

Funding Opportunities

Policies from previous housing element:

| <i>Policy</i> | <i>Jurisdiction</i> | <i>Notes</i> |
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| Policy H (A-5): Pursue federal and State funds for the rehabilitation of lower and moderate income housing. | Burlingame | □ |
| Policy H (C-1): Inform local public sector and private sector employees about available housing assistance programs. | Burlingame | □ |
| Policy 3.2: Operate a residential rehabilitation loan program that meets the needs of the low and moderate-income population. | Daly City | □ |
| Policy 3.3: Establish an incentive program for voluntary housing rehabilitation. | Daly City | □ |
| Policy 4.2: Use the financial resources available to the City to reduce the cost and increase the amount of affordable housing. | Daly City | □ |
| H-E-1-c First-Time Homebuyer Program. Establish a revolving fund to provide low interest and/or deferred second mortgages. Target: 2002. Responsible Agency: Community Development Agency. | Foster City | □ |
| H-E-1-e Rental Assistance Program. Provide assistance in the form of rental subsidies to households who qualify as very low and low income. Develop an application process and selection procedure to determine qualified applicants. Develop program guidelines and the criteria by which applicants for the assistance will be selected. Determine which rental properties will be included in the program. Target: 2002. Responsible Agency: Community Development Agency. | Foster City | □ |
| Program 1-B4 Continue Town contributions to San Mateo County homeless and transitional housing programs. In the 1990s, Hillsborough joined other San Mateo County cities and the County in funding homeless shelters and transitional housing. Continuing to address this problem on a regional basis is the most effective way to meet the special housing needs of those who are homeless and at-risk of becoming homeless. | Hillsborough | □ |
| H-A-3-a Community Outreach. The City will improve citizen awareness of rehabilitation and disaster assistance loan subsidy programs, code enforcement, energy conservation programs, fair housing laws and affordable housing programs. See HE for list of outreach measures. | Foster City | □ |
| H-B-2-a Rehabilitation Loans. The City will encourage rehabilitation loan and disaster assistance programs to the extent possible given program funding criteria and local need. Target: 20 loans by 2006. Responsible Agency: San Mateo County Authority, San Mateo County Department of Housing and Community Development and the Community Development Agency. | Foster City | □ |

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| H-B-3-a Energy Conservation Assistance. The City will use Community Development Block Grant funds or other funds, as available, to assist lower-income residents to weatherize their homes or make other energy-conservation home repairs. Target: 5 low income households by 2006. Responsible Agency: San Mateo County Department of Housing and Community Development and Community Development Agency. | Foster City | □ |
| H-C-2 Protection of the Rental Housing Stock. Promote the retention of rental units and encourage rental subsidy programs that can be applied to existing housing. | Foster City | □ |
| H-C-4-a Rental Dispute Resolution. Continue the City's financial contribution to and encourage resident use of the Peninsula Conflict Resolution Center as a vehicle to resolve rental disputes between renters and property owners. Target: Ongoing. Responsible Agency: City Council, Community Development Department. | Foster City | □ |
| H-C-5 Rental Assistance Programs. Continue to publicize and participate in rental assistance programs such as Section 8, Housing Voucher programs, and other available rental programs. | Foster City | □ |
| H-C-5-b City Rental Housing Assistance Program. The City of Foster City will develop a local housing rental assistance program, and will work with the owners of existing rental projects in the City to provide as many subsidized rental units as possible. As a goal, the City will seek to provide up to 5% of the available units for rental subsidy. Target: An additional 20 very low income and 20 low income households/units provided rental subsidy by 2006. Responsible Agencies: Community Development Department and CDA. | Foster City | □ |
| Policy 4.7: Utilize a majority of the City's annual Community Development Block Grant entitlement directly for housing and infrastructure programs that benefit low and moderate income households. | Daly City | □ |
| Policy 5.5: Provide financial assistance to lower income households in emergency situations. | Daly City | □ |
| Policy 8.5: Require property owners to provide relocation assistance to renters displaced where rental units in which they live were constructed or are maintained in violation of the Daly City Municipal Code. | Daly City | □ |
| H-E-3-b Financing and Subsidy Programs. Encourage project sponsors to apply for available federal, state and locally subsidized new affordable housing construction programs for their project by providing technical assistance on available programs and supporting data, structuring development agreements and other requirements to match program funding criteria, as appropriate and possible, and leveraging tax increment financing when possible. See HE for list of possible programs. Target: Ongoing. Responsible Agency: Community Development Agency. | Foster City | □ |

