



CDBG Program Year 2026

Action Plan

Draft for review April 27 - May 27, 2026

South San Francisco's Action Plan for the Community Development Block Grant (CDBG) is available for public review and comment April 27 - May 27, 2026.

The Action Plan provides an overview of planned CDBG projects and spending for Program Year 2026 ending June 30, 2027. South San Francisco will include all public comments in the final submission to the US Department of Housing and Urban Development on June 1, 2026.

South San Francisco residents and other interested parties may submit public comments at <https://ci-ssf-ca.granicusideas.com/meetings> or cdbg@ssfca.gov.

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Executive Summary

AP-05 Executive Summary - 91.200(c), 91.220(b)

Introduction

The City of South San Francisco (the City) receives an annual allocation of Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD) to provide decent and affordable housing, suitable living environments, and expand economic opportunities for low- and moderate-income households. The City participates in HUD's HOME Investment Partnerships Program (HOME) through San Mateo County HOME Consortium, which completes all HOME reporting, evaluates activity applications, monitors projects, and maintains compliance with cross-cutting requirements.

The City must complete several reports in conjunction with the Consortium to receive HUD funding. The partner jurisdictions in the Consortium complete a Consolidated Plan (ConPlan) to assess needs and outline priorities and goals for the next five program years. The cities within the Consortium submit an Action Plan before each program year (PY) to outline the PY's projects and funding resources to meet the priorities and goals identified in the ConPlan.

South San Francisco's PY begins July 1 and ends June 30; The current ConPlan covers PYs 2023-2027. The City completes a Consolidated Annual Performance and Evaluation Report (CAPER) at the end of each PY to report and evaluate progress on the current ConPlan goals.

The City of South San Francisco will receive \$459,847 for PY 2026; please see AP-15 for how the City will use this funding in conjunction with other funding sources.

Summarize the objectives and outcomes identified in the Plan

Residents and stakeholders articulated the need for improvements made to community and recreation centers, parks, streets, and sidewalk in the outreach for the PY 2023 ConPlan. The City continues to move forward with ConPlan priorities to focus on administration, public facility and infrastructure improvements, and public services in PY 2026.

The City will use CDBG to fund subrecipients who will assist 20 low- to moderate-income residents with safety net, behavioral health, training, education, and community improvement services.

South San Francisco will invest CDBG to improve public facilities and infrastructure that serve 1000 low- to moderate-income city residents.

Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Since the start of the most recent ConPlan the City used CDBG to fund:PH1

- 11 home repairs for low- to moderate-income homeowners
- Seven public service subrecipients that:
 - Provided services to 190 victims of sexual abuse
 - Mentored 88 youth
 - Funded after school programming for 212 students
 - Subsidized services for 32 adults with disabilities
 - Provided business development services to 43 residents
 - Screened 65 residents' oral health

The largest factor in the City's PY 2026 funding decision was the timeliness rule. HUD notified South San Francisco in PY 2025 that it was untimely for the second consecutive year, in the response the City decided to limit the number of subrecipients it funds to streamline the City's ability to oversee the subrecipients and ensure compliance with federal regulations. The City is satisfied with the simplification of its CDBG program - funding one public service subrecipient each program year and expending the majority of CDBG funding internally, focusing on public infrastructure and ADA compliance. The reduced subrecipient oversight allows CDBG program staff to focus on accurate documentation and prioritize timely expenditure.

The City is using rollover from PY 2024 in the PY 2026 Expected Resources due to a minor home repair subrecipient, Rebuilding Together Peninsula, being unable to complete the activities within the contracted timeframe. To prevent this from happening in the future, South San Francisco will transition Rebuilding Together to an alternative funding source better aligned with the program's scope and flexibility requirements.

Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

On February 13, 2026, South San Francisco provided notice in the *San Mateo County Times* and held the first public hearing on February 25, 2026, to solicit community input for the PY 2026 Action Plan.

On April 10, 2026, the City provided notice in the *San Mateo County Times* and held the second public hearing on May 27, 2026, to end the 30-day comment period. The PY 2026 AP was available for public review and comment April 27 - May 27, 2026, on the City's website and by paper copy upon request.

Notices and affidavits are attached in the HUD submission in Citizen Participation Comments.

Summary of public comments

South San Francisco received feedback at the first public hearing on February 25, 2026. Eight potential subrecipients attended to describe their programs, the populations served, and community impact at the meeting, one submitted digitally afterward, but made no formal public comments on the goals or priorities for the PY 2026 Action Plan.

The City received ## public comments during the comment period April 27 - May 27, 2026.

A summary of comments received during the planning process are attached to the HUD submission in Citizen Participation Comments.

Summary of comments or views not accepted and the reasons for not accepting them

South San Francisco prioritizes the comments of potential CDBG subrecipients. The City considers the feedback of subrecipients applying for CDBG funding as biased since said comments reflect the applicants' desire for funding and do not mention the PY 2026 Action Plan, its goals, or its priorities.

Summary

South San Francisco continues to try to address five-year Consolidated Plan goals to make the City and surrounding areas a safe, sustainable community for all residents.

PR-05 Lead & Responsible Agencies - 91.200(b)

Agency/entity responsible for preparing/administering the Consolidated Plan

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	SOUTH SAN FRANCISCO	
CDBG Administrator	SOUTH SAN FRANCISCO	Housing Division

Table 1 – Responsible Agencies

Narrative

South San Francisco manages HUD CDBG funds through the Economic and Community Development Department's Housing Division.

