90th Street,  
Daly City; or by completing a  
community needs assessment  
survey at  
<https://www.research.net/SanMateoConPlanSurvey2023>.

For additional information  
regarding this public hearing,  
the community meeting or  
survey, please contact the  
Housing and Community  
Development Division at City  
Hall, 333 - 90th Street, Daly  
City, California, between the  
hours of 8:00 A.M. to 5:00  
P.M., Monday through  
Friday. The telephone  
number is 650-991-8256, or  
you may email [lsu-quin@dalycity.org](mailto:lsu-quin@dalycity.org).  
Betsy ZoBell  
Housing Manager

11/13/22

**SPEN-3642813#**  
**EXAMINER - DALY CITY  
INDEPENDENT**

11/13/2022

Executed on: 11/14/2022  
At Los Angeles, California

I certify (or declare) under penalty of perjury that the foregoing is true and correct.



Signature



\* A 0 0 0 0 0 6 1 6 5 8 9 8 \*

Email

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CITY OF DALY CITY/CITY CLERK  
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**SPEN#: 3642813**

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name. The name entered will  
be visible online and will be  
used to notify you that it is  
your turn to speak. You may  
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Betsy ZoBell  
Housing Manager

11/13/22

**SPEN-3642813#**  
**EXAMINER - DALY CITY  
INDEPENDENT**

11/13/2022

Executed on: 11/14/2022  
At Los Angeles, California

I certify (or declare) under penalty of perjury that the foregoing is true and correct.



Signature



\* A 0 0 0 0 0 6 1 6 5 8 9 8 \*

Email

**APPENDIX C**

**Citizen Participation**



April 24, 2023

The Honorable Ray Buenaventura  
Daly City - City Hall  
333 90th Street  
Daly City, CA 94015

RE: Item 13. Consideration of the City's HUD Five-Year Consolidated Plan for July 1, 2023 to June 30, 2028 and One-Year Action Plan for Fiscal Year 2023-24

**- Support for the development of a Daly City Child Care Center**

Dear Mayor Buenaventura and City Council Members,

On behalf of the San Mateo County Child Care Partnership Council (CCPC), the publicly appointed, state-mandated local child care planning entity for San Mateo County, and our partners Build Up San Mateo County and 4Cs of San Mateo County, **we are writing to support Daly City's plans for the development of a new child care center that would serve low-income children in your district.**

**According to our 2022 San Mateo County Child Care Needs Assessment, Daly City needs 1,328 additional child care spaces for children ages 0-5 to meet current demand.** In addition, as the City continues to grow, hundreds of new child care spaces will be needed for new residents, and parents commuting to the City to work. Support for new child care developments will be critical to helping working families recover from the pandemic and return to full employment.

Quality child care is essential to families and to vibrant economic development, yet operators of potential new child care facilities face numerous barriers to opening new programs to meet community needs. One of the biggest challenges is finding a location suitable for a child care facility. **Daly City should be commended for using its resources and property to support the development of a new child care facility.**

**It is our understanding the project will include development of a 4,000 square foot early learning and child care center for 30+ low-income infants and toddlers in Daly City.** The proposed high-quality affordable center will be comprised of 4 classrooms, meeting spaces, staff rooms and an outdoor play area.

**When completed, the child care center will be operated by a qualified and experienced child care provider organization utilizing General Child Care and Development (CCTR) funds administered by the California Department of Social**

**Services.** The project is currently being discussed with Peninsula Family Service, who currently serve 78 low-income children in the City and have 100+ children on their waitlist.

We are thrilled to support this essential proposed project and are committed to continuing our work to preserve, expand and improve child care in San Mateo County. Don't hesitate to contact us if you need further information. Thank you for your thoughtful consideration and service to San Mateo County.

Sincerely,



Sarah Kinahan  
Coordinator, San Mateo County Child Care Partnership Council



Christine Padilla  
Director, Build Up SMC



David Fleishman  
Executive Director, 4Cs of SMC



---

December 13, 2022

Daly City Council

Re: CDBG Eligible Needs: Child Care

Dear Members of the City Council,

I am writing to support the use of CDBG funding towards one of our community's largest needs, a high-quality, full-day, full-year, subsidized infant and toddler center.

The organization I lead, Peninsula Family Service has served our community for 72 years. The mission of Peninsula Family Service (PFS) is to strengthen our community by providing children, families, and older adults with support and tools to realize their full potential and lead healthy, stable lives. We know that one of the biggest community needs is education and care for our youngest children, allowing parents to go to work and school.

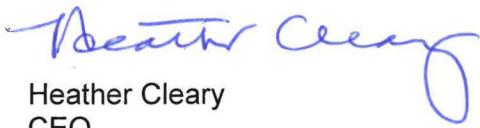
Daly City is a community in dire need of high-quality early childhood education. According to the San Mateo County 2022 Child Care Needs Assessment only 19% of Daly City's demand for infant care is being met by existing providers. For the high-quality, full-day subsidized spaces that PFS provides, there is an unmet need of 878 children in need of subsidized spaces. In addition, our waiting lists for current services in Daly City are over 100 children long.

PFS operates eight Early Learning centers across San Mateo County, four of which are in Daly City. Our program provides a safe, nurturing environment for more than 400 children ages 0-5 who are from low-income families, including those who are experiencing homelessness. We offer places where they can learn, socialize, and thrive. We offer full days of nutritious meals, high-quality curriculum, and targeted therapeutic interventions for children who have experienced trauma. We also educate parents on the latest early childhood development techniques.

Early Learning is one of the most impactful investments a City can make. High quality early learning prepares children for Kindergarten, addresses child and family challenges, and allow parents to build a stable learning environment and achieve their economic goals. In addition, early learning supports local businesses by increasing the local workforce.

I encourage Daly City Council to support using CDBG funding for a new subsidized early learning center for infants and toddlers.

Sincerely,



Heather Cleary  
CEO

# Daly City

*[This is part of a larger report prepared by Root Policy for the County of San Mateo, and the cities of Daly City, Redwood City, San Mateo, and South San Francisco. This section pertains only to survey respondents living or working in Daly City].*

A total of 41 residents participated in the survey to support Daly City's Consolidated Plan. The survey was available to both residents in Daly City and individuals working in the fields of housing and community development, lending, social services, and fair housing and advocacy, serving Daly City. Participation was voluntary.

**Respondent profile.** Daly City residents who participated in the survey were more likely to identify as Asian, be of middle age (25 to 44 years) and be employed full-time. Household income among Daly City respondents varies with the majority of residents earning between \$50,000 and \$100,000 (Figure 1).

- 39% of residents identified as Asian;
- 46% were between the ages of 25 and 44;
- 15% were seniors;
- 29% of households have incomes between \$50,000 and \$100,000;
- About half (51%) are employed full-time.

## Figure 1. Daly City Respondent Profile

Source:  
Root Policy Research from  
the 2023 San Mateo  
County Resident Survey.

Resident Survey Sample Sizes	San Mateo County (Total)	City of San Mateo	Daly City	Redwood City	South San Francisco
<b>Total responses</b>	<b>498</b>	<b>80</b>	<b>41</b>	<b>180</b>	<b>40</b>
<b>Race/Ethnicity</b>					
African American/Black	14	3	1	5	0
Hispanic or Latino	96	7	9	51	11
Asian	77	14	16	14	8
Non-Hispanic White	170	33	7	69	12
Two or more races	24	0	0	1	0
<b>Age</b>					
Under 25 years	27	4	0	3	1
25 to 44 years	196	38	19	80	15
45 to 54 years	74	5	10	26	10
55 to 64 years	73	9	3	24	4
Over 65 years	59	12	6	28	5
<b>Household Income</b>					
Less than \$25,000	60	5	4	19	5
\$25,000 up to \$50,000	69	7	7	31	5
\$50,000 up to \$100,000	133	24	12	46	11
\$100,000 up to \$150,000	55	13	3	24	5
\$150,000 or more	93	16	7	36	7
<b>Employment Status</b>					
Employed full-time	242	42	21	85	22
Employed part-time	43	4	4	22	2
Unemployed/looking for work	15	2	1	6	1
Retired	67	10	5	24	3
Disability benefit	13	1	0	4	3
Student	5	0	0	2	1
<b>Gender identity</b>					
Woman	291	40	26	118	18
Male	127	24	10	37	15
Non-binary	6	1	0	2	2

## Housing Needs and Challenges

Residents shared which resident groups face the greatest housing challenges in San Mateo County and cities within the county. Groups chosen by Daly City residents include:

- 1) Low- to moderate-income families;
- 2) Persons and families experiencing homelessness;
- 3) Seniors/elderly persons;

- 4) Persons with disabilities;
- 5) Large households (5 or more house members).

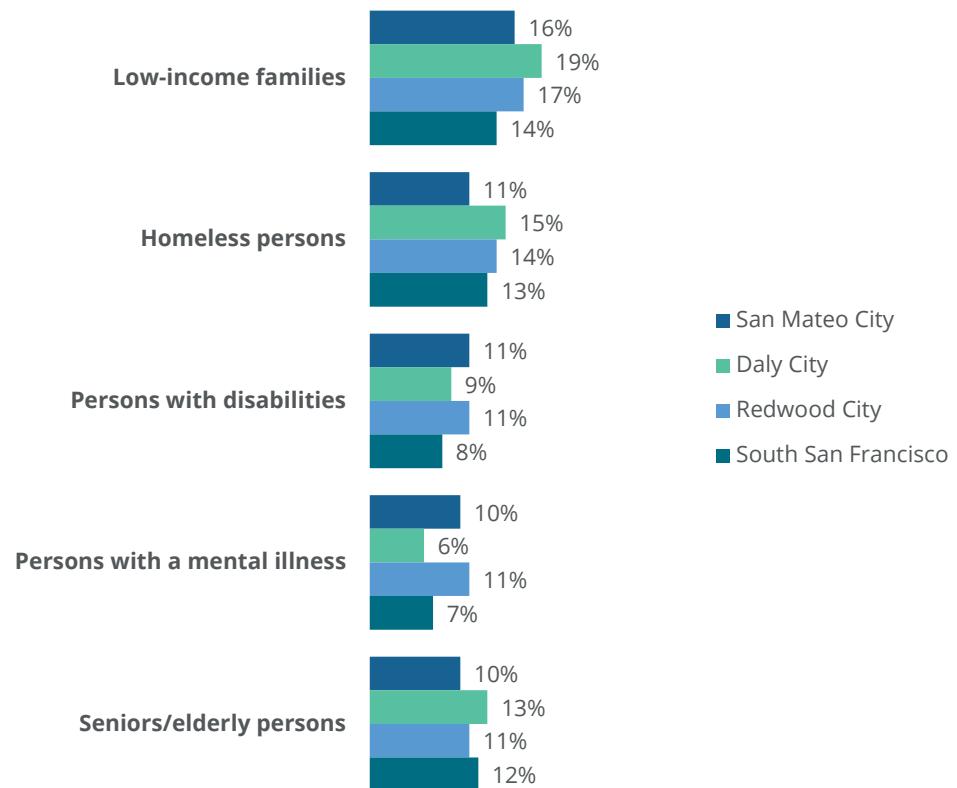
Compared to peer jurisdictions and the county overall, **Daly City residents were the only respondents to identify large households as facing the most housing challenges in San Mateo County.**

**Figure 2.**

**Top 5 Groups with the Most Housing Challenges by Jurisdiction**

Source:

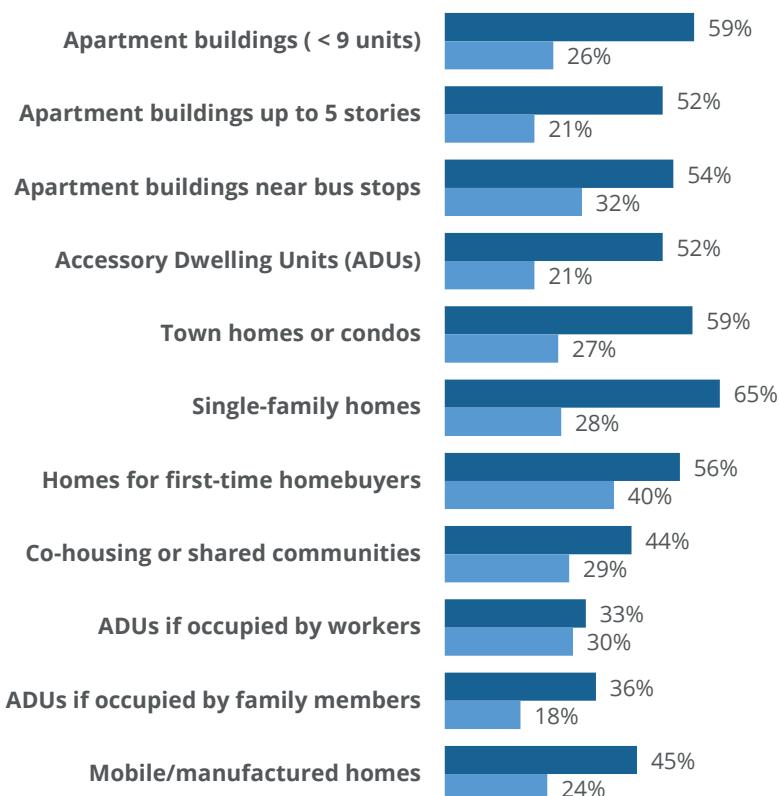
Root Policy Research from the 2023 San Mateo County Resident Survey.



**Accessing housing.** When asked to indicate which housing types were most difficult to access in Daly City, residents reported that all housing types are more difficult to access in their city than other cities (Figure 3).

### Figure 3. Difficulty Accessing Housing in Daly City

Source:  
Root Policy Research from the 2023  
San Mateo County Resident Survey.



Daly City residents reported that all housing types are more difficult to access in their city than other cities. This is most prominent for the following housing types:

- Small apartment buildings with fewer than nine units (59% versus 26%);
- Apartment buildings up to five stories (52% versus 21%);
- ADUs for purchase (52% versus 21%);
- Duplex/triplex town homes or condos (59% versus 27%);
- Single family homes (65% versus 28%).

**Housing security.** Residents identified which housing activities would improve their housing security (Figure 4). The top solutions residents chose include:

- Find a home I can afford to buy or increase the inventory of affordable homes for sale;
- Help me with a down payment/purchase;
- Help me get a loan to buy a house;
- Help me with rental housing search.

**Figure 4.**  
**What do you feel you need to improve your housing security? By Jurisdiction**

Higher than County (> 5 percentage points)  
 Lower than County (< 5 percentage points)

Housing Needs	City of San Mateo	Daly City	Redwood City	South San Francisco	San Mateo County
N/A; I am satisfied with my housing situation	25%	13%	27%	11%	<b>24%</b>
Help me pay rent each month	3%	0%	17%	5%	<b>13%</b>
Find a landlord who accepts housing choice vouchers	8%	3%	1%	5%	<b>3%</b>
Help me with rental housing search	1%	11%	4%	11%	<b>5%</b>
Prevent landlords from evicting me for no reason	1%	5%	1%	5%	<b>2%</b>
Help me learn how to be a good renter	1%	0%	0%	0%	<b>1%</b>
Help me get a loan to buy a house	10%	11%	5%	11%	<b>6%</b>
Find a home I can afford to buy/increase inventory of affordable homes	22%	26%	17%	16%	<b>18%</b>
Help me with a down payment/purchase	10%	13%	9%	8%	<b>8%</b>
Provide assistance for critical repairs to my home (heating, cooling)	5%	8%	5%	5%	<b>6%</b>
Have someone routinely help me care for myself or my home	3%	3%	0%	3%	<b>2%</b>
Provide assistance for a disability accommodation	1%	3%	1%	3%	<b>1%</b>
Move to a different city, town, or county	4%	0%	2%	0%	<b>2%</b>
Other	5%	5%	11%	16%	<b>8%</b>

Source: Root Policy Research from the 2023 San Mateo County Resident Survey.