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| (1.3) Housing Rehabilitation. Continue to provide funding as available for the conservation and rehabilitation of viable deteriorating housing in the City to preserve existing housing stock, neighborhood character and, where possible, to retain low- and moderate-income units. | San Mateo | □ |
| (1.7) Retention of Existing Lower-Income Units. Seek to retain existing subsidized very low-, low- and moderate-income housing units, especially those that will be available for conversion to market rate housing by the year 2006. Retention of such units should have high priority for available funds. | San Mateo | □ |
| (1.8) Condominium Conversion. Continue the existing policy of protecting existing residents by offering purchase opportunities, long-term leases and relocation assistance. | San Mateo | □ |
| (2.3) Public Funding of Low- and Moderate-Income Housing. Continue to use available funds to increase the supply of low- and moderate-income housing through land purchases and other development encouragements and through use of nonprofit sponsors and subsidized financing using federal and state sources, tax credits, and the like. | San Mateo | □ |
| (3.351B) Obtain support from local lending institutions to provide loans for property improvement. | Atherton | □ |
| Program H15b: At least once a year, actively publicize and encourage the use of County, State and Federal programs for low interest rehabilitation loans by owners of older residential units. Work with the San Mateo County Housing Rehabilitation Program to develop a promotional strategy. Seek available State and Federal funds. | Brisbane | □ |
| Program H16a: Continue to develop master plans to maintain and upgrade public infrastructure in residential neighborhoods. Seek grants and other special funds to supplement utility and gas tax funds to implement improvement projects. | Brisbane | □ |
| Program H17a: For new development applications, condition approvals so that proper fees and charges are levied to cover the costs of the development to the community. Consider subsidizing fees for projects which provide a significant proportion of housing units affordable to very low and/or low income households. | Brisbane | □ |
| (H2.5) Rental Assistance Programs. Continue to publicize and participate in federal rental assistance programs such as Section 8 and the Housing Voucher programs. | Millbrae | □ |
| (H2.6) Protection of the Rental Housing Stock. Promote the retention of rental units and encourage rental subsidy programs which can be applied to existing housing. | Millbrae | □ |
| (H2.7) Community Preservation. Assure the retention of the single family character of older residential areas. Protect residents and maintain the housing stock by enforcing the housing and other codes for all types of residential units. As neighborhoods age, the City should provide all possible assistance for housing rehabilitation and maintenance measures through aggressive code enforcement and community preservation. | Millbrae | □ |