Consolidated Plan Public Contact Information

City of South San Francisco
Economic & Community Development - Housing Division
400 Grand Avenue
South San Francisco, CA 94080
(650) 829-6620

AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

Introduction

The City partnered with San Mateo County to conduct its public input process for the ConPlan and uses ongoing outreach to collect feedback on subsequent Action Plans focusing on conversations with stakeholders to discuss community needs, demand for affordable housing, and gathering data and resources to make evidence-based decisions.

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)).

South San Francisco partners the cohort of entitlement jurisdictions located within San Mateo County, meeting monthly to coordinate efforts. Most of the entitlements fund the same agencies and combine management and oversight efforts to save valuable staff time and minimize subrecipient reporting.

Specific efforts include:

- Work with the County of San Mateo and other entitlement jurisdictions to coordinate and streamline CDBG processes
- Participate in the San Mateo County HOME Consortium and provide representation on the County Housing and Community Development Committee
- Work closely with non-profit social service providers, the County, other entitlement jurisdictions, the School District, and other community providers to coordinate the delivery of services to residents
- Fund non-profit organizations serving low-income residents
- Work with non-profit organizations and private developers to build and maintain affordable housing
- Continue engagement efforts with BAHFA to help build a more accessible one-stop-shop for affordable housing applications in SSF and across the region
- Work with the Continuum of Care (CoC) to better coordinate homeless services
- Work with the Homeless Outreach Team (HOT) to move the most difficult, long-term homeless individuals out of the Downtown area by placing them in shelters and connecting them with County medical and rehabilitation services
- Continue efforts by the downtown bike patrol to connect people experiencing homelessness to public services that are available to them
- Engage in local and state housing legislative updates

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.

South San Francisco has a seat on the San Mateo County Continuum of Care (CoC) Steering Committee and is involved in decision-making. The CoC Steering Committee guides the implementation of San Mateo County's homeless services system and undertakes a wide range of efforts to meet the needs of homeless persons and those at risk of homelessness:

- The CoC created a multi-disciplinary, bilingual, Homeless Outreach Team (HOT) to conduct intensive outreach and engagement with unsheltered and chronically homeless people located throughout the County, with specialized HOT teams in the cities of San Mateo, Redwood City, South San Francisco, Half Moon Bay, Pacifica, and East Palo Alto.
- The CoC developed a rapid re-housing program, providing short-term rental assistance plus wrap-around services, to reduce the number of unsheltered families.
- The San Mateo County Human Services Agency provided funding for a motel voucher program to assist families with children who are waiting to access shelter.
- The Veterans Commission addresses the needs of Veterans and their families and the San Mateo County CoC provides supports through emergency shelters, housing with services, permanent supportive housing, rapid re-housing, housing locator, street outreach, and transitional housing.
- In 2022, the CoC hosted a focus group on the subpopulations of persons experiencing homelessness as part of the Strategic Planning process, including the needs of veterans and incorporated stakeholder input.
- The CoC provides funds to the San Mateo County Mental Health Association (MHA) to operate its Support and Advocacy for Young Adults in Transition (SAYAT) Program, providing case management and housing search and stabilization services to homeless youth.
- The San Mateo County Housing Authority has 25 Family Unification Program (FUP) vouchers for youth leaving the foster care system to prevent homelessness.

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

South San Francisco does not receive Emergency Solutions Grant (ESG) funding, as the San Mateo County Department of Housing (DOH) is the only ESG recipient in the County. However, the City does participate in CoC Steering Committee meetings as part of its ongoing responsibility in receiving HUD funding. The County DOH coordinates closely with the CoC regarding the County's ESG, CoC, and CDBG funding and is represented on the CoC Steering Committee. The DOH has also delegated

responsibility for management of all ESG funds, plus the portion of the County CDBG funds used for homeless activities, to the CoC Lead Agency, the San Mateo County Human Services Agency (HSA). Management responsibilities include issuing RFPs for ESG funding, awarding contracts, gathering community input, data analysis, and contract monitoring. The CoC Lead Agency is also the Homeless Management Information System (HMIS) Lead Agency and develops the policies and procedures for the operation and administration of HMIS for ESG-funded projects.

On an annual basis, the CoC Lead Agency, the San Mateo County Center on Homelessness (COH) compiles a report on how well the community meets the objectives set forth in the HOPE Plan. This includes an analysis of housing development data to track the creation of new units of affordable housing and an analysis of HMIS and Core Service Agency data to track the number of households receiving assistance. Additionally, the CoC's System Design Subcommittee is developing systemwide performance measures that align with HEARTH and Opening Doors. This work includes developing a recommended methodology for measuring the average length of homelessness that includes the time before program intake. The CoCs System Design Subcommittee will be researching possible methodologies for a more complete tracking of returns to homelessness, including any further HUD guidance if available.

The COH regularly monitors all emergency shelter, transitional housing, outreach, supportive housing, rapid re-housing, and prevention programs, which include site visits, analysis of spending rates, and a review of occupancy data. The monitoring process also includes a review of whether projects are meeting the CoCs project performance standards. In addition, the Project Performance Subcommittee works with the COH to conduct an annual assessment of project performance, identify underachieving projects, and recommend whether projects should be offered technical assistance or should be candidates for re-allocation of their CoC funds. Also, each project in the CoC receives an annual performance report detailing their results in meeting both HUD and the CoC's established performance measures.

San Mateo County Human Services Agency, the designated HMIS Lead Agency, uses HMIS, which incorporates the latest HUD-published data standards and improves the ease of data input and data quality. Additionally, as described in the CoC Governance Charter, the CoC will annually review, revise, and approve (as applicable) the privacy, security, and data quality plans for HMIS. The CoC will also ensure consistent participation of subrecipients in the HMIS and ensure that HMIS is administered in compliance with HMIS Data Standards.