**Daly City residents had a higher response than other jurisdictions except South San Francisco to report needing help finding rental homes to improve their housing security.**

Additional insight offered by residents include:

- *"Increase the income threshold to qualify for housing vouchers especially for single parents and children with disabilities."*
- *"Down payment assistance."*
- *"Help me find a place for my parents to live so I can help them."*

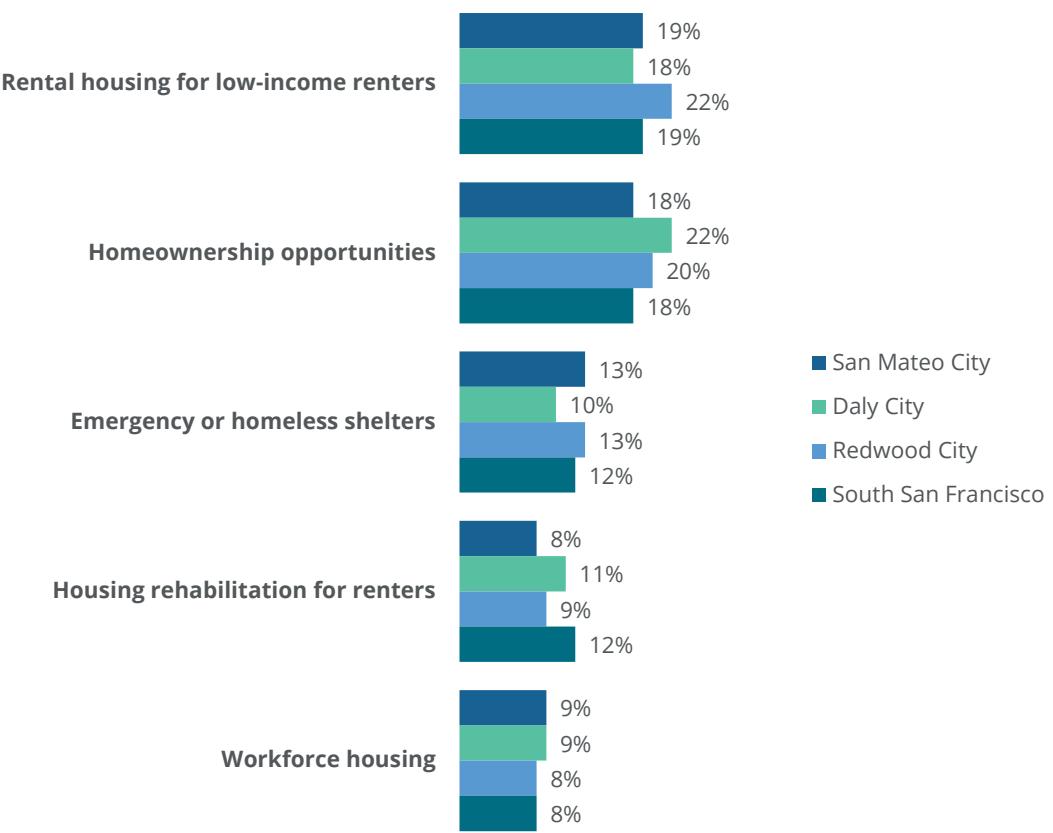
**Housing activities and outcomes.** The top five most needed housing activities in Daly City include:

- Homeownership opportunities for low- and moderate-income residents;
- Rental housing for low-income renters;
- Housing rehabilitation for low-income renters;
- Housing hazard mitigation (e.g., mold and moisture, pests, lead/fire hazards);
- Emergency or homeless shelters for persons experiencing homelessness or housing instability.

**Residents from Daly City were one of the only groups to prioritize housing hazard mitigation activities as a greater housing priority.** Figure 5 shows how Daly City residents responded to the top five activities identified by the county overall.

**Figure 5.**  
**Top 5 Housing Activities by Jurisdiction**

Source:  
Root Policy Research  
from the 2023 San Mateo  
County Resident Survey.



Compared to other jurisdictions, residents from Daly City indicated a greater need for more homeownership opportunities—nearly a quarter (22%) of city residents chose this as one of the most needed housing activities. Housing rehabilitation for low-income renters is also a greater priority for residents in Daly City.

Additional comments provided by residents on housing activities include:

- *"Housing for local, state, and federal employees within specified low-income levels that serve Daly City and/or the San Mateo County region."*
- *"More homeownership opportunities for middle class families."*

Residents also indicated which housing outcomes they would most like to see as a result of HUD funding. Outcomes residents would most like to see in Daly City include:

- More affordable homes for first-time homebuyers, young adults, low-income residents, and large households;
- More affordable rental housing for vulnerable populations;
- More Accessory Dwelling Units (ADUs) for purchase;

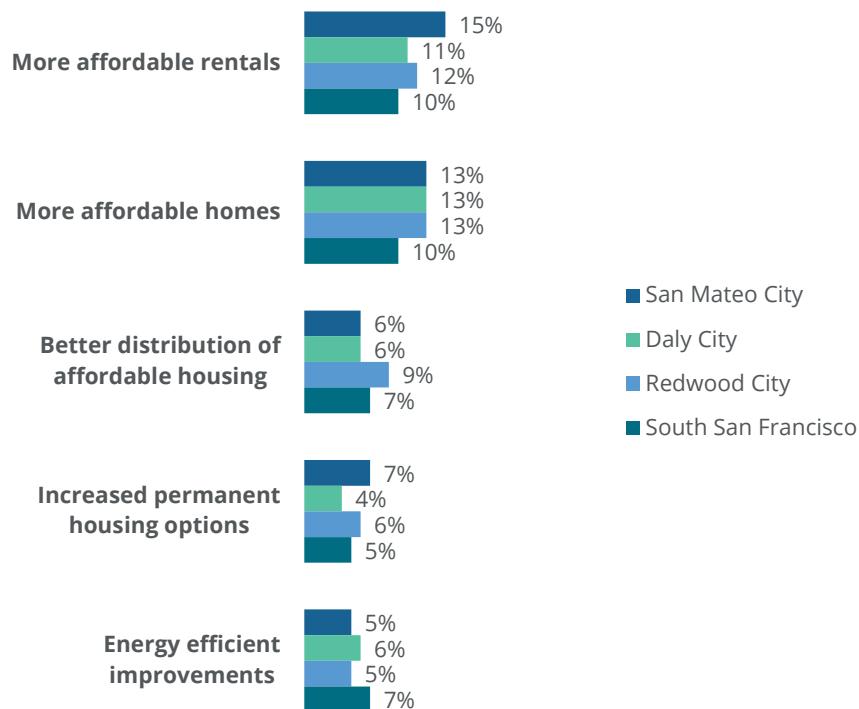
- More single-family homes (detached or attached) for purchase;
- Better distribution of affordable housing in the county and more town homes or condos for purchase (tie).

**Daly City was the only jurisdiction to identify more ADUs, single-family homes, and town homes or condos for purchase** as one of the most important housing outcomes.

**Figure 6.**

**Top 5 Housing Outcomes by Jurisdiction**

Source:  
Root Policy Research  
from the 2023 San Mateo County Resident Survey.



## Community Development Needs

Residents indicated which community development needs are most needed in San Mateo County and Daly City (Figure 7). These needs include:

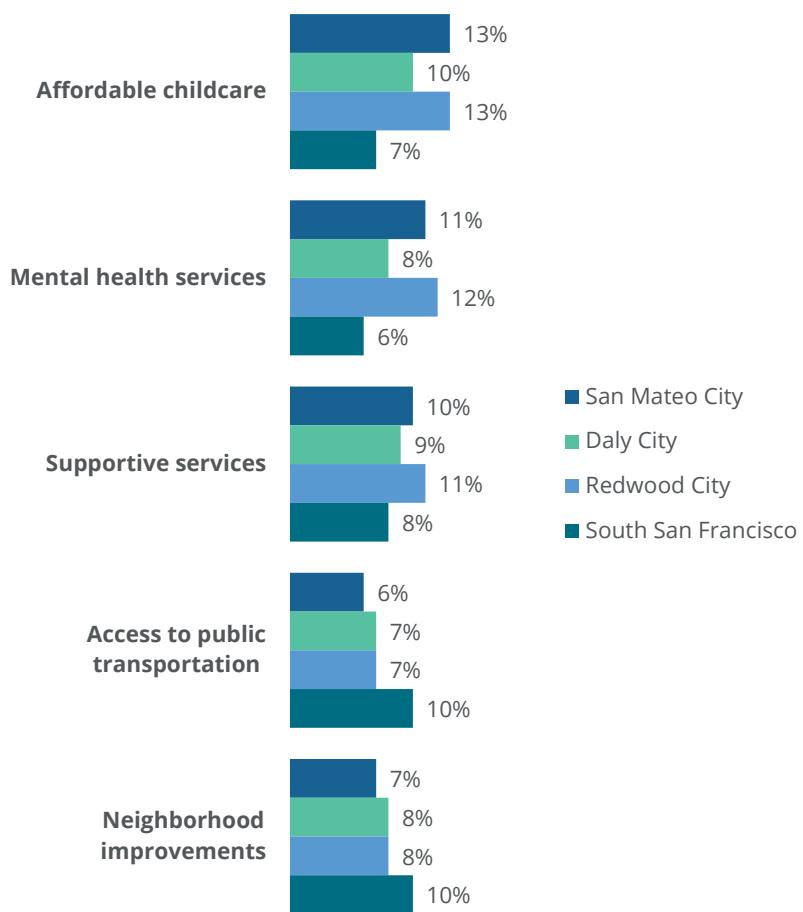
- Affordable childcare;
- Supportive services for vulnerable populations;
- Neighborhood cleanups;
- Mental health services;
- Sidewalks, street lights, and other neighborhood improvements and youth activities (tie).

**Daly City residents were the only group to identify neighborhood cleanups as one of the top five unmet community development needs.**

**Figure 7.**  
**Top 5 Greatest**  
**Community**  
**Development Needs**  
**by Jurisdiction**

Source:

Root Policy Research from the 2023  
 San Mateo County Resident Survey.



Overall, Daly City residents identified similar community development needs with the exception of access to reliable public transportation—only six percent (6%) of residents chose this as their greatest community development needs. Youth activities and neighborhood cleanups appear to be a greater concern for Daly City residents than public transportation.

Notable comments provided by residents include:

- *"Development of roads and other infrastructure to support micro mobility transport (bikes, e-bikes, scooters) and multi-modal transport options. Development of neighborhoods that combine high-density housing with commercial options (restaurants, grocery stores, retail) within a walkable distance."*
- *"Supportive services for children with special needs including recreational programs."*
- *"Access to more than one internet provider, access to internet beyond 10Mbps DSL."*
- *"I live in the Bayshore District of Daly City. The lighting on my block on Oriente St is lacking. There is one or two street lights for the whole block. Coming home or leaving in*

*the evening is scary...not sure if sidewalks are safe to walk on. There should be no reason for us to have to carry a flashlight to go from the front door to the car in the driveway. There should be enough funding to provide this very necessary improvement. Adding more lights is not a luxury item...it is a safety issue and needs to be addressed immediately."*

**Outcomes.** The community development outcomes residents would most like to see from HUD funding include:

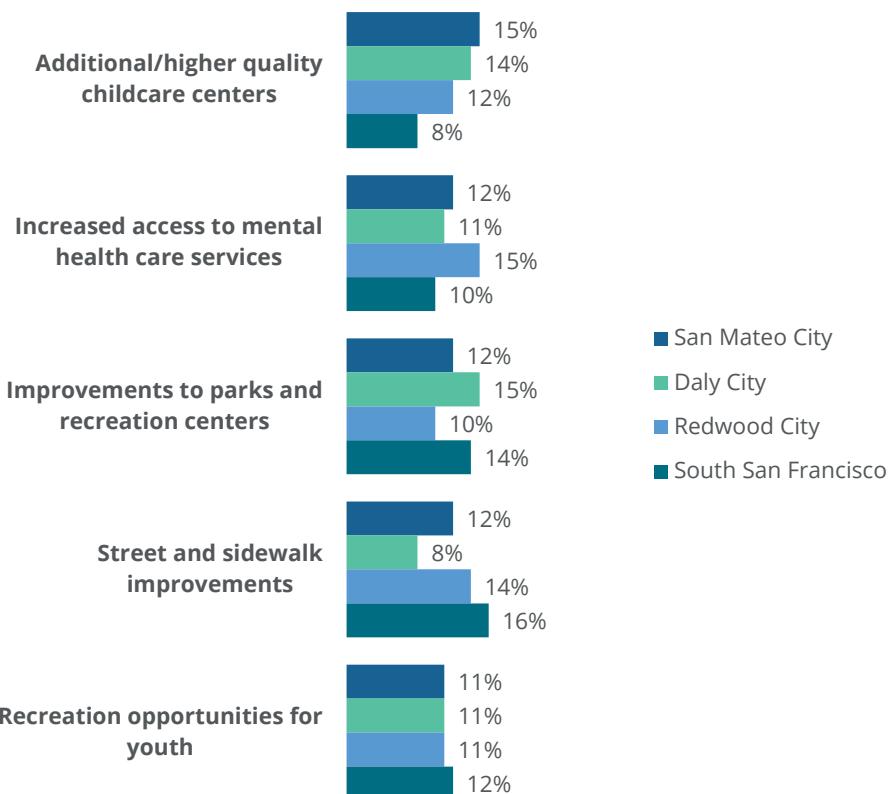
- Improvements to parks and recreation centers;
- Additional and/or higher quality childcare centers;
- Increased access to mental health care services;
- More recreation opportunities for youth and special populations;
- Community centers and senior centers (tie).

**Figure 8.**

**Top 5  
Community  
Development  
Outcomes by  
Jurisdiction**

Source:

Root Policy Research from the 2023 San Mateo County Resident Survey.



**Daly City was the only jurisdiction to identify senior centers or improvements to senior centers as one of the top five community development outcomes they hope to see in the next five years.**

Economic development needs among Daly City include:

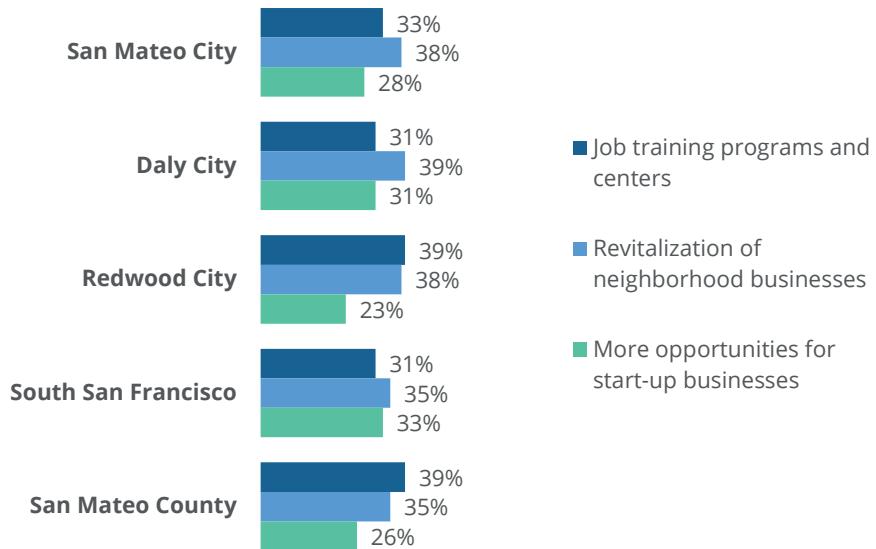
- Revitalization of neighborhood businesses or commercial areas;
- Job training programs or job training centers;
- More opportunities for start-up businesses and businesses looking to expand or relocate.

**Figure 9.**

**Economic  
Development  
Outcomes by  
Jurisdiction**

Source:

Root Policy Research from the  
2023 San Mateo County  
Resident Survey.



---

December 13, 2022

Daly City Council

Re: CDBG Eligible Needs: Child Care

Dear Members of the City Council,

I am writing to support the use of CDBG funding towards one of our community's largest needs, a high-quality, full-day, full-year, subsidized infant and toddler center.

The organization I lead, Peninsula Family Service has served our community for 72 years. The mission of Peninsula Family Service (PFS) is to strengthen our community by providing children, families, and older adults with support and tools to realize their full potential and lead healthy, stable lives. We know that one of the biggest community needs is education and care for our youngest children, allowing parents to go to work and school.

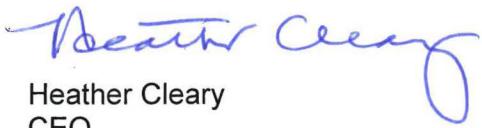
Daly City is a community in dire need of high-quality early childhood education. According to the San Mateo County 2022 Child Care Needs Assessment only 19% of Daly City's demand for infant care is being met by existing providers. For the high-quality, full-day subsidized spaces that PFS provides, there is an unmet need of 878 children in need of subsidized spaces. In addition, our waiting lists for current services in Daly City are over 100 children long.

PFS operates eight Early Learning centers across San Mateo County, four of which are in Daly City. Our program provides a safe, nurturing environment for more than 400 children ages 0-5 who are from low-income families, including those who are experiencing homelessness. We offer places where they can learn, socialize, and thrive. We offer full days of nutritious meals, high-quality curriculum, and targeted therapeutic interventions for children who have experienced trauma. We also educate parents on the latest early childhood development techniques.

Early Learning is one of the most impactful investments a City can make. High quality early learning prepares children for Kindergarten, addresses child and family challenges, and allow parents to build a stable learning environment and achieve their economic goals. In addition, early learning supports local businesses by increasing the local workforce.

I encourage Daly City Council to support using CDBG funding for a new subsidized early learning center for infants and toddlers.

Sincerely,



Heather Cleary  
CEO



**COUNTY OF  
SAN MATEO**



## COMMUNITY MEETINGS

We **need your input** to inform housing and community development needs in San Mateo County!

**Tuesday, November 15th, 3-4:30pm (Public Hearing)\***

Department of Housing, 264 Harbor Blvd., Building A, Belmont

**Tuesday, November 15th, 6:30-8pm (Spanish)**

Synapse School, Building 2, 3355 Edison Way, Menlo Park

**Wednesday, November 16th, 7pm (Redwood City focus)\***

City Hall Council Chambers, 1017 Middlefield Road, Redwood City

**Thursday, November 17th, 3-4:30pm\***

**Thursday, November 17th, 6:30-8pm (English/Chinese)\***

Department of Housing, 264 Harbor Blvd., Building A, Belmont

**Tuesday, November 29th, 6pm (Daly City focus)**

Daly City City Hall, Council Chambers, 333 90th Street, Daly City

**Wednesday, November 30th, 5-7pm (South San Francisco focus)**

Municipal Services Building, City Council Chambers,  
33 Arroyo Drive, South San Francisco

**Thursday, December 1st, 7pm (San Mateo focus)**

San Mateo City Hall, Conference Room C, 330 W 20th Avenue, San Mateo

**\*To participate virtually or for more information visit**

<https://www.smgov.org/housing/san-mateo-county-consolidated-plan>

Beginning Nov. 7, take the survey!