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| (H3.11) Innovative Housing Approaches. Encourage innovative housing approaches in financing and design of units to increase the availability of low and moderate income housing, including encouraging cooperative and joint ventures between owners, developers and non-profit groups in the provision of BMR housing. | Millbrae | □ |
| (H3.12) New Housing Eligible for Subsidy. Encourage new projects to pursue subsidies to reduce the cost of the units, such as Section 8, homesharing, first time homebuyer, or similar programs which provide very low, low and moderate income housing. | Millbrae | □ |
| (HIP-2) Technical Assistance to Non-Profits. The City will provide technical assistance to both profit and non-profit groups organized to encourage provision of affordable housing and sponsors of affordable housing projects and programs. Target: Ongoing. Responsible Agency: Community Development Department and Redevelopment Agency. | Millbrae | □ |
| (HIP-5) Community Outreach. The City will improve citizen awareness of rehabilitation and disaster assistance loan subsidy programs, code enforcement, energy conservation programs, fair housing laws and affordable housing programs. See HE for specific outreach measures. Target: 2006. Responsible Agency: Redevelopment Agency and Code Enforcement. | Millbrae | □ |
| (HIP-7) Redevelopment Agency. The Redevelopment Agency will use its unique powers to reduce the costs and expedite the construction of 15% of the units within the redevelopment project area for very low, low and moderate income households. See HE for additional details. Target: Ongoing. Projected Funding Level: \$4.2 million through 2007. Responsible Agency: Redevelopment Agency. | Millbrae | □ |
| (HIP-9) Rehabilitation Loans. The City will encourage rehabilitation loan and disaster assistance programs to the extent possible given program funding criteria and local need and will facilitate greater participation in the program by advertising in City mailings and by providing information at the Building Department counter. Target: 2 new loans to lower-income households per year. Responsible Agency: San Mateo County Housing Authority, San Mateo County Department of Housing and Redevelopment and the Community Development Department. | Millbrae | □ |
| Policy H9 Seek private and public funding sources for affordable housing construction | Brisbane | □ |
| Program H9c: Support the Human Investment Program (HIP)'s program to provide counseling to older homeowners on home equity conversion opportunities. | Brisbane | □ |
| Program H10a: Remain in close communication with the County Housing Department and the County Housing Authority to be informed about the availability of rent subsidies and to inform them of the availability of units for rental assistance programs. | Brisbane | □ |

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| Policy H11 Study alternatives for use of the City's Redevelopment Low and Moderate Income Housing Fund to provide affordable housing, and support affordable housing programs as opportunities arise and funds | Brisbane | □ |
| Program H11a: Develop an ongoing relationship with nonprofit housing development corporations in order to take advantage of opportunities to supplement Redevelopment Low and Moderate Income Housing Funds to create affordable housing. | Brisbane | □ |
| Program H11d: Examine how Redevelopment Low and Moderate Income Housing Funds and municipal and assessment bonds could be used to subsidize development costs in privately financed residential and mixed use projects. | Brisbane | □ |
| Program H11e: Continue and expand the City's first time homebuyer program using low and moderate income housing funds to subsidize mortgage finance costs. | Brisbane | □ |
| Program H11f: Collaborate with the County of San Mateo and other agencies with very low , low and moderate income rehabilitation programs to expand the scope and eligibility for assistance. | Brisbane | □ |
| Program H11g: Assist self help and sweat equity construction and rehabilitation projects. | Brisbane | □ |
| Program H11i: Provide financial assistance in the form of loans or grants to retrofit existing units for special needs households. | Brisbane | □ |
| Program H11k: Encourage the State of California and the Federal Government to restore and enhance subsidy programs for affordable housing similar to those that have proven successful in the past in assisting low and very low income households and households with special needs, such as Section 202, Section 8 New Construction, Section 8 Moderate Rehabilitation and Rental Rehabilitation Programs. | Brisbane | □ |
| Program H2d(1): Encourage maintenance of existing units in the NCRO 2 Downtown Brisbane Neighborhood Commercial District through the use of Redevelopment Low and Moderate Income Housing Funds, County, State and Federal rehabilitation funds. | Brisbane | □ |
| Program H2e: Encourage participation in the Human Investment Program (HIP) 's shared ho using program which helps find suitable housing for the elderly, single parent families and persons with special needs, through financial support, publicity and referrals. | Brisbane | □ |
| (HIP-13) Rental Housing Assistance. Encourage landlords, tenants and developers to participate in the Housing Authority Section 8 Rent Subsidy Program; encourage developers and potential buyers to participate in the county reduced home mortgage program and in available Federal and State assistance programs. Target: 5 very low and 5 low income households provided assistance per year with Section 8 Certificates and Vouchers (assumes continued funding at about the same rate as present levels). Responsible Agencies: San Mateo County Housing Authority. | Millbrae | □ |