Agencies, groups, organizations and others who participated in the process and consultations

1	Agency/Group/Organization	HABITAT FOR HUMANITY GREATER SAN FRANCISCO
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City consults with the organization regularly on the needs of the community throughout the program year.
2	Agency/Group/Organization	HOUSING AUTHORITY OF SAN MATEO COUNTY
	Agency/Group/Organization Type	PHA Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A representative assisted the City with the public housing response/narrative of the Action Plan.
4	Agency/Group/Organization	RAPE TRAUMA SERVICES CENTER
	Agency/Group/Organization Type	Services-Children Services-Victims of Domestic Violence Services-homeless Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City consults with the organization regularly on the needs of the community throughout the program year.
5	Agency/Group/Organization	PROJECT SENTINEL
	Agency/Group/Organization Type	Services - Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City consults with the organization regularly on the needs of the community throughout the program year.
6	Agency/Group/Organization	Bay Area Legal Aid
	Agency/Group/Organization Type	Housing Services - Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City consults with the organization regularly on the needs of the community throughout the program year.
7	Agency/Group/Organization	SAMARITAN HOUSE
	Agency/Group/Organization Type	Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City consults with the organization regularly on the needs of the community throughout the program year.
8	Agency/Group/Organization	Life Moves
	Agency/Group/Organization Type	Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City consults with the organization regularly on the needs of the community throughout the program year.

9	Agency/Group/Organization	Bay Area Medical Academy
	Agency/Group/Organization Type	Services-Health Services-Education
	What section of the Plan was addressed by Consultation?	Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City consults with the organization regularly on the needs of the community throughout the program year.
10	Agency/Group/Organization	Futuro
	Agency/Group/Organization Type	Services-Health Services-Education
	What section of the Plan was addressed by Consultation?	Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City consults with the organization regularly on the needs of the community throughout the program year.
11	Agency/Group/Organization	RENAISSANCE ENTREPRENEURSHIP CENTER
	Agency/Group/Organization Type	Services-Employment Business Leaders
	What section of the Plan was addressed by Consultation?	Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City consults with the organization regularly on the needs of the community throughout the program year. Organization provided input through the Landscape Analysis.
12	Agency/Group/Organization	CORA (COMMUNITY OVERCOMING RELATIONSHIP ABUSE) SUPPORT SERVICES
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Services-homeless Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Homelessness Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Organization provided input through the Landscape Analysis.
13	Agency/Group/Organization	HIP HOUSING
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City consults with the organization regularly on the needs of the community throughout the program year.
14	Agency/Group/Organization	REBUILDING TOGETHER PENINSULA
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City consults with the organization regularly on the needs of the community throughout the program year.
15	Agency/Group/Organization	Association of Bay Area Governments
	Agency/Group/Organization Type	Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City consults with the organization regularly on the needs of the community throughout the program year.
16	Agency/Group/Organization	FRIENDS FOR YOUTH, INC.
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Organization provided input through the Landscape Analysis.
17	Agency/Group/Organization	SAN MATEO COUNTY HEALTH DEPARTMENT
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS Services-Health Health Agency Publicly Funded Institution/System of Care Other government - County Services-Mental Health
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provided input through the Landscape Analysis.
18	Agency/Group/Organization	Build Up San Mateo County (The 4C's)
	Agency/Group/Organization Type	Child Welfare Agency Childcare Advocacy
	What section of the Plan was addressed by Consultation?	Market Analysis Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provided input through the Landscape Analysis.
19	Agency/Group/Organization	City of San Mateo
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City consults with the organization regularly on the needs of the community throughout the program year as well as coordinating efforts to fund community based organizations.

20	Agency/Group/Organization	City of Redwood City
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City consults with the organization regularly on the needs of the community throughout the program year as well as coordinating efforts to fund community based organizations.
21	Agency/Group/Organization	CITY OF DALY CITY
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City consults with the organization regularly on the needs of the community throughout the program year as well as coordinating efforts to fund community based organizations.
22	Agency/Group/Organization	City of Fremont
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City consults with the organization regularly on the needs of the community throughout the program year as well as coordinating efforts to fund community based organizations.
23	Agency/Group/Organization	San Mateo County Department of Housing
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City consults with the organization regularly on the needs of the community throughout the program year as well as coordinating efforts to fund community based organizations.
24	Agency/Group/Organization	City of San Jose
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City consults with the organization regularly on the needs of the community throughout the program year as well as coordinating efforts to fund community based organizations.
25	Agency/Group/Organization	U.S. Department of Housing and Urban Development, San Francisco Regional Field Office
	Agency/Group/Organization Type	Other government - Federal
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City consults with the department on various compliance issues and strategies for spend down of funding.
26	Agency/Group/Organization	City of Redwood City
	Agency/Group/Organization Type	Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Agency - Emergency Management
	What section of the Plan was addressed by Consultation?	Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City consulted with its Engineering Department regarding hazard mitigation and other emergency management needs in the community.
27	Agency/Group/Organization	SAN MATEO COUNTY
	Agency/Group/Organization Type	Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City consults with the organization regularly on the needs of the community throughout the program year as well as coordinating efforts to fund community-based organizations.

Table 2 – Agencies, groups, organizations who participated

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

The City made multiple efforts to contact all agencies required for consultation; despite multiple attempts, not all agencies contacted responded.

South San Francisco relies on monthly Cohort meetings to discuss the community needs and coordinate efforts for the Action Plan process.