Use the link below or scan the QR code

[www.research.net/r/SanMateoConPlanSurvey2023](https://www.research.net/r/SanMateoConPlanSurvey2023)



To request an accommodation or interpretation services for the meeting(s), or for information about the process, please contact Frankie Lewington at [frankie@rootpolicy.com](mailto:frankie@rootpolicy.com) or 970-880-1415.



**COUNTY OF  
SAN MATEO**



## **REUNIONES COMUNITARIAS**

**¡Necesitamos su opinión** para informar las necesidades de vivienda y desarrollo comunitario en el condado de San Mateo!

**Martes 15 de noviembre de 2022, 3:00pm a 4:30pm (Audiencia pública)\***

Department of Housing, 264 Harbor Blvd., Building A, Belmont

**Martes 15 de noviembre de 2022, 6:30pm a 8:00pm (En Español)**

Synapse School, Building 2, 3355 Edison Way, Menlo Park

**Miércoles 16 de noviembre de 2022, 7:00pm**

**(Enfoque en la ciudad de Redwood City)\***

City Hall Council Chambers, 1017 Middlefield Road, Redwood City

**Jueves 17 de noviembre de 2022, 3:00pm a 4:30pm\***

**Jueves 17 de noviembre de 2022, 6:30pm a 8:00pm\***

Department of Housing, 264 Harbor Blvd., Building A, Belmont

**Martes 29 de noviembre de 2022, 6:00pm**

**(Enfoque en la ciudad de Daly City)**

Daly City City Hall, Council Chambers, 333 90th Street, Daly City

**Miércoles 30 de noviembre de 2022, 5:00pm a 7:00pm**

**(Enfoque en la ciudad de South San Francisco)**

Municipal Services Building, City Council Chambers,  
33 Arroyo Drive, South San Francisco

**Jueves 1 de diciembre de 2022, 7:00pm**

**(Enfoque en la ciudad de San Mateo)**

San Mateo City Hall, Conference Room C, 330 W 20th Avenue, San Mateo

**\*Para participar virtualmente o para más información visite:**

<https://www.smgov.org/housing/san-mateo-county-consolidated-plan>

**¡A partir del 7 de noviembre, responda la encuesta!**

*Use el enlace a continuación o escanee el código QR.*

**[www.research.net/r/SanMateoConPlanSurvey2023](https://www.research.net/r/SanMateoConPlanSurvey2023)**



Para solicitar adaptaciones o servicios de interpretación para la(s) reunión(es), o para obtener información sobre el proceso, comuníquese con Avilia Bueno en [avilia@rootpolicy.com](mailto:avilia@rootpolicy.com) o 970-880-1415.



**COUNTY OF  
SAN MATEO**



# 社区会议

我们需要您的宝贵意见，从而为圣马特奥县的  
住房和社区发展需求  
提供相关信息！

## 11月15日，星期二

15:00 至晚上 16:30\*

圣马特奥县住房部

264 Harbor Blvd., Building A, Belmont

## 11月15日，星期二

18:30 至晚上 20:00

Synapse School, Building 2

3355 Edison Way, Menlo Park

## 11月16日，星期三

19:00 开始

大会堂大楼

1017 Middlefield Road, Redwood City

## 11月17日，星期四

15:00 至晚上 16:30\*

圣马特奥县住房部

264 Harbor Blvd., Building A, Belmont

## 11月17日，星期四

18:30 至晚上 20:00\*

会上的中文口译服务

圣马特奥县住房部

264 Harbor Blvd., Building A, Belmont

## 11月29日，星期二

18:00 开始

大会堂大楼

333 90th Street, Daly City

## 11月30日，星期三

17:00 至晚上 19:00

大会堂大楼

33 Arroyo Drive, South San Francisco

## 12月1日，星期四

19:00 开始

大会堂大楼, C室

330 W 20th Avenue, San Mateo

\*虚拟参与或了解更多信息：

<https://www.smgov.org/housing/san-mateo-county-consolidated-plan>

参加调查

使用下面的链接或扫描QR码

[www.research.net/r/SanMateoConPlanSurvey2023](https://www.research.net/r/SanMateoConPlanSurvey2023)



与会期间如需便利设施或口译服务，请联系 Frankie Lewington.  
电子邮箱：[frankie@rootpolicy.com](mailto:frankie@rootpolicy.com) 电话：970-880-1415.



**COUNTY OF  
SAN MATEO**



**PANGKUMIDAD  
NA PAGPUPULONG**

Kailangan namin ang iyong opinyon para malaman ang mga pangangailangan sa pabahay at pagpapaunlad ng komunidad sa County ng San Mateo!

**Martes, IKA-15 ng Nobyembre, 3:00 hanggang 4:30 ng gabi\***

Kagawaran ng Pabahay ng County ng San Mateo  
264 Harbor Blvd., Building A, Belmont

**Martes, IKA-15 ng Nobyembre, 6:30 hanggang 8:00 ng gabi (Sa Espanyol)**

Synapse School, Building 2, 3355 Edison Way, Menlo Park

**Miyerkules, IKA-16 ng Nobyembre, 7:00 ng gabi**

**(Para sa mga residente ng Redwood City)\***

Gusali ng City Hall, 1017 Middlefield Road, Redwood City

**Huwebes, IKA-17 ng Nobyembre, 3:00 hanggang 4:30 ng gabi\***

**Huwebes, IKA-17 ng Nobyembre, 6:30 hanggang 8:00 ng gabi\***

Kagawaran ng Pabahay ng County ng San Mateo  
264 Harbor Blvd., Building A, Belmont

**Martes, IKA-29 ng Nobyembre, 6:00 ng gabi**

**(Para sa mga residente ng Daly City)**

Gusali ng City Hall, 333 90th Street, Daly City

**Miyerkules, IKA-30 ng Nobyembre, 5:00 hanggang 7:00 ng gabi**

**(Para sa mga residente ng South San Francisco)**

Gusali ng City Hall, 33 Arroyo Drive, South San Francisco

**Huwebes, IKA-1 ng Disyembre, 7:00 ng gabi\***

**(Para sa mga residente ng San Mateo)**

Gusali ng City Hall, Siliid ng kumperensya C, 330 W 20th Avenue, San Mateo

**\*Upang lumahok nang halos o para sa karagdagang impormasyon:**

<https://www.smgov.org/housing/san-mateo-county-consolidated-plan>

Kumuha ng survey!

Gamitin ang link o i-scan ang QR code.

[www.research.net/r/SanMateoConPlanSurvey2023](https://www.research.net/r/SanMateoConPlanSurvey2023)



Para humiling ng akomodasyon o mga serbisyo sa pagsasaling-wika para sa pagpupulong, mangyaring makipag-uganay kay Frankie Lewington sa [frankie@rootpolicy.com](mailto:frankie@rootpolicy.com) o 970-880-1415.



COUNTY OF  
SAN MATEO



Do you have trouble  
finding affordable  
housing?

Do you need more  
childcare options?

Should your  
neighborhood have  
more parks?

## Take the survey!

We need your input to inform housing and community development needs in San Mateo County! Beginning November 7, use the link below or scan the QR code.

Everyone who completes this survey will be entered into a drawing for a chance to win a \$100 gift card.

[www.research.net/r/SanMateoConPlanSurvey2023](http://www.research.net/r/SanMateoConPlanSurvey2023)



For more information, visit  
<https://www.smcgov.org/housing/san-mateo-county-consolidated-plan>

To request an accommodation to take the survey, please contact Frankie Lewington at [frankie@rootpolicy.com](mailto:frankie@rootpolicy.com) or 970-880-1415.



COUNTY OF  
SAN MATEO



¿Tiene problemas para encontrar vivienda a precios razonables?

¿Necesita más opciones de cuidado de niños?

¿Su vecindario debería tener más parques?

## Responda la encuesta!

¡Necesitamos su opinión para informar las necesidades de vivienda y desarrollo comunitario en el condado de San Mateo! A partir del 7 de noviembre, use el enlace a continuación o escanee el código QR.

Todos los que completen esta encuesta participarán en un sorteo para tener la oportunidad de ganar una tarjeta de regalo de \$100.

[www.research.net/r/SanMateoConPlanSurvey2023](http://www.research.net/r/SanMateoConPlanSurvey2023)



Para más información, visite:

<https://www.smcgov.org/housing/san-mateo-county-consolidated-plan>

Para solicitar algún tipo de acomodación especial para realizar la encuesta, comuníquese con Avilia Bueno en [avilia@rootpolicy.com](mailto:avilia@rootpolicy.com) o 970-880-1415.



COUNTY OF  
SAN MATEO



您在寻找经济适用房时  
遇到困难吗？

你需要托儿吗？

你想在你的社区里  
有更多的公园吗？

## 参加调查

我们需要您的宝贵意见，从而为圣马特奥县的  
住房和社区发展需求 提供相关信息！ 参加调查  
使用下面的链接 或扫描QR码

每个完成这项调查的人都将参加一个抽奖，有机会赢得100美  
元的礼品卡。

[www.research.net/r/SanMateoConPlanSurvey2023](https://www.research.net/r/SanMateoConPlanSurvey2023)



了解更多信息：

<https://www.smegov.org/housing/san-mateo-county-consolidated-plan>

如有问题，请联系 Frankie Lewington, 电子邮箱：[frankie@rootpolicy.com](mailto:frankie@rootpolicy.com)  
电话：970-880-1415.



COUNTY OF  
SAN MATEO



Nahihirapan ka bang  
maghanap ng murang  
pabahay?

Kailangan mo ba ng  
pangangalaga sa  
bata?

Gusto mo ng mas  
maraming parke?

## Kumuha ng survey!

Kailangan namin ang iyong opinyon para malaman ang  
mga pangangailangan sa pabahay at pagpapaunlad ng  
komunidad sa County ng San Mateo! Gamitin ang link o  
i-scan ang QR code.

Ang lahat ng makakumpleto ng survey na ito ay isasali  
sa isang drawing para sa pagkakataong manalo ng  
\$100 gift card.

[www.research.net/r/SanMateoConPlanSurvey2023](http://www.research.net/r/SanMateoConPlanSurvey2023)



**Para sa karagdagang impormasyon:**

<https://www.smcgov.org/housing/san-mateo-county-consolidated-plan>

Kung kailangan mo ng tulong sa pagkuha ng survey, mangyaring makipag-  
uganay kay Frankie Lewington sa frankie@rootpolicy.com o 970-880-1415.



## SAN MATEO COUNTY CONSOLIDATED PLAN SURVEY

San Mateo County and the cities of San Mateo, South San Francisco, Daly City, and Redwood City all receive funding from the United States Department of Housing and Urban Development (HUD) to invest in housing and community development. Please complete this survey to be sure that these funds address the greatest housing and community development needs in the County and cities (unincorporated/incorporated).

This survey is meant for County residents and individuals working in the field of housing and community development, lending, social services, fair housing, and advocacy. Participation is voluntary, and all responses are confidential. Results will only be reported in combination with other participants' responses. This survey is not associated with any political party or election.

This survey should take approximately 5 to 7 minutes to complete. If you complete the survey and would like to provide your contact information, you will be entered into a drawing for a \$100 Visa gift card.

Please invite others in your community and field to participate in the survey. Community input is very important as it will help guide funding priorities for housing and community development throughout the County.

If you need an accommodation to participate in the survey, as preferring to complete the survey by phone, please contact Frankie Lewington at [frankie@rootpolicy.com](mailto:frankie@rootpolicy.com) or call 970-880-1415.

**Note: This survey is focused on the housing and community development needs of San Mateo County residents. If you do not live in the county or work for an organization or agency that serves county residents, this survey is not applicable.**

---

### 1. Which of the following best describes you?

- I am a resident in San Mateo County.
- I work with an organization or agency that provides housing, community development, and/or services to residents in San Mateo County.

### 2. Which city do you live in?

- City of San Mateo
- South San Francisco
- Daly City
- Redwood City
- Other (Please indicate which city you live in): \_\_\_\_\_

## HOUSING NEEDS IN SAN MATEO COUNTY

Questions in this section ask about housing needs in San Mateo County and cities within the county. If you prefer, use the box at the end of the question to specify the neighborhoods or cities in which you think individuals have the greatest challenges finding and keeping housing.

### 3. In your opinion, which people in San Mateo County and cities within the county face the most challenges in finding and keeping housing? Choose up to five groups.

- Persons with disabilities (physical, cognitive, ambulatory, self-care)
- Persons with a mental illness
- Persons and/or families experiencing homelessness
- Homeless veterans
- Homeless youth
- Persons identifying as LGBTQIA+
- Seniors/elderly persons
- Youth transitioning from foster care
- Adults with criminal records
- Adults with histories of eviction/foreclosure
- Low- to moderate-income families
- Large households (5 or more house members)
- Small households (fewer than 4 house members)
- Persons with substance abuse/chemical addictions
- Persons with HIV/AIDS
- Not sure
- Other (please specify): \_\_\_\_\_

### 4. Of the following types of housing activities, which do you feel are most needed in San Mateo County and cities within the county? Choose up to five.

- Homeownership opportunities for low- or moderate-income residents
- Housing rehabilitation for low-income homeowners
- Housing rehabilitation for low-income renters
- Housing hazard mitigation (e.g., mold and moisture, pests, lead hazards, fire/carbon monoxide hazards)
- Housing for people or households experiencing or have experienced domestic violence
- Workforce housing for county workers (specify industry and area)
- Rental housing for low-income renters
- Transitional housing
- Emergency shelters or homeless shelters for persons experiencing homelessness/housing instability
- Not sure
- Other and/or elaborate on selections above: \_\_\_\_\_

## COMMUNITY AND ECONOMIC DEVELOPMENT NEEDS

Questions in this section ask about community and economic development needs in San Mateo County and cities within the county. If you prefer, use the box below to specify which cities or neighborhoods you think have the greatest unmet community development needs.

### 5. What are the top five greatest unmet community development needs in San Mateo County, cities, and/ or neighborhoods?

- Accessibility (ADA) improvements to public building and/ or community amenities (e.g., parks, libraries)
- Affordable childcare
- Hazard mitigation (e.g., lead hazards, mold and moisture, pests)
- Job training programs
- Access to internet
- Neighborhood cleanups
- Food pantries
- Mental health services
- Access to reliable public transportation
- Senior center/ senior services
- Community centers
- Other and/ or elaborate on selections above: \_\_\_\_\_
- Sidewalks, street lights, and/or other similar neighborhood improvements
- Help for businesses (business plan development, accounting and management, social media strategy, etc.)
- Help for non-profits (identifying loan/ grant opportunities, capacity building)
- Low-cost loans for small/ start-up businesses and non-profits
- Youth activities
- Supportive services for vulnerable populations (low-income residents, persons with disability, LGBTQIA+ people, persons experiencing homelessness)

### 6. Considering the greatest unmet community development needs you identified above, in which cities or neighborhoods are these needs most prominent?

Questions in this section ask about community and economic development needs in San Mateo County and cities within the county.

### 7. In your opinion, is it difficult to access the following housing units in your city or other cities? Indicate if it is difficult by checking all that apply.