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| (HIP-15) Neighborhood Conservation. Continue the maintenance and enhancement of public facilities, such as streets, water supply, and drainage, in residential neighborhoods by allocations from the general fund, gas tax revenues, Block Grant funds and, where appropriate, through assessment districts, or as conditions of development. Target: 2006. Responsible Agencies: Community Development Department and Public Works Department. | Millbrae | □ |
| (HIP-23) Mortgage Subsidy Programs. San Mateo County offers below market rate home mortgages to qualified first time home buyers for purchasing units built by developers who participate in the program. See HE for additional information. Target: Ongoing. Responsible Agency: Redevelopment Agency. | Millbrae | □ |
| (HIP-26) Emergency Housing Assistance. Participate and allocate funds, as appropriate, for County and non-profit programs providing emergency shelter and related counseling services. Target: Annual participation, if feasible. Responsible Agency: Community Development Department and City Council. | Millbrae | □ |
| (HIP-28) Emergency Shelter Uses. The City will contribute a portion of the Housing Set Aside fund to nonprofit agencies involved in providing housing for the homeless in San Mateo County. The City will also review proposals for emergency shelter uses based on the policies in the General Plan and other City development standards and requirements. Target: Ongoing. Responsible Agency: Community Development Department; Redevelopment Agency. | Millbrae | □ |
| (B.2) Redevelopment Agency/City Funded/Assisted Programs. The City shall provide subsidies, when funds are available, and the projects are appropriate, to residential developers in order to ensure the continued production of very low-income units. The Redevelopment Agency shall continue its practice of negotiating to provide some larger three- and four-bedroom units for affordable rental housing. | Redwood City | □ |
| (B.6) Land banking Fund Program: The City will continue to land bank funds to directly facilitate the development and continuation of affordable housing opportunities and assist in the development of affordable housing projects during the 2001–2006 planning period. The City will consider applying for state and federal funds that may become available during 2001–2006. | Redwood City | □ |
| (C.5) First Time Home Buyer Program. The City will assist with homeownership opportunities through a First Time Home Buyer Program revolving fund. See HE for sources of funds. | Redwood City | □ |
| (B.5) State of California Density Bonus Ordinance. The City shall promote development of affordable units by publicizing the availability of higher residential densities (using existing density bonus ordinance), land donations, and subsidies for land, infrastructure and other economic incentives. | Redwood City | □ |
| (1.18) The City shall ensure that developers and city residents are made aware of key housing programs and development opportunities. (New Policy) | South San Francisco | □ |

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| (2.6A) As appropriate, the City shall create a capital improvement and housing rehabilitation program to upgrade housing in older neighborhoods with low income housing, such as Village Way, Willow Gardens, Town of Baden, Downtown (or Old Town), Irish Town, and Peck's Lots. (New Program) | South San Francisco | □ |
| (2.9A) The City shall provide low-interest loans for rehabilitation of owner-occupied single-family homes by supporting the Housing Rehabilitation Program with continued CDBG funding. The City shall give priority to homes in the Downtown Target Area. (Revised Program 1.A-1) | South San Francisco | □ |
| (2.10A) The City shall provide financial assistance for physical improvements to existing boarding rooms and Single Room Occupancies in the Downtown area. (Existing Program 2D-2) | South San Francisco | □ |
| (2.13) The City shall use its best efforts to insure the preservation of subsidized housing units at risk of converting to market rate housing. (New Policy) | South San Francisco | □ |
| (3.3B) The City shall continue to provide funding for minor repairs of homes owned and occupied by low-income senior citizens. Eligible repairs include plumbing, electrical, painting, carpentry, roof repairs, and masonry work. (Revised Program 3A-2) | South San Francisco | □ |
| Program H11i: Encourage the State of California to amend Housing Element and Redevelopment Law to allow cities to combine their Redevelopment Low and Moderate Income Housing Funds to fund joint projects at the most suitable locations for affordable housing. | Brisbane | □ |
| Program H11h: Use Redevelopment Low and Moderate Income Housing Funds to provide leverage for state and federal programs for affordable housing that require a local match. | Brisbane | □ |
| Policy H12 Assist in publicizing energy conservation programs and weatherization services that provide low or no cost energy conservation inspections and assistance. | Brisbane | □ |
| (2.5) Encourage colleges, assisted living facilities, and other institutional settings to set-aside 10% of the units for independent affordable units. | Belmont | □ |
| (3.1) Use public financial resources, to the extent feasible, to support the provision and production of housing for lower income households and persons and families with special needs. | Belmont | □ |
| (3.2) Provide rental assistance to address existing housing problems and provide homeownership assistance to expand housing opportunities. | Belmont | □ |
| (3.3) Support the conservation of government-subsidized housing and other affordable housing development. | Belmont | □ |
| (1-A) Continue to seek funding to upgrade and maintain infrastructure needed by San Bruno's housing supply. | San Bruno | □ |
| (1-C) Publicize federal, State, and local resources available to preserve and rehabilitate the City's existing housing supply. | San Bruno | □ |