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	San Mateo Human Services Agency	The City has identified the need for homeless services and housing and has set a goal to provide service enriched shelter and transitional housing for homeless individuals.
CoC Strategic Plan to End Homelessness	San Mateo Human Services Agency	The City has identified the need for homeless services and housing and has set a goal to provide service enriched shelter and transitional housing for homeless individuals. This goal overlaps with several goals in the County's updated plan to end homelessness.
South San Francisco Housing Element	City of South San Francisco	California State Law requires all jurisdictions to prepare Housing Elements for their General Plans. The Housing Element is a document intended to help jurisdictions identify and plan for housing need, including affordable and special needs housing. The Housing Elements are required to obtain state approval and identify CDBG and other HUD funds as potential affordable housing resources, as well as referencing housing preservation programs funded through CDBG and HOME programs.

Table 3 - Other local / regional / federal planning efforts

Narrative

The City works closely with the County of San Mateo and other HOME Consortium partners since they are all on the same grant cycle. The jurisdictions use the joint effort and monthly Cohort meetings to coordinate funding across the community.

AP-12 Participation - 91.401, 91.105, 91.200(c)

Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

On February 13, 2026, South San Francisco provided notice in the *San Mateo County Times* and held the first public hearing (PH) on February 25, 2026, to solicit community input for the PY 2026 Action Plan.

On April 10, 2026, the City provided notice in the *San Mateo County Times* and held the second public hearing on May 27, 2026, to end the 30-day comment period. The PY 2026 AP was available for public review and comment April 27 - May 27, 2026, on the City's website and by paper copy upon request. Notices and affidavits are attached in the HUD submission as Citizen Participation Comments.

Citizen Participation Outreach

Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons
Newspaper Ad	Non-targeted/broad community	Notice for PH1 February 13, 2026.	No response solicited.	No comments were rejected.
Public Hearing (PH)	Non-targeted/broad community	PH1 February 25, 2026. Eight non-potential beneficiaries attended the hearing.	Comments included in Citizen Participation Comments	No comments were rejected.
Newspaper Ad	Non-targeted/broad community	Notice for PH2 & 30-day comment period April 10, 2026.	No response solicited.	No comments were rejected.
Public Hearing	Non-targeted/broad community	PH2 May 27, 2026.	Comments included in Citizen Participation Comments.	No comments were rejected.
30-Day Public Comment Period	Non-targeted/broad community	Public comment period April 27-May 27, 2026.	Comments included in Citizen Participation Comments.	No comments were rejected.

Table 4 – Citizen Participation Outreach

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

The City will receive \$459,847 in CDBG funding for PY 2026 and combine its entitlement amount with \$20,235.40 in rollover from two PY 2024 home-repair activities the subrecipient did not complete within the contracted timeframe. The subrecipient faced implementation challenges, including several potential beneficiaries who required repairs beyond the budget.

South San Francisco it anticipates it will receive \$2,000 in program income during PY 2026 as previous beneficiaries pay back CDBG loans, this money will be used to complete Admin draws.

Finally, the City will use \$490,915 in “other” funds gained from a HOME loan repayment. The City will use this funding to create affordable housing at 905 Linden Avenue in northeast South San Francisco. The site consists of a single parcel approximately 0.27 acres in size on underutilized, undeveloped land. The City will use HOME funds to fund two of 11 affordable ownership units.

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	459,847.00	2,000.00	20,235.40	482,082.40	919,694.00	
Other	public - federal	Housing	490,915.00	0.00	0.00	490,915.00	490,915.00	HOME loan repayment

Table 5 - 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

The City does not require match for subrecipient use of CDBG funds; however, projects with other funds, or CDBG funding from more than one cohort city, are more likely to be funded.

If appropriate, describe publicly owned land or property located within the

jurisdiction that may be used to address the needs identified in the plan

South San Francisco continues to use CDBG funds improve city-owned properties in low- to moderate-income census tracts, ADA accessible sidewalks, curb ramps and other improvements, and those services which target special-needs residents, such as parks, libraries, community facilities, and the City's senior center.

The City will use \$363,113.40 toward public facility improvements in PY 2026.

Discussion

South San Francisco will use CDBG funding to promote and sustain affordable housing in the community, improve public facilities, like sidewalks, and support services that meet low- to moderate-income residents' basic needs.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Preserve & Improve Public Facilities	2023	2027	Non-Housing Community Development	CDBG Services Area	Public Facilities and Infrastructure Improvements	CDBG: \$ 363,113.40	Public facility or infrastructure activities other than low/moderate-income housing benefit: 1000
Planning and Administration	2023	2027	Non-Housing Community Development	CDBG Services Area	Public Services Affordable Housing Homeless Services and Housing Public Facilities and Infrastructure Improvements	CDBG: \$ \$91,969.00	Other: 1 Other
Provide Public Services to Improve Quality of Life	2023	2027	Non-Housing Community Development	CDBG Services Area	Public Services	CDBG: \$25,000.00	Public service activities other than Low/Moderate Income Housing Benefit: 20 Persons Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Preserve & Improve Public Facilities
	Goal Description	Preserve and improve public facilities that serve a higher percentage of low-income or special needs residents.
2	Goal Name	Planning and Administration
	Goal Description	Planning and administration funding to support CDBG subrecipients and respond to HUD requirements.
3	Goal Name	Provide Public Services to Improve Quality of Life
	Goal Description	Provide public services benefiting low to moderate income households/clients, entrepreneurship programs and businesses.

AP-35 Projects - 91.420, 91.220(d)

Introduction

The City will fund public facility improvement, administration, and public service projects in PY 2026. South San Francisco aims to provide flexibility and to continue supporting community.