	My city	Other cities	N/A
Small apartment buildings with 9 units or fewer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Apartment buildings up to 5 stories	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Apartment buildings near bus stops and/or major roads	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Accessory Dwelling Units (ADUs) for purchase	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Duplex/triplex town homes and/or condos for purchase	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Single-family homes (attached or detached) for purchase	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Homes for first-time homebuyers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Co-housing or shared communities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Accessory Dwelling Units (ADUs)/granny flats if occupied by workers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Accessory Dwelling Units (ADUs)/granny flats if occupied by family members	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mobile/manufactured homes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**8. What do you feel you need to improve your housing security? Please choose one.**

- |  |  |
|--|--|
| <input type="checkbox"/> Help me pay rent each month   | <input type="checkbox"/> Help me with a down payment/purchase                                  |
| <input type="checkbox"/> Find a landlord who accepts housing choice vouchers                             | <input type="checkbox"/> Provide assistance for critical repairs to my home (heating, cooling) |
| <input type="checkbox"/> Help me with rental housing search  | <input type="checkbox"/> Have someone routinely help me care for myself or my home             |
| <input type="checkbox"/> Prevent landlords from evicting me for no reason                                | <input type="checkbox"/> Provide assistance for a disability accommodation                     |
| <input type="checkbox"/> Help me learn how to be a good renter and/or how to get along with my landlord  | <input type="checkbox"/> Move to a different city, town, or county (specify where)             |
| <input type="checkbox"/> Help me get a loan to buy a house   | <input type="checkbox"/> N/A; I am satisfied with my housing situation                         |
| <input type="checkbox"/> Find a home I can afford to buy/increase inventory of affordable homes for sale |  |
| <input type="checkbox"/> Other and/or specify selections: _____  |  |

## HOUSING OUTCOMES

**9. In your opinion, what housing outcomes would you most like to see as a result of HUD funding that San Mateo County and cities within the county will receive in the next five years? Select up to five housing outcomes.**

- Energy efficient improvements to housing units
- Accessible housing for persons with disabilities
- More housing choice vouchers/rental subsidies
- More affordable rental housing for vulnerable populations (e.g., low-income residents and families, persons experiencing homelessness)
- More affordable homes for first-time home buyers, young adults, low- to moderate-income residents, and/or large households
- Opportunities for homeownership—more ADUs/granny flats for purchase
- Opportunities for homeownership—more duplex/triplex town homes and/or condos for purchase
- Opportunities for homeownership—more single-family homes (attached and detached) for purchase
- Better distribution of affordable housing in the county
- Other (please specify): \_\_\_\_\_
- Seniors/persons with disabilities able to live independently
- Housing options for seniors to downsize
- Increased shelter capacity to support persons experiencing homelessness
- Increased non-congregate shelter options
- Increased permanent housing options for persons experiencing homelessness/housing instability
- Owner occupied housing in better condition
- Rental housing in better condition
- More resources for residents to resolve housing discrimination/better awareness of fair housing rights
- More resources for residents to avoid displacement
- Fewer affordable units converted to market rate housing

## COMMUNITY DEVELOPMENT OUTCOMES

**10. In your opinion, what community development outcomes would you most like to see as a result of the HUD funding that San Mateo County and cities within the county will receive in the next five years? Select up to five community development outcomes.**

- A community center and/or improvements to community centers
- More non-profit/services space and/or improvements to non-profit/services space
- A senior center and/or improvements to senior centers
- Improvements to parks and recreation centers

- More recreation opportunities for youth and other special populations
- Street and sidewalk improvements
- Increased access to mental health care services
- Increased access to addiction treatment services
- Increased access to internet/broadband services
- Add additional comments below:

## **ECONOMIC DEVELOPMENT OUTCOMES**

**11. In your opinion, what economic development outcomes would you most like to see as a result of the HUD funding San Mateo County and cities within the county will receive in the next five years?**

- Job training programs or job training centers
- Revitalization of neighborhood businesses/ commercial areas
- More opportunities for start-up businesses, businesses looking to expand, or businesses looking to relocate
- Add additional comments below:

**12. If you prefer, please add more detail on why you chose these housing, community development, and economic development.**

**13. What is your gender? Please select one.**

- Woman
- Man
- Nonbinary
- Prefer not to answer

I identify as: \_\_\_\_\_

**14. What is your age? Please select one.**

- |   |   |
|---|---|
| <input type="checkbox"/> Under 18 years | <input type="checkbox"/> 45 to 54 years |
| <input type="checkbox"/> 18 to 24 years | <input type="checkbox"/> 55 to 64 years |
| <input type="checkbox"/> 25 to 34 years | <input type="checkbox"/> Over 65 years  |
| <input type="checkbox"/> 35 to 44 years |   |

**15. Of which racial, ethnic, or cultural group do you consider yourself a member? Select all that apply?**

- |  |  |
|--|--|
| <input type="checkbox"/> Asian/ Asian American   | <input type="checkbox"/> Native Hawaiian/ other Pacific Islander |
| <input type="checkbox"/> African American/ Black                                       | <input type="checkbox"/> White/ Caucasian                        |
| <input type="checkbox"/> Hispanic/ Latino  | <input type="checkbox"/> Prefer not to answer                    |
| <input type="checkbox"/> Native American/ American Indian/ Alaska Native               |  |
| <input type="checkbox"/> If not listed above, please share your race/ ethnicity: _____ |  |

**16. Which of the following best describes your current employment status? Please select one.**

- |   |  |
|---|--|
| <input type="checkbox"/> Employed full-time           | <input type="checkbox"/> Stay-at-home parent/ care giver |
| <input type="checkbox"/> Employed part-time           | <input type="checkbox"/> Retired                         |
| <input type="checkbox"/> Self-employed                | <input type="checkbox"/> Receive disability benefits     |
| <input type="checkbox"/> Temporary work/ odd jobs     | <input type="checkbox"/> Full-time student               |
| <input type="checkbox"/> Unemployed/ looking for work | <input type="checkbox"/> Part-time student               |

**17. Into what category does your total household income fall?**

- |  |
|--|
| <input type="checkbox"/> Less than \$15,000        |
| <input type="checkbox"/> \$15,000 up to \$24,999   |
| <input type="checkbox"/> \$25,000 up to \$34,999   |
| <input type="checkbox"/> \$35,000 up to \$49,999   |
| <input type="checkbox"/> \$50,000 up to \$74,999   |
| <input type="checkbox"/> \$75,000 up to \$99,999   |
| <input type="checkbox"/> \$100,000 up to \$149,000 |
| <input type="checkbox"/> \$150,000 or more         |

## THANK YOU!

Thank you for your interest and participation in this survey. If you would like to receive notices about this plan or be entered into a drawing for a \$100 Visa gift card, please provide your email OR phone number. Your information will only be used for this purpose and will not be shared with anyone.

Email/ phone number: \_\_\_\_\_

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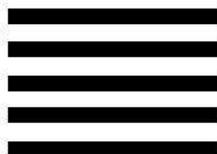
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## SAN MATEO COUNTY CONSOLIDATED PLAN SURVEY

San Mateo County and the cities of San Mateo, South San Francisco, Daly City, and Redwood City all receive funding from the United States Department of Housing and Urban Development (HUD) to invest in housing and community development. Please complete this survey to be sure that these funds address the greatest housing and community development needs in the County and cities (unincorporated/incorporated).

This survey is meant for County residents and individuals working in the field of housing and community development, lending, social services, fair housing, and advocacy. Participation is voluntary, and all responses are confidential. Results will only be reported in combination with other participants' responses. This survey is not associated with any political party or election.

This survey should take approximately 5 to 7 minutes to complete. If you complete the survey and would like to provide your contact information, you will be entered into a drawing for a \$100 Visa gift card.

Please invite others in your community and field to participate in the survey. Community input is very important as it will help guide funding priorities for housing and community development throughout the County.

If you need an accommodation to participate in the survey, as preferring to complete the survey by phone, please contact Frankie Lewington at [frankie@rootpolicy.com](mailto:frankie@rootpolicy.com) or call 970-880-1415.

**Note: This survey is focused on the housing and community development needs of San Mateo County residents. If you do not live in the county or work for an organization or agency that serves county residents, this survey is not applicable.**

---

### 1. Which of the following best describes you?

- I am a resident in San Mateo County.
- I work with an organization or agency that provides housing, community development, and/or services to residents in San Mateo County.

### 2. Which city do you live in?

- City of San Mateo
- South San Francisco
- Daly City
- Redwood City
- Other (Please indicate which city you live in): \_\_\_\_\_

## HOUSING NEEDS IN SAN MATEO COUNTY

Questions in this section ask about housing needs in San Mateo County and cities within the county. If you prefer, use the box at the end of the question to specify the neighborhoods or cities in which you think individuals have the greatest challenges finding and keeping housing.

### 3. In your opinion, which people in San Mateo County and cities within the county face the most challenges in finding and keeping housing? Choose up to five groups.

- Persons with disabilities (physical, cognitive, ambulatory, self-care)
- Persons with a mental illness
- Persons and/or families experiencing homelessness
- Homeless veterans
- Homeless youth
- Persons identifying as LGBTQIA+
- Seniors/elderly persons
- Youth transitioning from foster care
- Adults with criminal records
- Adults with histories of eviction/foreclosure
- Low- to moderate-income families
- Large households (5 or more house members)
- Small households (fewer than 4 house members)
- Persons with substance abuse/chemical addictions
- Persons with HIV/AIDS
- Not sure
- Other (please specify): \_\_\_\_\_

### 4. Of the following types of housing activities, which do you feel are most needed in San Mateo County and cities within the county? Choose up to five.

- Homeownership opportunities for low- or moderate-income residents
- Housing rehabilitation for low-income homeowners
- Housing rehabilitation for low-income renters
- Housing hazard mitigation (e.g., mold and moisture, pests, lead hazards, fire/carbon monoxide hazards)
- Housing for people or households experiencing or have experienced domestic violence
- Workforce housing for county workers (specify industry and area)
- Rental housing for low-income renters
- Transitional housing
- Emergency shelters or homeless shelters for persons experiencing homelessness/housing instability
- Not sure
- Other and/or elaborate on selections above: \_\_\_\_\_

## COMMUNITY AND ECONOMIC DEVELOPMENT NEEDS

Questions in this section ask about community and economic development needs in San Mateo County and cities within the county. If you prefer, use the box below to specify which cities or neighborhoods you think have the greatest unmet community development needs.

### 5. What are the top five greatest unmet community development needs in San Mateo County, cities, and/ or neighborhoods?

- Accessibility (ADA) improvements to public building and/ or community amenities (e.g., parks, libraries)
- Affordable childcare
- Hazard mitigation (e.g., lead hazards, mold and moisture, pests)
- Job training programs
- Access to internet
- Neighborhood cleanups
- Food pantries
- Mental health services
- Access to reliable public transportation
- Senior center/ senior services
- Community centers
- Other and/ or elaborate on selections above: \_\_\_\_\_
- Sidewalks, street lights, and/or other similar neighborhood improvements
- Help for businesses (business plan development, accounting and management, social media strategy, etc.)
- Help for non-profits (identifying loan/ grant opportunities, capacity building)
- Low-cost loans for small/ start-up businesses and non-profits
- Youth activities
- Supportive services for vulnerable populations (low-income residents, persons with disability, LGBTQIA+ people, persons experiencing homelessness)

### 6. Considering the greatest unmet community development needs you identified above, in which cities or neighborhoods are these needs most prominent?

Questions in this section ask about community and economic development needs in San Mateo County and cities within the county.

### 7. In your opinion, is it difficult to access the following housing units in your city or other cities? Indicate if it is difficult by checking all that apply.

	My city	Other cities	N/A
Small apartment buildings with 9 units or fewer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Apartment buildings up to 5 stories	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Apartment buildings near bus stops and/or major roads	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Accessory Dwelling Units (ADUs) for purchase	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Duplex/triplex town homes and/or condos for purchase	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Single-family homes (attached or detached) for purchase	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Homes for first-time homebuyers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Co-housing or shared communities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Accessory Dwelling Units (ADUs)/granny flats if occupied by workers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Accessory Dwelling Units (ADUs)/granny flats if occupied by family members	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mobile/manufactured homes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**8. What do you feel you need to improve your housing security? Please choose one.**

- |  |  |
|--|--|
| <input type="checkbox"/> Help me pay rent each month   | <input type="checkbox"/> Help me with a down payment/purchase                                  |
| <input type="checkbox"/> Find a landlord who accepts housing choice vouchers                             | <input type="checkbox"/> Provide assistance for critical repairs to my home (heating, cooling) |
| <input type="checkbox"/> Help me with rental housing search  | <input type="checkbox"/> Have someone routinely help me care for myself or my home             |
| <input type="checkbox"/> Prevent landlords from evicting me for no reason                                | <input type="checkbox"/> Provide assistance for a disability accommodation                     |
| <input type="checkbox"/> Help me learn how to be a good renter and/or how to get along with my landlord  | <input type="checkbox"/> Move to a different city, town, or county (specify where)             |
| <input type="checkbox"/> Help me get a loan to buy a house   | <input type="checkbox"/> N/A; I am satisfied with my housing situation                         |
| <input type="checkbox"/> Find a home I can afford to buy/increase inventory of affordable homes for sale |  |
| <input type="checkbox"/> Other and/or specify selections: _____  |  |

## HOUSING OUTCOMES

**9. In your opinion, what housing outcomes would you most like to see as a result of HUD funding that San Mateo County and cities within the county will receive in the next five years? Select up to five housing outcomes.**

- Energy efficient improvements to housing units
- Accessible housing for persons with disabilities
- More housing choice vouchers/rental subsidies
- More affordable rental housing for vulnerable populations (e.g., low-income residents and families, persons experiencing homelessness)
- More affordable homes for first-time home buyers, young adults, low- to moderate-income residents, and/or large households
- Opportunities for homeownership—more ADUs/granny flats for purchase
- Opportunities for homeownership—more duplex/triplex town homes and/or condos for purchase
- Opportunities for homeownership—more single-family homes (attached and detached) for purchase
- Better distribution of affordable housing in the county
- Other (please specify): \_\_\_\_\_
- Seniors/persons with disabilities able to live independently
- Housing options for seniors to downsize
- Increased shelter capacity to support persons experiencing homelessness
- Increased non-congregate shelter options
- Increased permanent housing options for persons experiencing homelessness/housing instability
- Owner occupied housing in better condition
- Rental housing in better condition
- More resources for residents to resolve housing discrimination/better awareness of fair housing rights
- More resources for residents to avoid displacement
- Fewer affordable units converted to market rate housing

## COMMUNITY DEVELOPMENT OUTCOMES

**10. In your opinion, what community development outcomes would you most like to see as a result of the HUD funding that San Mateo County and cities within the county will receive in the next five years? Select up to five community development outcomes.**

- A community center and/or improvements to community centers
- More non-profit/services space and/or improvements to non-profit/services space
- A senior center and/or improvements to senior centers
- Improvements to parks and recreation centers

- More recreation opportunities for youth and other special populations
- Street and sidewalk improvements
- Increased access to mental health care services
- Increased access to addiction treatment services
- Increased access to internet/broadband services
- Add additional comments below:

## **ECONOMIC DEVELOPMENT OUTCOMES**

**11. In your opinion, what economic development outcomes would you most like to see as a result of the HUD funding San Mateo County and cities within the county will receive in the next five years?**

- Job training programs or job training centers
- Revitalization of neighborhood businesses/ commercial areas
- More opportunities for start-up businesses, businesses looking to expand, or businesses looking to relocate
- Add additional comments below:

**12. If you prefer, please add more detail on why you chose these housing, community development, and economic development.**

**13. What is your gender? Please select one.**

- Woman
- Man
- Nonbinary
- Prefer not to answer

I identify as: \_\_\_\_\_

**14. What is your age? Please select one.**

- |   |   |
|---|---|
| <input type="checkbox"/> Under 18 years | <input type="checkbox"/> 45 to 54 years |
| <input type="checkbox"/> 18 to 24 years | <input type="checkbox"/> 55 to 64 years |
| <input type="checkbox"/> 25 to 34 years | <input type="checkbox"/> Over 65 years  |
| <input type="checkbox"/> 35 to 44 years |   |

**15. Of which racial, ethnic, or cultural group do you consider yourself a member? Select all that apply?**

- |  |  |
|--|--|
| <input type="checkbox"/> Asian/ Asian American   | <input type="checkbox"/> Native Hawaiian/ other Pacific Islander |
| <input type="checkbox"/> African American/ Black                                       | <input type="checkbox"/> White/ Caucasian                        |
| <input type="checkbox"/> Hispanic/ Latino  | <input type="checkbox"/> Prefer not to answer                    |
| <input type="checkbox"/> Native American/ American Indian/ Alaska Native               |  |
| <input type="checkbox"/> If not listed above, please share your race/ ethnicity: _____ |  |

**16. Which of the following best describes your current employment status? Please select one.**

- |   |  |
|---|--|
| <input type="checkbox"/> Employed full-time           | <input type="checkbox"/> Stay-at-home parent/ care giver |
| <input type="checkbox"/> Employed part-time           | <input type="checkbox"/> Retired                         |
| <input type="checkbox"/> Self-employed                | <input type="checkbox"/> Receive disability benefits     |
| <input type="checkbox"/> Temporary work/ odd jobs     | <input type="checkbox"/> Full-time student               |
| <input type="checkbox"/> Unemployed/ looking for work | <input type="checkbox"/> Part-time student               |

**17. Into what category does your total household income fall?**

- |  |
|--|
| <input type="checkbox"/> Less than \$15,000        |
| <input type="checkbox"/> \$15,000 up to \$24,999   |
| <input type="checkbox"/> \$25,000 up to \$34,999   |
| <input type="checkbox"/> \$35,000 up to \$49,999   |
| <input type="checkbox"/> \$50,000 up to \$74,999   |
| <input type="checkbox"/> \$75,000 up to \$99,999   |
| <input type="checkbox"/> \$100,000 up to \$149,000 |
| <input type="checkbox"/> \$150,000 or more         |

## THANK YOU!

Thank you for your interest and participation in this survey. If you would like to receive notices about this plan or be entered into a drawing for a \$100 Visa gift card, please provide your email OR phone number. Your information will only be used for this purpose and will not be shared with anyone.