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| (2-A) Continue to participate in the County's Housing Rehabilitation Loan Program. Promote rehabilitation loans through brochures, cable TV, utility billing, Code enforcement referral, distribution of information to areas in need of rehabilitation, and community outreach programs. | San Bruno | □ |
| (2-C) Continue Redevelopment Agency programs that provide technical and/or financial assistance to homeowners whose homes are currently not meeting health and safety standards. | San Bruno | □ |
| (3-B) Continue to seek funds from the Federal Aviation Administration (FAA) and the City/County of San Francisco in order to insulate homes adversely affected by noise from San Francisco International Airport. | San Bruno | □ |
| H-E-4 Resale Controls on Owner-Occupied BMR Units. Require resale controls on owner-occupied BMR units to insure that affordable units provided through public assistance or public action are retained for 35 years or more as affordable housing stock. | Foster City | □ |
| H-E-9 Housing Fund. Consider the establishment of a City Housing Fund supported by mitigation fees from commercial and industrial developers and residential developers who provide funds in-lieu of BMR units. | Foster City | □ |
| H-F-3-a Emergency Housing Assistance. Participate and allocate funds, as appropriate, for County and non-profit programs providing emergency shelter and related counseling services. Target: Annual participation, if feasible. Responsible Agency: CDA. | Foster City | □ |
| (F.3) Code Enforcement & Home Improvement Loan Program. The City also encourages the maintenance and improvement of housing for all income levels through its Code Enforcement Program. Code enforcement is the vehicle used to identify the City's existing housing stock built prior to 1940. The goal of code enforcement is to minimize and retard deferred maintenance, which creates health and safety problems, or causes blighted conditions in neighborhoods. | Redwood City | □ |
| (F.4) Revolving Fund Programs. The City shall continue to use Home Improvement Loan payments to maintain a revolving fund for future rehabilitation projects. The City encourages the maintenance and improvement of housing for all income levels through its Revolving Fund Programs. See HE for list of programs. | Redwood City | □ |
| (G.1) Fair Housing Services. The City shall continue to affirmatively further fair housing and support fair housing organizations that seek to eliminate housing discrimination and refer all alleged cases of housing discrimination to them. The City will continue to support equal opportunity lending programs and to certify that non-discriminatory practices will be followed in the selection of residents for participation in housing programs. | Redwood City | □ |
| (5-C) Offer financial incentives for condominium conversions which include at least 20 percent Low or Moderate income units or at least 15 percent Very Low income units. | San Bruno | □ |