#	Project Name
1	Public Facility Improvement Projects
2	Planning and Administration
3	Public Services

Table 7 – Project Information

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

The housing, community development, and social service needs of underserved populations in South San Francisco exceed the amount of available funding. To address these needs the City is utilizing other local funding sources with fewer regulatory requirements to fund these types of projects.

The City's based its PY 2026 CDBG funding allocations on the priorities heard through the community engagement process, the capacity of organizations to meet performance and compliance standards, and the necessity of maintaining compliance with timely CDBG expenditures.

AP-38 Project Summary

Project Summary Information

1	Project Name	Public Facility Improvement Projects
	Target Area	Low-income census tracts
	Goals Supported	Preserve & Improve Public Facilities
	Needs Addressed	Public Facilities and Infrastructure Improvements
	Funding	CDBG: \$363,113.40
	Description	These funds will be used for public facility and infrastructure improvements in low- to moderate-income areas or serving low- to moderate-income residents. This project is eligible under 24 CFR 570.201(c) of the CDBG regulations and will meet a LMA National Objective.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	1000 low- to moderate-income residents will benefit from the improvement.
	Location Description	These funds will be used for public facility and infrastructure improvements in low mod areas.
	Planned Activities	These funds will be used to remove ADA barriers and improve public facilities that serve low- to moderate-income residents.
2	Project Name	Planning and Administration
	Target Area	Citywide
	Goals Supported	Planning and Administration
	Needs Addressed	Public Services Affordable Housing Homeless Services and Housing Public Facilities and Infrastructure Improvements
	Funding	CDBG: \$91,969.00
	Description	Administration. This project is eligible under 24 CFR 570.206, program administration costs, of the CDBG regulations and is not required to meet a National Objective.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	400 Grand Avenue, South San Francisco, CA 94080.
	Planned Activities	CDBG program administration.
	Project Name	Public Services

3	Target Area	Citywide
	Goals Supported	Provide Public Services to Improve Quality of Life
	Needs Addressed	Public Services
	Funding	CDBG: \$25,000.00
	Description	The City will fund public services benefiting low to moderate income households/clients in the South San Francisco area. This project is eligible under 24 CFR 570.201(e) of the CDBG regulations and will meet a LMC National Objective.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	20 low- to moderate-income residents
	Location Description	Citywide
	Planned Activities	The City will use CDBG to fund subrecipients who will assist 20 low- to moderate-income residents with safety net, behavioral health, training, education, and community improvement services.

AP-50 Geographic Distribution - 91.420, 91.220(f)

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

South San Francisco will use CDBG funding to assist low- to moderate-income residents on a citywide basis.

Geographic Distribution

Target Area	Percentage of Funds
Citywide	24%
Low-income census tracts	76%

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City funds public services that target low- to moderate-income residents and plans to use infrastructure funding to assist residents in low- to moderate-income census tracts to create suitable living environments.

South San Francisco dedicated a larger portion of funding to advance improvements in parks and infrastructure to address accessibility issues and enhance mobility across neighborhoods.

Discussion

The City utilizes its CDBG resources to assist as many eligible households and neighborhoods as possible.

AP-75 Barriers to affordable housing -91.420, 91.220(j)

Introduction

South San Francisco addresses housing affordability and eliminate barriers to development through the Housing Element Plan. The City is focused on expanding affordable housing opportunities, preventing displacement, and streamlining development processes to meet the growing needs of its residents. Key actions include rezoning for higher-density housing, strengthening inclusionary housing requirements, and expanding rental assistance programs to protect vulnerable households.

South San Francisco works to remove regulatory barriers, incentivize affordable housing development, and promote growth through small and mid-rise buildings in well-resourced areas, and supports Accessory Dwelling Units and increased regional collaboration will further enhance housing stability.

Through these initiatives, South San Francisco aims to create a more inclusive, sustainable, and resilient housing market that prioritizes affordability and accessibility for all.

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

South San Francisco remains committed to evaluating and enhancing public policies to support and expand affordable housing while eliminating barriers to development. The South San Francisco Housing Element Plan outlines key strategies to achieve these goals:

- **Implement Strategic Zoning Policies:** The City will rezone areas to accommodate higher-density housing, allowing up to 120 dwelling units per acre in certain locations. This effort aligns with the Association of Bay Area Governments (ABAG) regional housing needs allocation and supports the production of affordable housing for extremely low and very low-income households.
- **Enforce and Enhance Inclusionary Housing Requirements:** The City will continue implementing its Inclusionary Housing Ordinance, ensuring that a percentage of new for-sale residential units are designated as Below Market Rate (BMR) homes for low-income residents. Additionally, it will support and preserve existing BMR housing.
- **Expand Rental Assistance and Anti-Displacement Initiatives:** Through the development of an Anti-Displacement Roadmap, the City will measure displacement benchmarks and implement policies to mitigate the impact of rising housing costs on vulnerable communities. This includes expanding rental assistance programs and strengthening tenant protections.
- **Explore and Secure New Affordable Housing Funding Sources:** The City will seek additional funding opportunities and collaborate with nonprofit developers to create more affordable housing options for lower-income

households.

- **Provide Incentives for Affordable Housing Development:** Fee reductions, waivers, or deferrals for planning, building, and impact fees will be considered to encourage the construction of affordable housing.
- **Address Regulatory and Infrastructure Barriers:** The City will streamline permitting processes, foster public-private partnerships, and coordinate with regional and state agencies to remove constraints that hinder affordable housing development.
- **Promote Equitable Growth Through Small and Mid-Rise Development:** The City will increase development capacity in well-resourced areas along transit corridors and within low-density neighborhoods to encourage multi-family housing. Additionally, it will streamline approvals for developments that provide community benefits, such as middle-income housing and ground-floor public amenities.
- **Support Accessory Dwelling Units (ADUs):** The City will encourage the development of ADUs by providing technical assistance, expedited permitting, and financial support programs, particularly for low-income homeowners.
- **Strengthen Regional Collaboration:** The City will continue working with other governmental agencies to develop comprehensive solutions for housing challenges and ensure long-term affordability and sustainability.