Email/ phone number: \_\_\_\_\_

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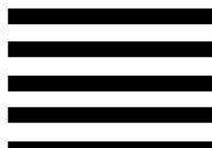
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UNITED STATES

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## 圣马特奥县综合计划居民与利益相关者调查

圣马特奥县及其下属城市南旧金山、戴利城以及红木城均获得了美国住房和城市发展部 ( HUD ) 拨款，用于投资住房和社区发展。请完成本调查，确保这些资金用于满足圣马特奥县以及各 ( 非建制/建制 ) 市的最大住房和社区发展需求。

本调查面向圣马特奥县居民，以及从事住房和社区发展、借贷、社会服务、公平住房和律师行业的个人。调查纯属自愿参与，所有答卷将予以保密。调查结果将与其他参与者的答卷汇总后一起报告。本调查与任何政党或选举无关。

完成本调查大约需要 5-7 分钟时间。如果您完成本调查且愿意提供联系信息，即可参加一项抽奖并有机会赢取价值 100 美元的 Visa 礼品卡。

欢迎邀请所在社区或行业的其他人参与本调查。社区意见非常重要，它有助于指导全县的住房和社区发展资金优先配给。

如果您想用除英语外的其他语言参与本调查，备用链接请见下文。

中文：链接 [他加禄语](#)：链接 [如果参与调查时需要便利设施，比如使用屏幕阅读器和通过电话完成调查](#)，请发送电子邮件至 [frankie@rootpolicy.com](mailto:frankie@rootpolicy.com) 或致电 970-880-1415 联系 Frankie Lewington。请使用 **\*\* 完成本调查**

注意：本调查主要针对圣马特奥县居民的住房和社区发展需求。如果您不住在圣马特奥县，或者工作的组织机构服务的对象不是本县居民，则本调查不适用。

---

### 1. 以下哪一项最恰当地描述了您的情况？请选择所有适用的选项。此问题需要回答。

- 我是圣马特奥县居民。
- 我在一家向圣马特奥县居民提供住房、社区发展和/或服务的组织机构工作。
- 我不住在圣马特奥县，或者工作的组织机构不为圣马特奥县提供服务（到此结束）。

### 2. 您居住在哪个城市？

- 圣马特奥市
- 南旧金山
- 戴利城
- 红木城

- 其他 (请在下方的下拉框中指出)

**3. 如果选择其他，请在下拉菜单中指出您居住的具体城市。** \_\_\_\_\_

## 圣马特奥县住房需求

这部分问题询问的是圣马特奥县 (含下属各市) 的住房需求。请根据自身意愿，指出您认为个人寻找及保住房屋挑战最大的社区和司法管辖区。

**4. 在您看来，圣马特奥县及其下属城市的哪些人在寻找及保住房屋方面面临最大挑战？最多选择五个群体。**

- |  |   |
|--|---|
| <input type="checkbox"/> 残疾人士 (肢体、认知、运动、自理障碍 ) | <input type="checkbox"/> 有犯罪记录的成年人          |
| <input type="checkbox"/> 精神疾病患者                | <input type="checkbox"/> 有被驱逐/没收抵押品记录的成年人   |
| <input type="checkbox"/> 无家可归人员和/或家庭           | <input type="checkbox"/> 中至低收入家庭            |
| <input type="checkbox"/> 无家可归的退伍军人             | <input type="checkbox"/> 大家庭 (家庭人口达 5 口或以上) |
| <input type="checkbox"/> 无家可归的青少年              | <input type="checkbox"/> 小家庭 (家庭人口少于 4 口)   |
| <input type="checkbox"/> 确定为性少数群体的人员           | <input type="checkbox"/> 药物滥用/化学成瘾者         |
| <input type="checkbox"/> 老年人                   | <input type="checkbox"/> 艾滋病毒携带者/艾滋病患者      |
| <input type="checkbox"/> 从寄养家庭过渡过来的青少年         | <input type="checkbox"/> 不确定                |
|  | <input type="checkbox"/> 请指明。_____          |

**5. 在下列各类住房活动中，您认为圣马特奥县及其下属城市最需要哪一类住房活动？最多选择五个。**

- |   |   |
|---|---|
| <input type="checkbox"/> 为中低收入居民提供拥有房屋的机会                   | <input type="checkbox"/> 为本县工人提供员工住房 (指出行业与区域 )   |
| <input type="checkbox"/> 为低收入业主进行住宅翻新                       | <input type="checkbox"/> 为低收入租客提供出租房              |
| <input type="checkbox"/> 为低收入租客进行住宅翻新                       | <input type="checkbox"/> 过渡住房                     |
| <input type="checkbox"/> 减轻住房危害 (例如，发霉、湿气、害虫、铅危害、火灾/一氧化碳危害) | <input type="checkbox"/> 为无家可归者/住房不稳定者提供应急避难所或收容所 |
| <input type="checkbox"/> 为正在经历或曾经经历过家庭暴力的人员或家庭提供住房          | <input type="checkbox"/> 不确定                      |
|   | <input type="checkbox"/> 请指明。_____                |

## 圣马特奥县住房需求

这部分问题询问的是圣马特奥县及其下属各市的住房需求。下列问题将要求被调查者指出住房需求最突出的区域。

### 6. 在您看来，圣马特奥县下属各市和社区的哪些人在寻找及保住房屋方面面临最大挑战？最多选择五个群体，并指出您认为最难满足居民需求的司法管辖区。

- |  |  |
|--|--|
| <input type="checkbox"/> 残疾人士（肢体、认知、运动、自理障碍<br>） | <input type="checkbox"/> 无家可归的青少年          |
| <input type="checkbox"/> 精神疾病患者                  | <input type="checkbox"/> 确定为性少数群体的人员       |
| <input type="checkbox"/> 无家可归人员和/或家庭             | <input type="checkbox"/> 老年人               |
| <input type="checkbox"/> 面临无家可归风险的人员和/或家庭        | <input type="checkbox"/> 从寄养家庭过渡过来的青少年     |
| <input type="checkbox"/> 正在经历/逃离家庭暴力的人员和/或家庭     | <input type="checkbox"/> 有犯罪记录的成年人         |
| <input type="checkbox"/> 药物滥用/化学成瘾者              | <input type="checkbox"/> 有被驱逐/没收抵押品记录的成年人  |
| <input type="checkbox"/> 艾滋病毒携带者/艾滋病患者           | <input type="checkbox"/> 中低收入家庭            |
| <input type="checkbox"/> 无家可归的退伍军人               | <input type="checkbox"/> 大家庭（家庭人口达 5 口或以上） |
|  | <input type="checkbox"/> 小家庭（家庭人口少于 4 口）   |

### 7. 如果上文没有列出您服务的群体或者您想要详细阐述自己的答案，请在下方评论框中列明。

### 8. 在您看来，您所在社区或其他社区是否难以获得下列住房单元？选择所有适用的选项。

	我所在的社区	其他社区	无
9 个单元及以下小型公寓楼	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 层及以下公寓楼	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
临近汽车站和/或主路的公寓楼	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
可供购买的附属居住单元 (ADU)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
可供购买的双联/三联式住宅和/或独立产权公寓	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

可供购买的（附属或独立）独栋房屋	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
面向首次购房者的住宅	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
移动/活动房屋	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
合作居住或共享居住社区	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
被工人占用的附属居住单元 (ADU) /奶奶公寓	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
被家庭成员占用的附属居住单元 (ADU) /奶奶公寓	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### 9. 为了改善住房保障，您认为自己需要什么帮助？

- |   |  |
|---|--|
| <input type="checkbox"/> 每月帮我支付租金                     | <input type="checkbox"/> 帮我支付首付款/购买                |
| <input type="checkbox"/> 寻找接受住房选择优惠券的房东               | <input type="checkbox"/> 为我提供对我的房屋进行关键修缮（供暖、制冷）的资金 |
| <input type="checkbox"/> 帮我寻找出租房                      | <input type="checkbox"/> 安排人员经常帮忙照顾我或我的房屋          |
| <input type="checkbox"/> 防止房东无故驱逐我                    | <input type="checkbox"/> 为我提供获取残疾便利设施的资金           |
| <input type="checkbox"/> 帮我了解如何做一位好房客和/或如何与房东和睦相处     | <input type="checkbox"/> 搬迁至其他城市、城镇或县（请指明）         |
| <input type="checkbox"/> 帮我获得购房贷款                     | <input type="checkbox"/> 无；我对自己的住房情况满意             |
| <input type="checkbox"/> 寻找一套我有能力购买的房屋/增加可供出售的经济适用房库存 | <input type="checkbox"/> 请指明。_____                 |

## 住房成果

#### 10. 在您看来，圣马特奥县和非建制市未来五年获得住房和城市发展部资助后，您最想看到此资助带来什么样的住房成果？为圣马特奥县或您的客户选出五个首要考虑的住房成果。

- |  |   |
|--|---|
| <input type="checkbox"/> 改善住房单元的能源效率                         | <input type="checkbox"/> 提供拥有房屋的机会更多可供购买的双联/三联式住宅和/或独立产权公寓  |
| <input type="checkbox"/> 为残疾人士提供无障碍住房                        | <input type="checkbox"/> 提供拥有房屋的机会&mdash;更多可供购买的（附属或独立）独栋房屋 |
| <input type="checkbox"/> 提供更多住房选择优惠券/租金补贴                    | <input type="checkbox"/> 优化圣马特奥县的经济适用房分配                    |
| <input type="checkbox"/> 为弱势群体提供更多保障性租赁住房（例如，低收入居民和家庭，无家可归者） | <input type="checkbox"/> 老年人/残疾人士能够独立居住                     |
| <input type="checkbox"/> 为首次购房者、年轻人、中低收入居民和/或大家庭提供更多经济适用房    | <input type="checkbox"/> 为老年人提供小面积的住房选择                     |
| <input type="checkbox"/> 提供拥有房屋的机会更多可供购买的附属居住单元/奶奶公寓         | <input type="checkbox"/> 增加避难所的容纳人数，为无家可归者提供支持              |

- |   |   |
|---|---|
| <input type="checkbox"/> 增加非集体避难所选项               | <input type="checkbox"/> 为居民提供更多资源，以解决住房歧视问题/提高公平住房权利意识 |
| <input type="checkbox"/> 增加面向无家可归者/住房不稳定者的永久性住房选项 | <input type="checkbox"/> 为居民提供更多资源，避免流离失所               |
| <input type="checkbox"/> 改善自住房条件                  | <input type="checkbox"/> 减少转为市价房的经济适用房数量                |
| <input type="checkbox"/> 改善出租房条件                  | <input type="checkbox"/> 请指明。_____                      |

## 社区发展成果

**11. 在您看来，圣马特奥县和非建制市未来五年获得住房和城市发展部资助后，您最想看到此资助带来什么样的社区发展成果？为圣马特奥县和您的客户选出五个首要考虑的社区发展成果。**

- 增设儿童保育中心和/或提高儿童保育中心的品质
- 设立一个社区中心和/或改善社区中心（在下方指出社区）
- 提供更多非营利/服务空间和/或改善非营利/服务空间（在下方指出社区）
- 设立一个老年人中心和/或改善老年人中心（在下方指出社区）
- 改造公园和康乐中心
- 为青少年与其他特殊群体提供更多休闲娱乐的机会
- 改造街道和人行道
- 增加获得心理健康保健服务的机会
- 增加获得成瘾治疗服务的机会
- 增加获得互联网/宽带服务的机会
- 请指明。：

## 经济发展成果

**12. 在您看来，圣马特奥县和非建制市未来五年获得住房和城市发展部资助后，您最想看到此资助带来什么样的经济发展成果？为圣马特奥县或您的客户选出五个首要考虑的成果。**

- 制定职业培训计划或设立职业培训中心
- 复苏街区商业/商业区（在下方指出社区）
- 为初创企业、寻求扩大规模的企业或寻求迁址的企业提供更多机会

请指明。:

**13. 请根据自身意愿，补充选择上述住房、社区发展和经济发展成果的理由细节。:**

**14. 您的性别是？**

- 女
- 男
- 性别酷儿/非二元性别
- 不回答
- 请告知您的性别身份。
- 如果上文未列出，请在下方告知。\_\_\_\_\_

**15. 您的年龄是多大？**

- 不满 18 岁
- 18-24 岁
- 25-34 岁
- 35-44 岁
- 45-54 岁
- 55-64 岁
- 65 岁以上

**16. 您认为自己属于哪个人种、民族或文化群体？请选择所有适用的选项。**

- |  |  |
|--|--|
| <ul style="list-style-type: none"><li><input type="checkbox"/> 亚洲人/亚裔美国人</li><li><input type="checkbox"/> 非裔美国人/黑种人</li><li><input type="checkbox"/> 西班牙人/拉丁美洲人</li><li><input type="checkbox"/> 美洲原住民/美洲印第安人/阿拉斯加土著</li></ul> | <ul style="list-style-type: none"><li><input type="checkbox"/> 夏威夷土著/其他太平洋岛民</li><li><input type="checkbox"/> 白种人/高加索人</li><li><input type="checkbox"/> 不回答</li><li><input type="checkbox"/> 请告知您所属的人种/民族。</li></ul> |
|--|--|

如果上文未列出, 请告知您所属的人种/民族: \_\_\_\_\_

**17. 以下哪一项最恰当地描述了您当前的就业状态?**

- |                                   |                                   |
|-----------------------------------|-----------------------------------|
| <input type="checkbox"/> 全职雇员     | <input type="checkbox"/> 全职父母/照护者 |
| <input type="checkbox"/> 兼职雇员     | <input type="checkbox"/> 退休人员     |
| <input type="checkbox"/> 自雇人士     | <input type="checkbox"/> 领取伤残津贴   |
| <input type="checkbox"/> 临时工/零工   | <input type="checkbox"/> 全日制学生    |
| <input type="checkbox"/> 失业/正在找工作 | <input type="checkbox"/> 半工半读生    |

**18. 您的家庭总收入属于哪个范围?**

- |   |
|---|
| <input type="checkbox"/> 15,000 美元以下          |
| <input type="checkbox"/> 15,000 - 24,999 美元   |
| <input type="checkbox"/> 25,000 - 34,999 美元   |
| <input type="checkbox"/> 35,000 - 49,999 美元   |
| <input type="checkbox"/> 50,000 - 74,999 美元   |
| <input type="checkbox"/> 75,000 - 99,999 美元   |
| <input type="checkbox"/> 100,000 - 149,000 美元 |
| <input type="checkbox"/> 150,000 及以上          |

**谢谢!**

感谢您的关注以及参与本调查。如需接收该计划相关通知并获得参与礼品卡抽奖资格, 请提供您的电子邮箱或电话号码。您的信息将仅用于此目的, 不会与任何人共享。

电子邮箱/电话号码: \_\_\_\_\_

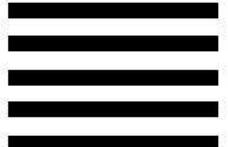
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**要返回, 只需将此调查对折, 使 *Business Reply* 信息在外面, 用订书钉或胶带固定, 然后放入邮件中。无需邮费。**

ROOT POLICY RESEARCH  
6740 E COLFAX AVE  
DENVER, CO 80220



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## SURVEY SA PINAGSAMA-SAMANG PLANO NG RESIDENTE NG COUNTY NG SAN MATEO

Ang San Mateo County at ang mga lungsod ng San Mateo, South San Francisco, Daly City, at Redwood City ay lahat ay tumatanggap ng pondo mula sa United States Housing and Urban Development (HUD) upang mamuhunan sa pabahay at pagpapaunlad ng komunidad. Mangyaring kumpletuhin ang survey na ito upang matiyak na ang mga pondong ito ay tumutugon sa pinakamalaking pangangailangan sa pabahay at pagpapaunlad ng komunidad sa County at mga lungsod (hindi pinagsama/incorporated).

Ang survey na ito ay para sa mga residente ng County at mga indibidwal na nagtrabaho sa larangan ng pabahay at pagpapaunlad ng komunidad, pagpapautang, mga serbisyon panlipunan at patas na pabahay at adbokasiya. Ang paglahok ay boluntaryo, at lahat ng mga tugon ay kumpidensyal. Iuulat lamang ang mga resulta kasama ng mga tugon ng ibang kalahok. Ang survey na ito ay hindi nauugnay sa anumang partidong pampulitika o halalan.

Ang survey ay dapat tumagal ng humigit-kumulang 5 hanggang 7 minuto upang makumpleto. Kung kukumpletuhin mo ang survey at gusto mong ibigay ang iyong impormasyon sa pakikipag-ugnayan, isasama ka sa isang drawing upang manalo ng \$100 Visa gift card.

Mangyaring mag-imbita ng iba sa iyong komunidad o larangan na lumahok sa survey. Napakahalaga ng input ng komunidad dahil makakatulong ito sa paggabay sa mga priyoridad ng pagpopondo para sa pagpapaunlad ng pabahay at komunidad sa buong County.

Kung gusto mong sagutan ang survey sa wika maliban sa Ingles, ang mga alternatibong link ay nakalista sa ibaba.

Kung kailangan mo ng akomodasyon upang makapagsanay sa survey tulad ng paggamit ng screen reader at gustong kumpletuhin ang survey sa pamamagitan ng telepono, mangyaring makipag-ugnayan kay Frankie Lewington sa [frankie@rootpolicy.com](mailto:frankie@rootpolicy.com) o tumawag sa 970-880-1415. Mangyaring kumpletuhin ang survey sa pamamagitan ng

**\*Note: Ang survey na ito ay nakatuon sa mga pangangailangan sa pabahay at pagpapaunlad ng komunidad ng mga residente ng San Mateo. Kung hindi ka nakatira sa county o nagtrabaho para sa isang organisasyon o ahensya na naglilingkod sa mga residente ng county, hindi naaangkop ang survey na ito.**

---

### 1. Alin sa mga sumusunod ang pinakamahusay na naglalarawan sa iyo? Piliin ang lahat ng naaangkop.

- Ako ay residente sa San Mateo County.&nbsp;
- Nagtrabaho ako sa isang organisasyon o ahensya na nagbibigay ng pabahay, pagpapaunlad ng komunidad, at/o mga serbisyo sa mga residente sa County ng San Mateo.
- Nakatira ako sa labas ng County ng San Mateo o nagtrabaho sa isang organisasyon o ahensya na hindi naglilingkod sa County ng San Mateo (tumigil dito).

## 2. Saang lungsod ka nakatira?

- Lungsod ng San Mateo
- Soutg San Francisco
- Daly City
- Iba pa: \_\_\_\_\_

## KAILANGAN NG PABAHAY SA COUNTY NG SAN MATEO

Ang mga tanong sa seksyong ito ay tungkol sa mga pangangailangan sa pabahay sa County ng San Mateo (kabilang ang mga lungsod). Kung gusto mo, mangyaring tukuyin kung aling mga kapitbahayan at hurisdiksyon ang sa tingin mo ay may pinakamalaking hamon sa paghahanap at pagpapanatili ng pabahay ang mga indibidwal.

## 3. Sa iyong palagay, sinong mga tao sa County ng San Mateo at mga lungsod nito ang nahaharap sa pinakamaraming hamon sa paghahanap at pagpapanatili ng pabahay? Pumili ng hanggang limang grupo.