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| (5-F) Require maintenance of subsidized housing units as affordable to Very Low, Low, and Moderate income households for a period of at least 30 years from date of occupancy. | San Bruno | □ |
| (7-C) Support shared housing programs and promote such programs through the Senior Center and other local agencies. Consider contributing funds to shared housing programs. | San Bruno | □ |
| Continue to fund the Down payment Assistance Loan Program. | San Carlos | □ |
| Explore options to increase the viability of the Down payment Assistance Loan Program. Research options for increasing the loan amount, locating additional sources of funds, leveraging the funds, or reallocating the funds to help build new affordable units. | San Carlos | □ |
| RDA Housing Set-Aside Funds will be made available as necessary for the entire planning period through 2006 for the following programs: Down payment Assistance Loan program, Life/Safety Home Repair Grants, South Plaza (additional gap funding as necessary to maintain affordability for units), Wheeler Plaza (potential mixed-use retail, housing and public parking development), Railroad Development (potential mixed-use office, retail, and housing development), Property acquisition (should land become available, partner with a non-profit to purchase property for affordable housing), Additional programs and projects as needs arise and as funds are available. | San Carlos | □ |
| Development of Affordable Ownership Units. The City will explore policies and programs that encourage a more balanced mix of rental and ownership properties throughout the City. One specific effort will be to rework the Down payment Assistance Loan (see Down payment Assistance Loan Program). | San Carlos | □ |
| (14.15) Provide Rent Subsidies to Extremely Low Very Low and Low Income Households. Continue to provide affordable rental housing opportunities for extremely low, very low and low income households through the administration of rental subsidy programs available through the County Housing Authority. Explore the availability of additional Federal and State funds for rent subsidies. | San Mateo County | □ |
| (14.36) Establish Housing Endowment Fund. Establish and fund a Housing Endowment Fund for San Mateo County. Work with cities in the County to seek new and existing revenue sources for the fund. | San Mateo County | □ |
| (14.44) Use Public Lands and Resources for the Development of Affordable Housing. Promote the development of affordable housing by: (a) encouraging the use of surplus publicly owned lands located close to jobs, public transportation and other essential services for the construction of affordable housing; and (b) investigating and pursuing procurement of Federal, State and other funds to subsidize the construction of affordable housing. | San Mateo County | □ |
| (14.45) Use Available Financing Programs to Support the Development of Affordable Housing. Encourage and facilitate the use of State and Federal financing to support qualified affordable housing developments. | San Mateo County | □ |

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| (2.0) Secure below market rate funding to build more affordable housing. | East Palo Alto | □ |
| (3.3) Provide regulatory and financial incentives to encourage the development of affordable housing. | East Palo Alto | □ |
| (3.10) The City shall be an active participant in the County of San Mateo "Continuum of Care" planning process that supports emergency shelters, temporary housing, transitional programs, and general housing assistance for the homeless. (New Policy) | South San Francisco | □ |
| (3.10B) The City shall support non-profits, such as Human Investment Project, Inc (HIP), in the placement of low-income individuals and small households needing housing with individuals who have excess space in their homes and who are willing to share that space. (Revised Program 2C-3) | South San Francisco | □ |
| (3.10C) The City shall continue to provide funds to organizations that provide transitional housing. (Revised Program 3G-2) | South San Francisco | □ |
| (3.10D) The City shall sponsor the construction and operation of a 90-bed year round homeless shelter with city limits. Once the shelter is completed and operational, the City shall provide on-going support to ensure the continued operation of the shelter. (New Program) | South San Francisco | □ |
| (3.10E) The City shall continue to provide financial assistance to organizations helping families with social services including case management and referrals for housing and homeless prevention. (New Program) | South San Francisco | □ |
| (4.2B) The City shall provide funding assistance to organizations that provide counseling and tenant-landlord issues, habitability and other general housing assistance. | South San Francisco | □ |
| (6.0) Provide both financial and policy assistance to low- and moderate-income households to ease housing cost burden and overcrowding. | East Palo Alto | □ |
| (6.1) Stabilize rents in the City through the Rent Stabilization and Just Cause for Eviction Ordinance. | East Palo Alto | □ |
| (6.2) Assist very low-income renters through rental assistance. | East Palo Alto | □ |
| (7.0) Establish new and/or participate in existing programs that utilize a variety of funding sources to provide first-time homebuyer assistance to income-qualified households, with a focus of assisting existing residents and workers in the City. | East Palo Alto | □ |
| (3) Public Outreach Program for Affordable Housing and Assistance Program. Provide public information regarding the construction of new affordable units (accessory living quarters) in Town and the availability of County programs to provide assistance to low and moderate income households. | Woodside | □ |
| (10) Rehabilitation and Expansion of Existing Housing Stock. Encourage the private sector to rehabilitate and construct new housing through the Town's policies and programs, and inform low and moderate income residents about the County's Rehabilitation Loan Program. | Woodside | □ |