By implementing these strategies, South San Francisco aims to create a more inclusive and sustainable housing market that meets the needs of all residents, particularly those most vulnerable to housing instability and displacement.

Discussion

The City is dedicated to identifying and pursuing opportunities to address the community's housing needs, with a particular focus on lower-income residents and actively seeks new partnerships to expand affordable housing solutions.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

South San Francisco is committed to addressing underserved housing needs, expanding affordable housing opportunities, and mitigating lead-based paint hazards through strategic, collaborative efforts. Given limited funding, the City will focus on maximizing resources by leveraging available funds and fostering partnerships with other jurisdictions, local service providers, and the private sector. Key actions include increasing affordable housing development, enhancing rental assistance programs, and ensuring housing safety through lead hazard reduction initiatives. By prioritizing coordination and innovation, the City aims to strengthen housing stability, protect vulnerable residents, and create sustainable, long-term solutions to meet the evolving needs of the community.

Actions planned to address obstacles to meeting underserved needs

South San Francisco recognizes that underserved communities face significant barriers to access critical resources, but faces limited funding availability for programs to support these residents.

The area lost California Redevelopment Agency (RDA) funds and local service providers face reductions in funding, limiting their capacity to serve vulnerable residents effectively.

The City will:

- Seek new funding sources to expand available resources for underserved populations
- Leverage existing funds strategically to maximize their impact
- Foster collaboration among jurisdictions, nonprofit organizations, and private-sector partners to develop innovative solutions
- Support local service providers in securing additional funding and improving service delivery

South San Francisco aims to strengthen its ability to support underserved communities and enhance housing stability, economic opportunity, and overall quality of life by focusing on resource development and strategic partnerships.

Actions planned to foster and maintain affordable housing

South San Francisco will take steps preserve and maintain long-term affordability:

- Create two new affordable ownership units with returned HOME funds
- Promote the construction of lower-cost housing by providing incentives to developers, supporting mixed-use projects, and encouraging density bonuses, second units, loft-style units, and manufactured housing.
- Maximize the use of state and local funds to support the rehabilitation of aging affordable housing stock. Special attention will be given to preserving housing for seniors, individuals with disabilities, and those experiencing homelessness.
- Continue implementing its Inclusionary Housing Ordinance, ensuring that a

percentage of newly constructed for-sale residential units are designated as Below Market Rate (BMR) homes for low-income households. The City will also support and monitor existing BMR units to maintain affordability over time.

- Encourage the use of the Procedures and Guidelines for Inclusionary Housing Units, which provides guidance for eligibility requirements for buyers, outline procedures and requirements for resales and transfers, define owner obligation of these units, and provide guidelines for rental units, applicants and tenants of rental units, and for continued monitoring and recertification requirements.

South San Francisco aims to preserve existing affordable housing, prevent displacement, and expand housing opportunities for low-income and vulnerable residents.

Actions planned to reduce lead-based paint hazards

The City complies with federal housing rehabilitation regulations for any rehabilitations using federal funds, including inspections, risk assessments, abatement, cleanup, proper disposal, and clearance testing. All assessments are conducted by a certified risk assessor and comply with 24 CFR 35 protect residents from lead exposure.

Actions planned to reduce the number of poverty-level families

South San Francisco uses a multi-faceted approach that expands affordable housing, supports community services, and leverages strategic funding sources.

A key strategy is the development and preservation of affordable housing. The City's Inclusionary Housing Ordinance ensures the creation of Below Market Rate (BMR) housing units for low- and moderate-income households. Additionally, the Affordable Housing Trust Fund (AHTF) provides financial support for projects such as:

- New affordable housing development
- Preservation and rehabilitation of existing affordable units
- Conversion of market-rate units to affordable housing
- Accessory Dwelling Unit (ADU) development

Beyond housing efforts, the City collaborates with nonprofit organizations to provide essential services such as food assistance, childcare, emergency services, and financial support for low-income families. Some of these organizations receive funding through CDBG to provide their services.

While these efforts play a crucial role in alleviating poverty, limited state, county, and federal funding remains a significant challenge. Despite these barriers, South San Francisco continues to seek new funding opportunities, partnerships, and innovative strategies to improve economic stability and housing security for its most vulnerable residents.

Actions planned to develop institutional structure

South San Francisco CDBG is strengthening its institutional framework by reviewing internal and interdepartmental policies and procedures and updating to reflect current staffing and workflow, updating its Citizen Participation Plan to target potential

beneficiaries and hold meetings accessible for all residents.

The City also:

- Partners with nonprofit organizations that provide critical services to individuals experiencing or at risk of homelessness.
- Collaborates with the Homeless Outreach Team (HOT) to connect vulnerable populations with housing, healthcare, and supportive services.
- Engages with other local jurisdictions as part of the CDBG Cohort to enhance collaboration, streamline administrative processes, and ensure compliance with funding regulations.
- Expands relationships with local agencies and organizations to improve service delivery and resource accessibility.
- Coordinates efforts with regional partners to develop comprehensive strategies for preventing and addressing homelessness.

The City aims to create a more effective, efficient, and collaborative system for addressing housing and social service needs.