- Mga taong may kapansanan (pisikal, pangkaisipan, ambulatory, pangangalaga sa sarili)
- Mga taong may sakit sa isip
- Mga tao at/o pamilyang nakararanas ng kawalan ng tirahan
- Mga beterano na walang tirahan
- Mga kabataang walang tirahan
- Mga taong kinikilala bilang LGBTQIA+
- Mga matatanda/matandang tao
- Ang mga kabataan ay lumipat mula sa foster care
- Mga matatanda na may mga kriminal na rekord
- Mga nasa hustong gulang na may mga kasaysayan ng pagpapaalis/pagreremata
- Mga pamilyang mababa hanggang katamtaman ang kita
- Malaking sambahayan (5 o higit pang miyembro ng bahay)
- Maliit na sambahayan (mas kaunti sa 4 na miyembro ng bahay)
- Mga taong may pang-aabuso sa sangkap/mga pagkagumon sa kemikal
- Mga taong may HIV/AIDS
- Hindi ako sigurado
- Pakitukoy: \_\_\_\_\_

## 4. Sa mga sumusunod na uri ng mga aktibidad sa pabahay, alin sa tingin mo ang pinaka kailangan sa San Mateo County at sa mga lungsod nito? Pumili ng hanggang lima.

- Mga pagkakataon sa pagmamay-ari ng bahay para sa mga residenteng mababa o katamtaman ang kita
- Rehabilitasyon ng pabahay para sa mga may-ari ng bahay na mababa ang kita
- Rehabilitasyon ng pabahay para sa mga nangungupahan na mababa ang kita
- Pagbabawas ng panganib sa pabahay (e.g., amag at kahalumigmigan, mga peste, mga panganib sa tingga, mga panganib sa sunog/carbon monoxide)

- Pabahay para sa mga tao o sambahanan na nakakaranas o nakaranas ng karanasan sa tahanan
- Pabahay ng mga manggagawa para sa mga manggagawa sa county (tukuyin ang industriya at lugar)
- Parentahang pabahay para sa mga nangungupahan na mababa ang kita
- Transisyonal na pabahay
- Mga emergency shelter o homeless shelter para sa mga taong nakakaranas ng kawalan ng tirahan/kawalang-tatag ng pabahay
- Hindi ako sigurado
- Pakitukoy: \_\_\_\_\_

## PAG-UNLAD NG KOMUNIDAD AT EKONOMIYA

Ang mga tanong sa seksyong ito ay tungkol sa mga pangangailangan sa pagpapaunlad ng komunidad at ekonomiya sa County ng San Mateo at mga lungsod nito. Kung gusto mo, isama kung aling mga lungsod at kapitbahayan ang sa tingin mo ay may pinakamalaking hindi natutugunan na mga pangangailangan sa pagpapaunlad ng komunidad.

### 5. Ano ang limang nangungunang hindi natutugunan na mga pangangailangan sa pagpapaunlad ng komunidad sa County ng San Mateo at mga lungsod/kapitbahayan nito?

- Mga pagpapahusay sa Accessibility (ADA) sa mga pampublikong gusali at/o amenity ng komunidad (hal., mga parke, mga aklatan)
- Abot-kayang pag-aalaga ng bata
- Pagbabawas ng panganib (hal., mga panganib sa tingga, amag at kahalumigmigan, mga peste)
- Mga programa sa pagsasanay sa trabaho
- Access sa internet
- Mga paglilinis ng kapitbahayan
- Mga pantry ng pagkain
- Mga serbisyo sa kalusugan ng isip
- Access sa maaasahang pampublikong transportasyon
- Senior center/senior services
- Mga sentro ng komunidad
- Mga bangketa, mga ilaw sa kalye, at/o iba pang katulad na mga pagpapabuti sa kapitbahayan
- Tulong para sa mga negosyo (pagbuo ng plano sa negosyo, accounting at pamamahala, diskarte sa social media, atbp.)
- Tulong para sa mga non-profit (pagtukoy ng mga pagkakataon sa pag-loan/grant, capacity building)
- Mga murang pautang para sa maliliit/nagsisimulang negosyo at hindi kita
- Mga aktibidad ng kabataan
- Mga serbisyong pansuporta para sa mga mahihinang populasyon (mga residenteng mababa ang kita, mga taong may kapansanan, mga taong LGBTQIA+, mga taong nakakaranas ng kawalan ng tirahan)
- Pakitukoy. \_\_\_\_\_

**6. Isinasaalang-alang ang pinakamalaking hindi natutugunan na mga pangangailangan sa pagpapaunlad ng komunidad na tinukoy mo sa itaas, kung saan ang mga lungsod o kapitbahayan ang mga pangangailangang ito na pinakakilala?**

**7. Sa iyong palagay, mahirap bang ma-access ang mga sumusunod na yunit ng pabahay sa iyong o iba pang mga kapitbahayan? Suriin ang lahat ng naaangkop.**

	Ang aking kapitbahayan	Iba pang mga kapitbahayan	N/A
Mga maliliit na gusali ng apartment na may 9 na unit o mas kaunti	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mga gusali ng apartment hanggang 5 palapag	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mga gusali ng apartment malapit sa mga hintuan ng bus at/o mga pangunahing kalsada	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Accessory Dwelling Units (ADUs) para mabili	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mga duplex/triplex tome na bahay at/o condo para mabili	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mga bahay na nag-iisang pamilya (naka-attach o nakahiwalay) para mabili	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mga bahay para sa mga unang bumibili ng bahay	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mga mobile/manufactured na bahay	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Co-housing o shared community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mga Accessory Dwelling Unit (ADU) / mga granny flat kung inookupahan ng mga manggagawa	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mga Accessory Dwelling Unit (ADU) / mga granny flat kung inookupahan ng mga miyembro ng pamilya	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**8. Ano sa palagay mo ang kailangan mo upang mapabuti ang iyong seguridad sa pabahay?**

- Tulungan akong magbayad ng upa bawat buwan
- Maghanap ng landlord na tumatanggap ng housing choice voucher

- Tulungan mo ako sa paghahanap ng pabahay
- Pigilan ang mga panginoong maylupa na paalisin ako ng walang dahilan
- Tulungan akong matutunan kung paano maging isang mahusay na nangungupahan at/o kung paano makisama sa aking kasero
- Tulungan mo akong makapag-loan para makabili ng bahay
- Humanap ng bahay na kaya kong bilhin/paramihin ang imbestaryo ng mga abot-kayang bahay na ibinebenta
- Tulungan mo ako sa isang down payment/purchase
- Bigyan mo ako ng pera para gumawa ng mga kritikal na pag-aayos sa aking tahanan (pagpainit, pagpalamig)
- Hayaan ang isang tao na regular na tumulong sa akin sa pag-aalaga sa aking sarili o sa aking tahanan
- Bigyan mo ako ng pera para sa tirahan ng may kapansanan
- Lumipat sa ibang lungsod, bayan, o county (tukuyin kung saan)
- N/A; Ako ay nasisiyahan sa aking kalagayan sa pabahay
- Pakitukoy. \_\_\_\_\_

## MGA RESULTA NG PABAHAY

**9. Sa iyong palagay, anong mga resulta ng pabahay ang pinakagusto mong makita bilang resulta ng pagpopondo ng HUD na matatanggap ng San Mateo County at mga hindi pinagsamang lungsod sa susunod na limang taon? Pumili ng limang resulta ng pabahay na iyong uunahin para sa San Mateo o sa iyong mga kliyente.**

- Pagpapabuti ng kahusayan ng enerhiya sa pabahayenergy
- Mga pagpapahusay na sa kurynete sa mga yunit ng pabahay
- Mapupuntahan na pabahay para sa mga taong may kapansanan
- Higit pang mga voucher sa pagpili ng pabahay/subsidyo sa pagpapaupa
- Higit pang abot-kayang pabahay para sa mga mahihinang populasyon (hal., mga residente at pamilyang mababa ang kita, mga taong nakakaranas ng kawalan ng tirahan)
- Mas abot-kayang bahay para sa mga unang bumibili ng bahay, mga young adult, mababa hanggang katamtaman ang kita na mga residente, at/o malalaking sambahayan
- Mga pagkakataon para sa pagmamay-ari ng bahay&mdash;mas maraming ADU/granny flat para mabili
- Mga pagkakataon para sa homeownership&mdash;mas maraming duplex/triplex town home at/o condo para sa pagbili
- Mga pagkakataon para sa homeownership&mdash;higit pang mga single-family home (naka-attach at detached) para sa pagbili
- Mas mahusay na pamamahagi ng abot-kayang pabahay sa county
- Ang mga nakatatanda/mga taong may kapansanan ay kayang mamuhay nang nakapag-iisa
- Mga pagpipilian sa pabahay para sa mga nakatatanda upang mabawasan ang laki

- Tumaas na kapasidad ng tirahan upang suportahan ang mga taong nakararanas ng kawalan ng tirahan
- Nadagdagang mga opsyon sa tirahan na hindi nagtitipon
- Nadagdagang mga opsyon sa permanenteng pabahay para sa mga taong nakararanas ng kawalan ng tirahan/kawalang-tatag sa pabahay
- Inokupahan ng may-ari ang pabahay sa mas magandang kondisyon
- Ang paupahang pabahay sa mas magandang kondisyon
- Higit pang mga mapagkukunan para sa mga residente upang malutas ang diskriminasyon sa pabahay/mas mahusay na kamalayan sa mga karapatan sa patas na pabahay
- Higit pang mga mapagkukunan para sa mga residente upang maiwasan ang paglilipat
- Mas kaunting abot-kayang unit ang na-convert sa market rate housing
- Pakitukoy: \_\_\_\_\_

## MGA RESULTA SA PAG-UNLAD NG KOMUNIDAD

- 10. Sa iyong palagay, anong mga resulta ng pagpapaunlad ng komunidad ang pinakagusto mong makita bilang resulta ng pagpopondo ng HUD na matatanggap ng San Mateo County at mga hindi pinagsamang lungsod sa susunod na limang taon? Pumili ng limang resulta ng pagpapaunlad ng komunidad na iyong uunahin para sa San Mateo at sa iyong mga kliyente.**

- Karagdagang at/o mas mataas na kalidad na mga sentro ng pangangalaga sa bata
- Isang sentro ng komunidad at/o mga pagpapahusay sa mga sentro ng komunidad (tukuyin ang mga kapitbahayan sa ibaba)
- Higit pang non-profit/services space at/o mga pagpapahusay sa non-profit/services space (tukuyin ang mga kapitbahayan sa ibaba)
- Isang senior center at/o mga pagpapabuti sa mga senior center (tukuyin ang mga kapitbahayan sa ibaba)
- Mga pagpapabuti sa mga parke at mga sentro ng libangan
- Higit pang mga pagkakataon sa paglilibang para sa mga kabataan at iba pang espesyal na populasyon
- Mga pagpapabuti sa kalye at bangketa
- Nadagdagang access sa mga serbisyo sa pangangalaga sa kalusugan ng isip
- Nadagdagang access sa mga serbisyo sa paggamot sa addiction
- Nadagdagang access sa mga serbisyo ng internet/broadband
- Pakitukoy:

## MGA RESULTA SA PAG-UNLAD NG EKONOMIYA

**11. Sa iyong palagay, anong mga resulta ng pag-unlad ng ekonomiya ang pinakagusto mong makita bilang resulta ng pagpopondo ng HUD sa San Mateo County at mga hindi pinagsama-samang lungsod na matatanggap sa susunod na limang taon? Pumili ng limang resulta na iyong uunahin para sa San Mateo o sa iyong mga kliyente?**

- Mga programa sa pagsasanay sa trabaho o mga sentro ng pagsasanay sa trabaho
- Pagbabagong-buhay ng mga negosyo/komersyal na lugar sa kapitbahayan (tukuyin ang mga kapitbahayan sa ibaba)
- Higit pang mga pagkakataon para sa mga nagsisimulang negosyo, mga negosyong gustong palawakin, o mga negosyong gustong lumipat
- Pakitukoy:

**12. Kung gusto mo, mangyaring magdagdag ng higit pang detalye kung bakit pinili ang mga pabahay, pagpapaunlad ng komunidad, at mga resulta ng pag-unlad ng ekonomiya.**

**13. Ano ang iyong kasarian?**

- Babae/Babae
- Genderqueer/Nonbinary
- Indigenous Gender Identity
- Lalaki/Lalaki
- Transgender Man/Trans-Masculine/Lalaki
- Transgender Woman/Trans-feminine/Babae
- Hindi sigurado sa pagkakakilanlan ng kasarian
- Mas piniling hindi sumagot
- Mangyaring ibahagi ang iyong pagkakakilanlan. \_\_\_\_\_

**14. Ano ang iyong edad?**

- Wala pang 18 taong gulang
- 18 hanggang 24 na taon
- 25 hanggang 34 na taon
- 35 hanggang 44 na taon
- 45 hanggang 54 na taon
- 55 hanggang 64 na taon
- Higit sa 65

**15. Sa aling pangkat ng lahi, etniko, o kultural na itinuturing mong miyembro ang iyong sarili? Piliin ang lahat ng naaangkop.**

- Asian/Asian American
- African American/Black
- Hispanic/Latino
- Native American/American Indian/Alaska Native
- Native Hawaiian/ibang Pacific Islander
- Puti/Caucasian
- Mas piniling hindi sumagot
- Mangyaring ibahagi ang iyong lahi/etnisidad.
- Kung hindi nakalista sa itaas, mangyaring ibahagi ang iyong lahi/etnisidad: \_\_\_\_\_

**16. Alin sa mga sumusunod ang pinakamahusay na naglalarawan sa iyong kasalukuyang katayuan sa trabaho?**

- May permanenteng trabaho
- Nagtrabaho ng part-time
- Sa sarili nagtatrabaho
- Pansamantalang trabaho/kakaibang trabaho
- Walang trabaho/naghahanap ng trabaho
- Stay-at-home na magulang/tagapagbigay ng pangangalaga
- Nagretiro na
- Tumanggap ng mga benepisyo sa kapansanan
- Full-time na estudyante
- Part-time na estudyante

**17. Sa anong kategorya bumaba ang kabuuang kita ng iyong sambahayan?**

- Mas mababa sa \$15,000
- \$15,000 hanggang \$24,999
- \$25,000 hanggang \$34,999
- \$35,000 hanggang \$49,999
- \$50,000 hanggang \$74,999
- \$75,000 hanggang \$99,999
- \$100,000 hanggang \$149,000
- \$150,000 o higit pa

**SALAMAT!**

Salamat sa iyong interes at pakikilahok sa survey na ito. Kung gusto mong makatanggap ng mga abiso tungkol sa planong ito, at maging karapat-dapat na lumahok sa pagguhit ng gift card,

mangyaring ibigay ang iyong email O numero ng telepono. Ang iyong impormasyon ay gagamitin lamang para sa layuning ito at hindi ibabahagi sa sinuman.

Email/Numero ng telepono: \_\_\_\_\_

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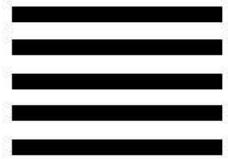
***Upang bumalik, tiklupin lang ang survey na ito sa kalahati upang ang impormasyon ng Business Reply ay nasa labas, alinman sa staple o tape upang ma-secure ito, at pagkatapos ay ilagay ito sa koreo. Walang kinakailangang selyo.***

---

ROOT POLICY RESEARCH  
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DENVER, CO 80220



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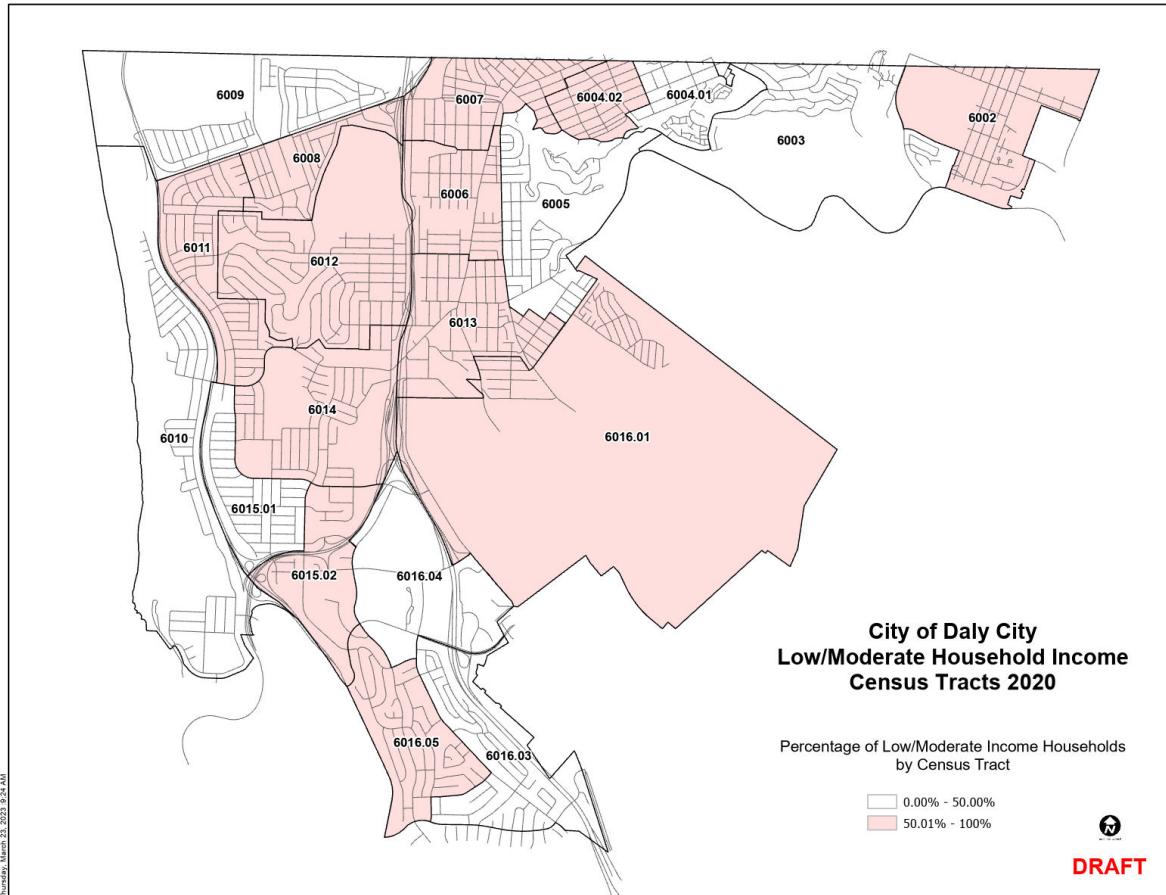
ROOT POLICY RESEARCH  
6740 E COLFAX AVE  
DENVER CO 80220-9801