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

South San Francisco focuses on strengthening partnerships and enhancing coordination among housing providers, service agencies, and economic development stakeholders to effectively implement the ConPlan. Key actions include:

- Collaborate with San Mateo County, private developers, lenders, and nonprofit organizations to increase the supply of affordable housing.
- Participate in the CDBG Cohort to streamline funding processes and enhance efficiency for subrecipients and City staff.
- Fund and partner with nonprofit agencies that serve low-income residents, ensuring vital social services remain accessible.
- Engage in the CoC Steering Committee, the San Mateo County HOME Consortium, and the Housing & Community Development Committee (HCDC) to align local strategies with broader regional housing and service initiatives.
- Support partnerships that provide job training, career development, and employment resources for South San Francisco residents.
- Partner with regional economic development groups, businesses, and the Chamber of Commerce to drive economic collaboration and implement projects such as downtown beautification.
- Coordinate with the HOT, including participation in the bi-monthly committee meetings, to better assist individuals experiencing homelessness.

South San Francisco aims to strengthen housing stability, economic opportunity, and community well-being for its residents.

Discussion

The City of South San Francisco remains dedicated to advancing policies and programs that promote housing stability, affordability, and fair housing access. Key initiatives

include:

- Inclusionary Zoning requiring 15% of units in new residential developments to be affordable.
- Affordable Housing Impact & Commercial Linkage Fees to generate funding for affordable housing development.
- Streamlined Accessory Dwelling Unit (ADU) Processing to encourage the creation of additional housing options.
- Funding & Referrals for Fair Housing and Legal Services to support tenants facing discrimination or housing instability.
- Funding & Referrals for Home-Sharing Programs to maximize available housing resources.
- Development of an Anti-Displacement Roadmap, consolidating existing policies and programs to prevent commercial and residential displacement, enhance data-driven decision-making, conduct extensive community outreach, and recommend stronger anti-displacement measures. Additionally, the City has established a Residential and Commercial Anti-Displacement Community Advisory Committee (CAC) that brings together business owners, residents, landlords, and housing experts to identify those most at risk of displacement, evaluate policy recommendations, and advise the City Council on strategies to mitigate housing and business displacement pressures.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 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 | 0 |
| 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 |

Total Program Income: 0

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% |

Discussion



CDBG Program Year 2026

Action Plan

Citizen Participation and Comments

- Notices and Affidavits
- Public Comments from 30-day comment period

San Mateo County Times

(510) 723-2850

2003193

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FILE NO. 4007858

San Mateo County Times

The undersigned deposes that he/she is the Public Notice Advertising Clerk of the SAN MATEO COUNTY TIMES, a newspaper of general circulation as defined by Government Code Section 6000, adjudicated as such by the Superior Court of the State of California, County of San Mateo (Order Nos. 55795 on September 21, 1951), which is published and circulated in said county and state daily (Sunday excepted).

The PUBLIC NOTICE

was published in every issue of the SAN MATEO COUNTY TIMES on the following date(s):

02/13/2026

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

Executed at Richmond, California.
On this 13th day of February, 2026.



Public Notice Advertising Clerk

Legal No.

0006946404

NOTICE OF PUBLIC HEARING FOR COMMUNITY
NEEDS ASSESSMENT
CITY OF SOUTH SAN FRANCISCO
COMMUNITY DEVELOPMENT BLOCK GRANT
PROGRAM Wednesday, February 25, 2026 at
6:30p.m. In-Person Meeting Notice Library |
Parks and Recreation Center
Council Chambers
901 Civic Campus Way
South San Francisco, CA 94080

The City of South San Francisco is holding a public hearing regarding the City's Community Development Block Grant (CDBG) Community Needs Assessment. The purpose of the public hearing is to hear public testimony on the City's housing and community development needs for the CDBG PY2026-2027 Annual Action Plan.

Written comments can be submitted prior to the meeting via the eComment tab by 4:30 p.m. on the meeting date. Use the eComment portal by clicking on the following link: <https://ci-ssf-ca.granicusideas.com/meetings>. Questions regarding this public hearing can be directed to cdbg@ssf.net.

Translation services can be provided to non-English speaking and hearing impaired residents who wish to attend the hearing. In addition, if you have a disability and require reasonable accommodation to participate, please call (650) 829-6620 by February 15, 2026.

AVISO DE AUDIENCIA PÚBLICA PARA LA
EVALUACIÓN DE LAS NECESIDADES DE LA
COMUNIDAD

CIUDAD DE SOUTH SAN FRANCISCO
PROGRAMA DE SUBVENCIÓN EN BLOQUE PARA
EL DESARROLLO COMUNITARIO
Miércoles 25 de Febrero de 2026 a las 6:30 p.m.

Aviso de Reunión en Persona
Biblioteca | Centro de Parques y Recreación
Sala del Consejo

901 Civic Campus Way
South San Francisco, CA 94080

La ciudad de South San Francisco está llevando a cabo una audiencia pública sobre la Evaluación de las necesidades de la comunidad de la Subvención en bloque para el desarrollo comunitario (CDBG) de la ciudad. El propósito de la audiencia pública es escuchar el testimonio público sobre las necesidades de vivienda y desarrollo comunitario de la ciudad para el Plan de Acción Anual CDBG PY2026-2027.

Los comentarios escritos se pueden enviar antes de la reunión a través de la pestaña de comentarios electrónicos antes de las 4:30 p.m. del día de la reunión. Utilice el portal de comentarios electrónicos haciendo clic en el siguiente enlace: <https://ci-ssf-ca.granicusideas.com/meetings>. Las preguntas relacionadas con esta audiencia pública se pueden dirigir a cdbg@ssf.net.