## **APPENDIX D**

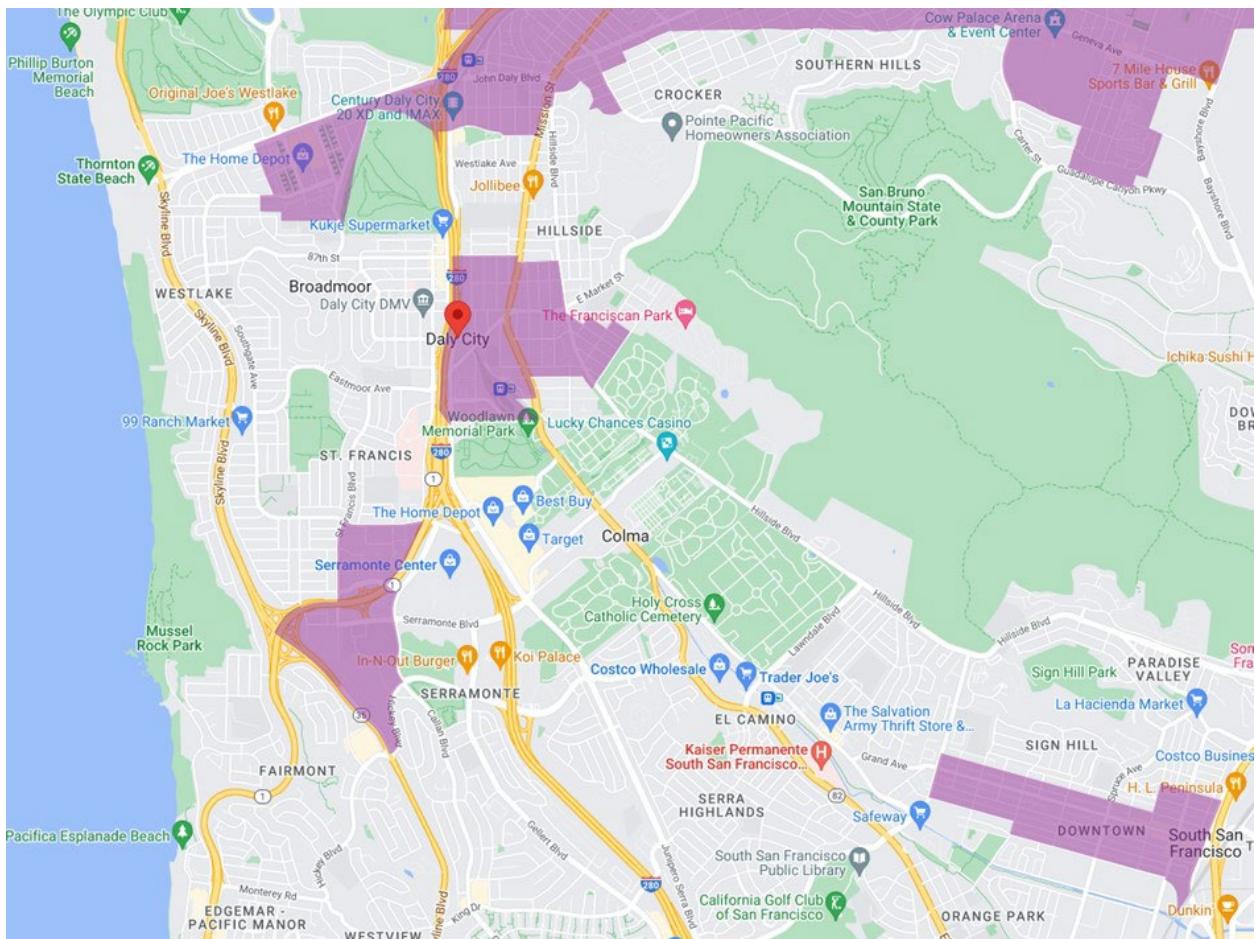
## **MAPS**

### Map 1: Low Income Census Tracts



Source: LMISD on HUDExchange

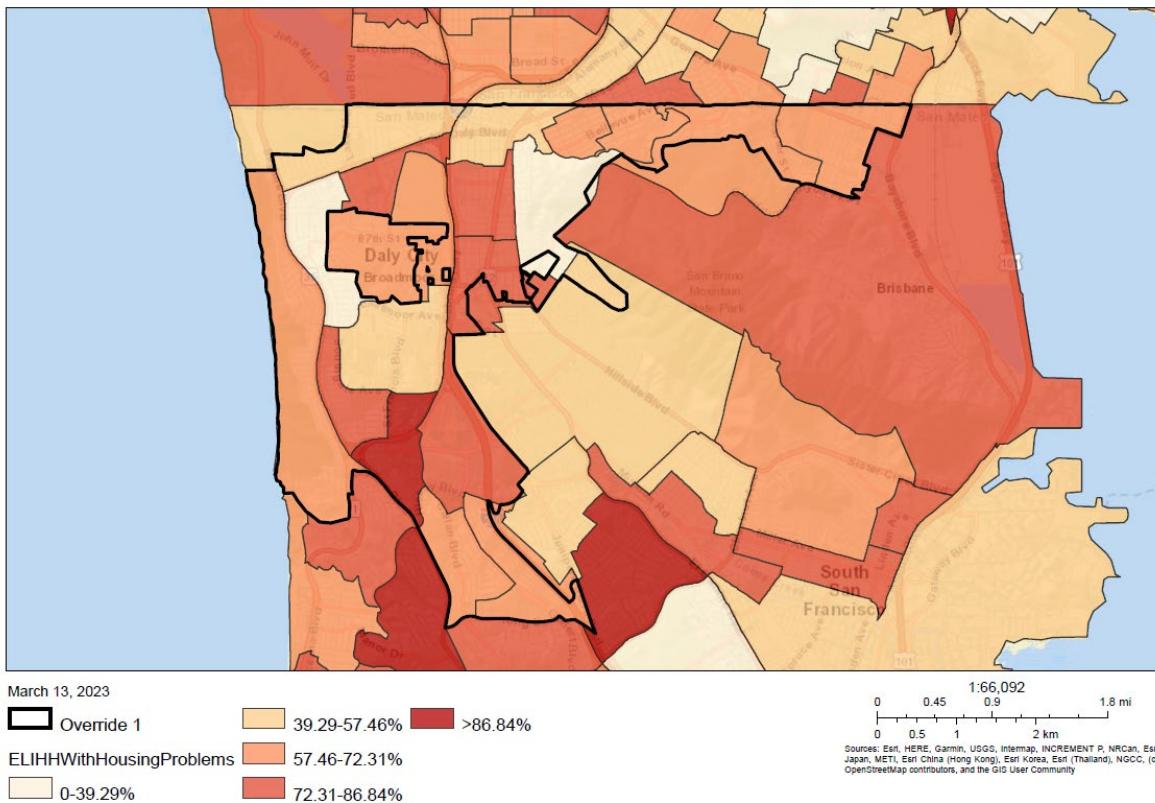
**Map 2: Qualified Census Tracts**



Source: [https://www.huduser.gov/portal/sadda/sadda\\_qct.html](https://www.huduser.gov/portal/sadda/sadda_qct.html)

Map 3:

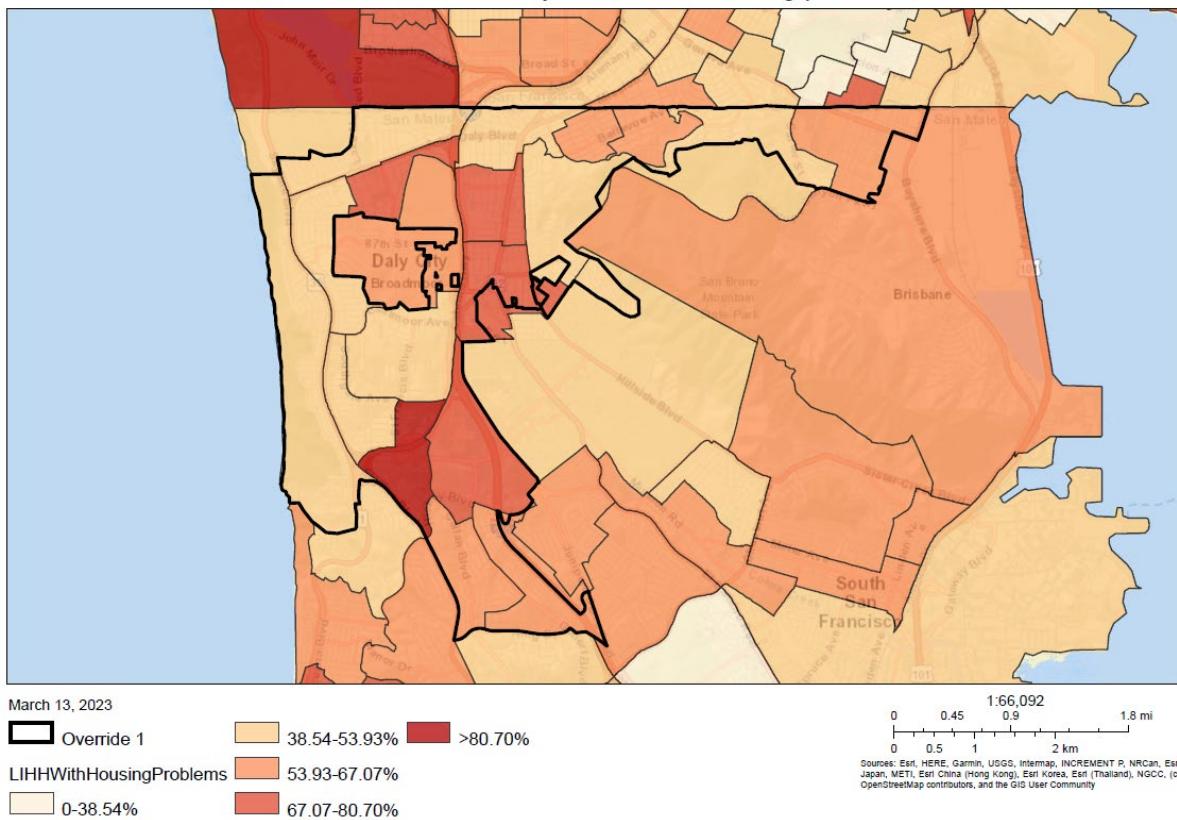
% of ELI Households with any of 4 sever housing problems -



Source: CPD Maps

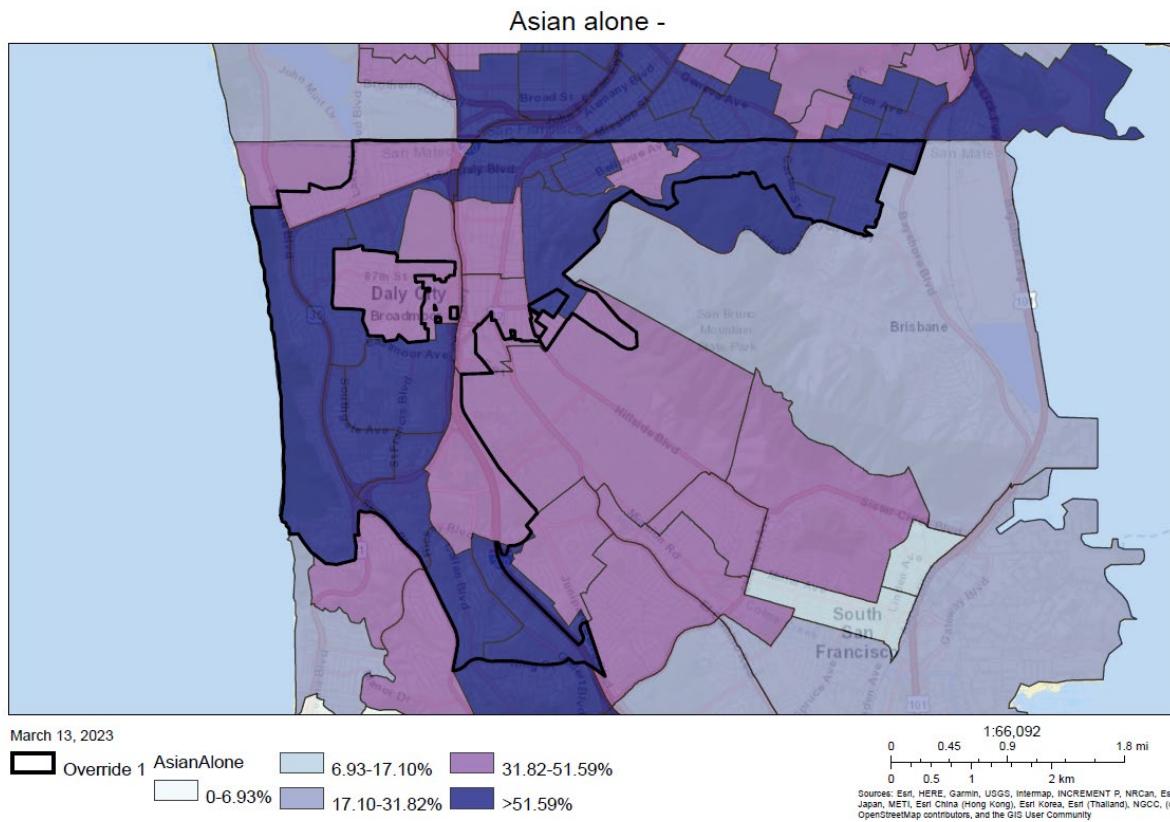
Map 4:

% LI Households with any of 4 severe housing problems -



Source: CPD Maps

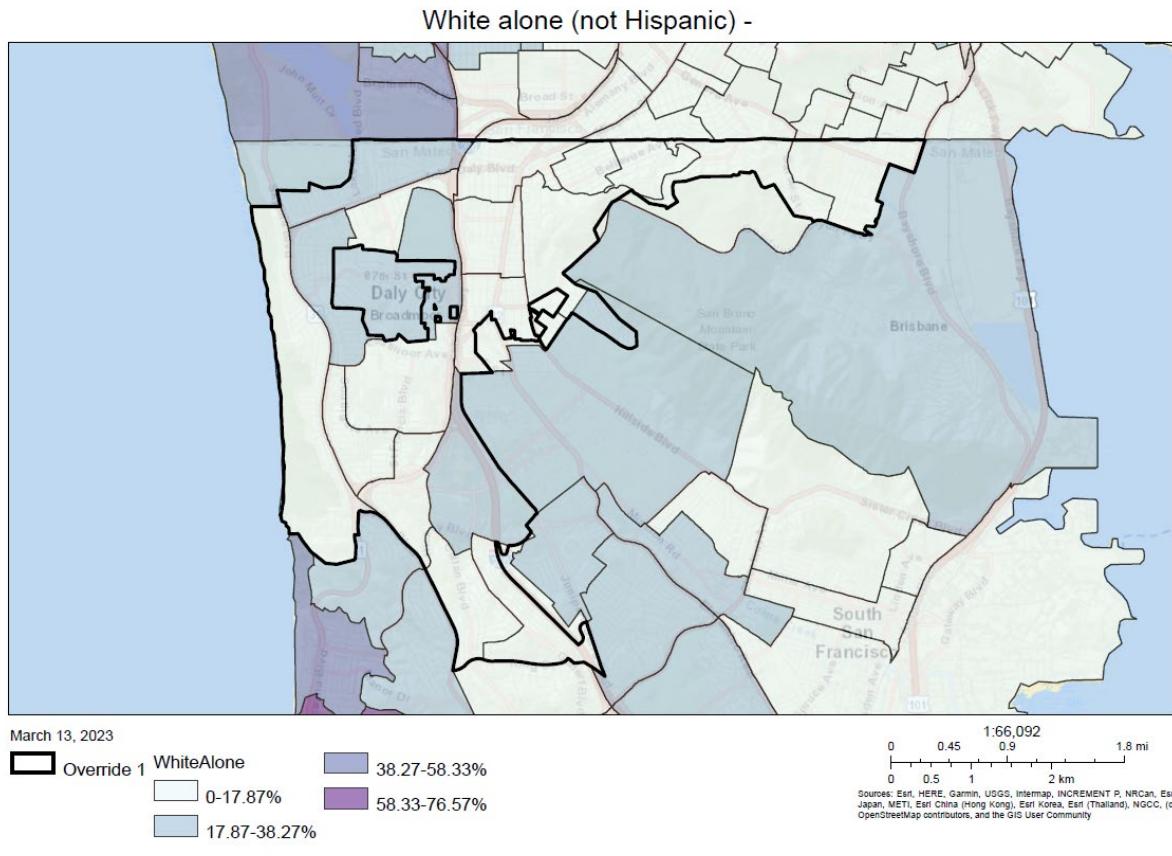
Map 5:



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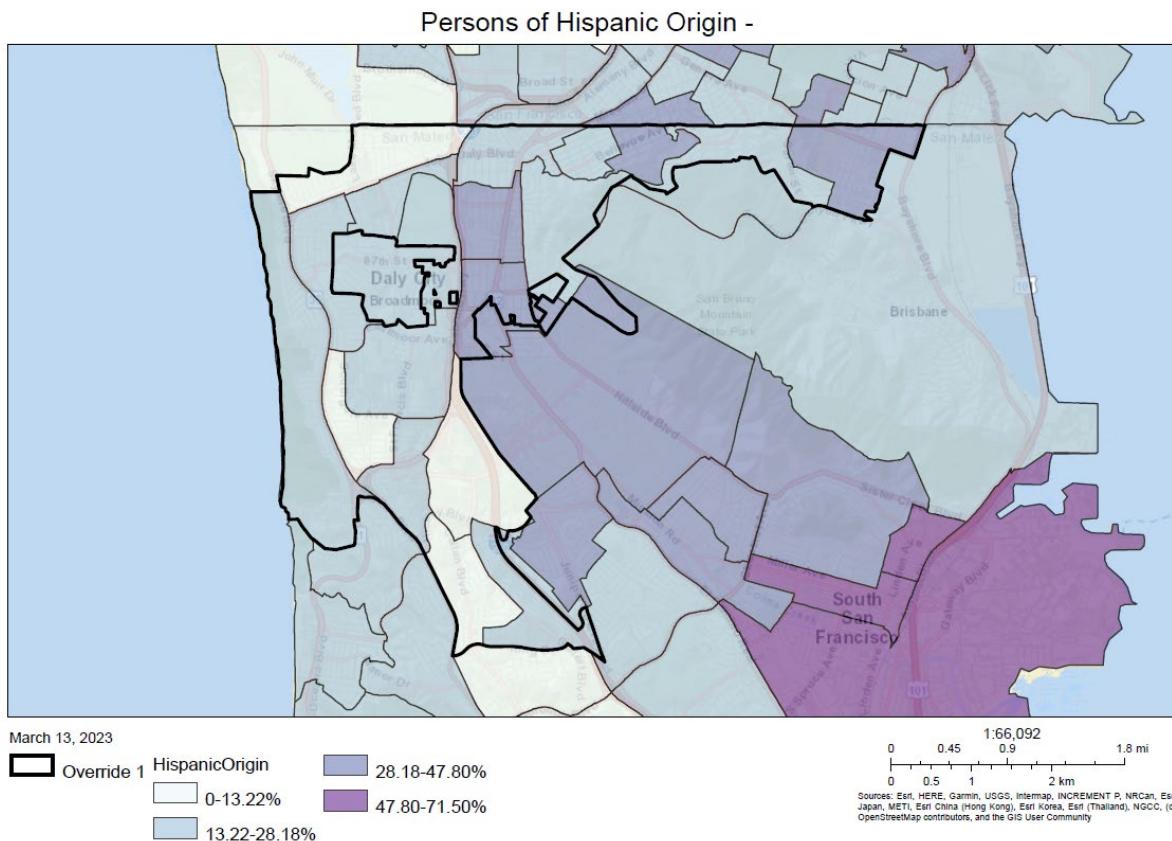
Source: CPD Maps

Map 6:



Source: CPD Maps

Map 7: Persons of Hispanic Origin



Source: CPD Maps

## **APPENDIX E**

# **San Mateo County Homeless System**

Provider	Program	Primary Population Served
<b>Homelessness Prevention and General Safety Net Services</b>		
Core Service Agencies	Core Service Agencies Core Service Agency Network	Adults & Families
Nation's Finest	SSVF Homelessness Prevention	Veterans
St. Vincent de Paul	Homeless Help Desk	Adults & Families
<b>Street Outreach</b>		
HSA/LifeMoves	Homeless Outreach Team	Unsheltered persons
HSA/Pacifica Resource Center	Unsheltered on the Coast Outreach	Unsheltered persons
HSA/Project WeHOPE	Project WeHOPE Outreach	Unsheltered persons
Behavioral Health and Recovery Services (BHRS)/Mateo Lodge	PATH Team	Unsheltered persons with mental illness
<b>Safe Parking</b>		
Pacifica Resource Center	Pacifica Safe Parking	Persons living in vehicles
Project WeHope	RV Safe Parking East Palo Alto	Persons living in vehicles
<b>Emergency Shelter and Short-Term Transitional</b>		
Catholic Worker Hospitality House	San Bruno House	Adults
CORA	CORA Emergency Shelter	DV Survivors
LifeMoves	CalWORKs Vouchers	Families
LifeMoves	Coast House	Adults & Families
LifeMoves	Family Crossroads	Families
LifeMoves	First Step for Families	Families
LifeMoves	Haven Family House	Families, Veteran Families
LifeMoves	Maple Street Shelter	Adults, Veterans
LifeMoves	Overflow Shelter Program	Families
LifeMoves	Redwood Family House	Families
Mental Health Association	Spring Street Emergency Shelter	Adults
Mental Health Association	Spring Street Transitional Housing	Adults
Project WeHOPE	WeHOPE Shelter	Adults
Samaritan House	El Camino House	Adults
Samaritan House	Pacific Shelter	Adults
Samaritan House	Safe Harbor Shelter	Adults
StarVista	Daybreak	Youth

<b>Rapid Rehousing</b>		
Abode Services	Abode ESG-CV RRH	Adults & Families
Abode Services	CalWORKs HSP Rapid Rehousing	Families
Abode Services	HDAP Rapid Re-Housing	Adults
Abode Services	Rapid Rehousing	Adults & Families
CORA	CORA CoC RRH	DV Survivors
CORA	Short Term Housing Assistance (OVW)	DV Survivors
LifeMoves	HUD CoC RRH	Adults & Families
LifeMoves	LifeMoves ESG-CV RRH	Adults & Families
LifeMoves	SAFE RRH (CoC)	Adults & Families
Nation's Finest	SSVF (Supportive Services for Veterans and their Families) RRH	Veterans
StarVista	Rapid Re-housing Services for Youth	Transition-Age Youth
<b>Supportive Housing Vouchers</b>		
Alta Housing	Casa Esperanza	Adults
Behavioral Health and Recovery Services (BHRS)	Scattered-Site MHSA Apartments	Adults & Families
CORA	Provider Based Assistance	DV Survivors
Housing Authority of SM County	CoC Permanent Supportive Housing Vouchers	Adults
Housing Authority of SM County	Colma Veterans Village	Adults
Housing Authority of SM County	Emergency Housing Voucher	Adults & Families
Housing Authority of SM County	Housing Readiness Program	Adults & Families
Housing Authority of SM County	VASH (VA Supportive Housing) Vouchers and Apartments	Adults
Housing Authority of SM County	Waverly Place	Adults
LifeMoves	Vendome	Adults
Mental Health Association	Belmont Apartments	Adults
Mental Health Association	Cedar Street Apartments	Adults
Mental Health Association	SAYAT - Support and Advocacy for Young Adults in Transition	Transition-Age Youth
MidPen Housing	Shores Landing	Seniors

## APPENDIX F

## **CDBG FY23-24 Funding Table**

ACTIVITY	FY23-24 Allocation
<b>Administration</b>	
General Administration	\$ 185,179.00
Project Sentinel/Fair Housing	\$ 20,000.00
	subtotal \$ 205,179.00
<b>Capital Projects</b>	
Early Learning/Childcare Center	\$ 389,230.00
	subtotal \$ 389,230.00
<b>Economic Development</b>	
Renaissance Entrepreneurship	\$ 35,000.00
	subtotal \$ 35,000.00
<b>Housing</b>	
Rebuilding Together/Safe at Home	\$ 63,000.00
CID/Housing Accessibility Modification (HAM) Program	\$ 20,000.00
Habitat for Humanity/Residential Rehab	\$ 396,182.00
City Housing Rehab	\$ 255,880.00
	subtotal \$ 735,062.00
<b>Public Services</b>	
Life Moves/Family Crossroads	\$ 18,000.00
Peninsula Family Service	\$ 30,000.00
Project Read	\$ 20,000.00
	subtotal \$ 68,000.00
<b>TOTAL</b>	<b>\$ 1,432,471.00</b>

## **APPENDIX G**

### **Fair Housing Actions/Plan**

The City of Daly City will be submitting an updated Housing Element for Cycle 6 of the Regional Housing Needs Allocation. The Housing Element has an Affirmatively Furthering Fair Housing component (AFFH) as required by State law. Below is a summary of the fair housing issues for Daly City as presented in the draft Housing Element. The City anticipates submitting the draft to the State Department of Housing and Community Development (HCD) for review and approval. The draft is available at [www.dalycity.org/dhe](http://www.dalycity.org/dhe).

<b>Identified Fair Housing Issues</b>	<b>Contributing Factors</b>	<b>Meaningful Actions</b>
<b>Presence of potential R/ECAP in city</b>	<p><b>Concentration of poverty in Westlake Shopping Center neighborhood</b></p> <p><b>89 percent of units in Westlake Shopping Center neighborhood are multifamily</b></p> <p><b>95 percent of households in Westlake Shopping Center neighborhood are renter households</b></p>	Task 5.1 Task 6.2, 6.3 Task 9.1 Task 11.1 Task 12.1 and 12.2 Task 15.3 Task 18.1, 18.2, 18.3
<b>Increased displacement risk for lower-income households</b>	<p><b>Over half of renters are cost burdened</b></p> <p><b>Low production of affordable rental housing limits housing choices of all low-income households and has a disproportionate impact on populations of color</b></p> <p><b>Shortage of affordable rental housing</b></p>	Task 5.1 Task 6.2, 6.3 Task 9.1 Task 11.1 Task 12.1 and 12.2 Task 15.3 Task 18.1, 18.2, 18.3
<b>Concentration of cost burdened households west of I-280 and in northeastern neighborhoods</b>	<p><b>High rates of renter-occupied housing</b></p> <p><b>High rates of female-headed households with children</b></p> <p><b>Less positive environmental scores</b></p> <p><b>Higher proportion of multifamily units</b></p> <p><b>Shortage of affordable rental housing</b></p>	Task 5.1 Task 6.2, 6.3 Task 9.1 Task 11.1 Task 12.1 and 12.2 Task 15.3 Task 18.1, 18.2, 18.3
<b>Concentrations of lower-income households</b>	<p><b>High correlation of lower-income households in vicinity of Daly City and Colma BART stations</b></p> <p><b>Location of deed-restricted units</b></p> <p><b>Clustered zoning for higher density multifamily housing opportunities</b></p> <p><b>More naturally affordable housing in the Franciscan Mobile Home Park and older Original Daly City neighborhoods</b></p> <p><b>Lack of affordable housing in high-resource areas</b></p>	Task 5.1 Task 6.2, 6.3 Task 9.1 Task 11.1 Task 12.1 and 12.2 Task 15.3 Task 18.1, 18.2, 18.3
<b>Potential conversion of affordable housing to market rate and displacement of residents</b>	<p><b>Affordability covenants identified to expire in 15.9 percent of deed-restricted units in planning period</b></p> <p><b>Limited affordable rental housing</b></p>	Task 22.1

Identified Fair Housing Issues	Contributing Factors	Meaningful Actions
<b>Disproportionate housing needs among populations of color, especially Hispanic and Black and African American households</b>	<p>Historical actions that limited economic opportunity and homeownership</p> <p>Limited affordable housing</p> <p>High housing costs relative to wages</p>	<p>Task 5.1</p> <p>Task 6.2, 6.3</p> <p>Task 9.1</p> <p>Task 11.1</p> <p>Task 12.1 and 12.2</p> <p>Task 15.3</p> <p>Task 18.1, 18.2, 18.3</p>

### Description of the Tasks in the above table:

- 5.1 Evaluate the potential impacts of displacement and adopt measures, as appropriate, to address the risk of displacement of existing residents. Displacement might be direct, caused by the redevelopment of sites with existing residential properties, or indirect, caused by increased market rents as an area becomes more desirable. If adopted, the City would implement programs as appropriate to address displacement, monitor such programs annually for effectiveness, and make adjustments as necessary.
- 6.2 Pursuant to Government Code Section 65583.2(c), any nonvacant sites identified in the prior 5th Housing Element Cycle or vacant sites identified in two or more consecutive planning periods shall be provided by right when at least 20 percent of the units in the proposed development are affordable to lower-income households.
- 6.3 To accommodate a portion of the lower-income RHNA (473 units), the will City rezone 11.39 acres of vacant land (site 9 in Table HE-47) to the R-3 zoning district, allowing exclusively residential uses and a minimum of 20 units per acre that allows for at least 30 units per acre. Rezoned sites will permit owner-occupied and rental multifamily uses by right, pursuant to Government Code Section 65583.2(i) for developments in which 20 percent or more of the units are affordable to lower-income households and will be on site eight in the parcel listing. As reflected in the RHNA Inventory, the sites have the capacity to accommodate at least 16 units and will be available for development in the planning period where water, sewer, and dry utilities can be provided. The General Plan Land Use will also be amended to the Residential -High land use designation to ensure consistency.
- Additionally, the City will amend the current Planned Development zoning on sites 7 and 8 in Table HE-47 to allow residential units.
- 9.1 When such funds are available, use and leverage federal, state, and local funds, tax credits, tax-exempt bonds, and private sources such as foundations to encourage the production of affordable housing. The City shall strive to leverage such funds, on average, every two years within the planning period. The City shall offer technical assistance to landowners and prospective developers regarding, for instance, regulatory guidelines, development potential, design solutions, and marketing data. City will continue to routinely monitor, investigate, and use available new funding sources.
- 11.1 Reduce delays in project approval and issuance of building permits by developing a plan check prioritization system that reduces the time required to complete the plan check review process for affordable housing projects, especially those projects that exceed the City's inclusionary zoning ordinance requirements.
- 12.1 When funds are available, apply for and/or co-sponsor funding opportunities for the construction of rental housing, prioritizing opportunities for infill development in neighborhoods with lower proportions of renters, such as the Hillside, Crocker, and St. Francis neighborhoods. The City shall strive to make such applications, on average, every two years within the planning period.
- Give priority expenditure of City housing funds to projects that will provide deed-restricted affordable rental housing, especially to development projects that will provide extremely low-income units or affordable projects in higher-income neighborhoods, such as the Southern Hills, Westlake Park, and Hillside neighborhoods. Identify potential funding sources on an ongoing basis.
- Give priority expenditure of City housing funds to projects that will occupy sites that have been previously developed.

12.2 Use the City's Affordable Housing Trust Fund to increase and improve the supply of affordable housing.

---

15.3 The Housing Authority of San Mateo County administers the Public Housing and Section 8 Voucher Programs throughout San Mateo County. There is no public housing in Daly City. The Housing Authority administers the HUD Section 8 Housing Choice Voucher (HCV) Program, which provides eligible very low-income renters with rental assistance subsidies. Tenant-based Section 8 HCVs are portable, which means tenants can continue using them when they move, while project-based Section 8 stays with the multifamily building as a development or operating cost subsidy. The City strongly supports the Section 8 Program's efforts to preserve affordable rental units in the County and will continue to maintain a cooperative working relationship with the County Housing Authority to preserve the program. To facilitate housing mobility for lower-income households through the HCV Program, the City will do the following:

Provide a link to the Housing Authority of San Mateo County's HCV program webpage on the City's website by January 2024.

Meet with the Housing Authority of San Mateo County by June 2024 to discuss the process of developing printed informational materials, with the goal of making materials available at public counters by June 2025.

Work with the Housing Authority to disseminate information at least every other year to landlords and property owners on incentives for participating in the HCV program throughout the city to promote housing opportunities for all residents.

Target informational materials to landlords and property managers in neighborhoods with low rates of HCV users currently, such as the Westlake Park neighborhood.

Refer interested households to the Housing Authority of San Mateo County and encourage landlords to register their properties with the Housing Authority for accepting HCVs.

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18.1 Amend the Zoning Ordinance to reduce the required parking on one parking space per unit to 0.5 parking spaces per unit for any housing development that is willing to deed-restrict at least 20 percent of units for extremely low-income households.

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18.2 For any new housing development using public funding or publicly owned land, the City and project developer shall explore the inclusion of units specifically targeted to and restricted for extremely low-income households.

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18.3 Define and permit single-room occupancy (SRO) units, which are often more affordable to those with extremely low incomes. To further support the development or rehabilitation of SRO units and/or other units affordable to extremely low-income households, such as supportive and multifamily units, the City will continue to seek and pursue state and federal funds to offer a variety of incentives or concessions.

---

22.1 Monitor existing at-risk low-income housing units and take the following actions:

- Contact property owners of units at risk of converting to market-rate housing within one year of affordability expiration to discuss the City's desire to preserve complexes as affordable housing.
  - Coordinate with owners of expiring subsidies to ensure the required notices to tenants are sent out at 3 years, 12 months, and 6 months.
  - Reach out to agencies interested in purchasing and/or managing at-risk units.
  - Work with tenants to provide education regarding tenant rights and conversion procedures pursuant to California law.
-