Se pueden proporcionar servicios de traducción a los residentes que no hablen inglés o que tengan problemas de audición que deseen asistir a la audiencia. Además, si tiene una discapacidad y necesita una adaptación razonable para participar, llame al (650) 829-6620 antes del 15 de Febrero de 2026.

2/13/26

CNS-4007858#

SAN MATEO COUNTY TIMES

SMCT February 13, 2026

2003193

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San Mateo County Times

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The **PUBLIC NOTICE**

was published in every issue of the SAN MATEO COUNTY TIMES on the following date(s):

04/11/2026

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

Executed at , California.
On this 11th day of April, 2026.

Araceli Lloyd

Public Notice Advertising Clerk

Legal No.

0006960508

NOTICE OF PUBLIC HEARING AND AVAILABILITY
OF PY2026-2027 ANNUAL ACTION PLAN
CITY OF SOUTH SAN FRANCISCO
COMMUNITY DEVELOPMENT BLOCK GRANT
PROGRAM Wednesday, May 27, 2026
at 6:30 p.m.

In Person Meeting
Notice Library | Parks and Recreation Center
Council Chambers
901 Civic Campus Way
South San Francisco, CA 94080

The City of South San Francisco will hold a public hearing regarding the Community Development Block Grant Program (CDBG) Program Year 2026-2027 (PY 26-27) Annual Action Plan ("The Plan"). The Plan identifies funding priorities and describes the activities the City will undertake to address the City's housing, community, and economic development needs. The Plan will be adopted by City Council on May 27, 2026 and will be submitted to the U.S. Department of Housing and Urban Development (HUD) by June 1, 2026.

A thirty-day (30) day public comment period for The Plan will be held from April 27, 2026 to May 27, 2026 and copies of The Plan will be available during that time at the Library | Parks and Recreation Center (901 Civic Campus Way, South San Francisco), the Grand Avenue Library (306 Walnut Avenue, South San Francisco), the Department of Economic and Community Development at City Hall (400 Grand Avenue, South San Francisco), and on the City's website at <https://www.ssfca.gov/housing>.

Written comments can be submitted prior to the meeting via the eComment tab by 4:30 p.m. on the meeting date. Use the eComment portal by clicking on the following link: <https://ci-ssf-ca.granicusideas.com/meetings>. Questions regarding this public hearing can be directed to cdbg@ssfca.gov or at (650) 829-6620.

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**AVISO DE AUDIENCIA PÚBLICA Y
DISPONIBILIDAD DEL PLAN DE ACCIÓN ANUAL
2026-2027**

**PROGRAMA DE SUBVENCIONES PARA EL
DESARROLLO COMUNITARIO DE LA CIUDAD DE
SOUTH SAN FRANCISCO** Miércoles, 27 de Mayo
de 2026, a las 6:30 p.m.

Aviso de Reunión en Persona
Biblioteca | Centro de Parques y Recreación
Sala del Consejo

901 Civic Campus Way
South San Francisco, CA 94080

La Ciudad de South San Francisco celebrará una audiencia pública con respecto al Plan de Acción Anual del Año del Programa 2026-2027 (PY26-27) del Programa de Subvenciones en Bloque para el Desarrollo Comunitario (CDBG) (en adelante, "El Plan"). El Plan identifica las prioridades de financiamiento y describe las actividades que la Ciudad emprenderá para abordar las necesidades de vivienda, desarrollo comunitario y desarrollo económico de la Ciudad. El Plan será adoptado por el Concejo Municipal el 27 de Mayo de 2026 y será presentado al Departamento de Vivienda y Desarrollo Urbano de los EE. UU. (HUD) a más tardar el 1 de Junio de 2026.

Se llevará a cabo un período de treinta (30) días para comentarios públicos sobre El Plan, desde el 27 de Abril de 2026 hasta el 27 de Mayo de 2026; durante este tiempo, habrá copias de El Plan disponibles en la Biblioteca | Centro de Parques y Recreación (901 Civic Campus Way, South San Francisco), en la Biblioteca de Grand Avenue (306 Walnut Avenue, South San Francisco), en el Departamento de Desarrollo Económico y Comunitario del Ayuntamiento (400 Grand Avenue, South San Francisco) y en el sitio web de la Ciudad: <https://www.ssfca.gov/housing>.

Los comentarios por escrito pueden enviarse antes de la reunión a través de la pestaña "eComment", a más tardar a las 4:30 p.m. del día de la reunión. Utilice el portal eComment haciendo clic en el siguiente enlace: <https://ci-ssf-ca.granicusideas.com/meetings>. Las preguntas relacionadas con esta audiencia pública pueden dirigirse a cdbg@ssfca.gov o llamando al (650) 829-6620.

Se pueden proporcionar servicios de traducción a los residentes que no hablen inglés y a aquellos con discapacidad auditiva que deseen asistir a la audiencia. Además, si usted tiene una discapacidad y requiere una adaptación razonable para participar, o necesita servicios de traducción, por favor llame al (650) 829-6620 a más tardar el 20 de Mayo de 2026.

4/11/26
CNS-4031018#
SAN MATEO COUNTY TIMES
SMCT 6960508 Apr. 11, 2026



Public Hearing 1 on February 25, 2026

Eight nonprofit applicants attended. Each organization provided public comment describing their programs, the populations they serve, and the impact of their services within the community. Representatives also shared how CDBG funding would support their efforts and encouraged the City Council to consider their organizations for funding in the upcoming program year.

My name is Mélanie Faure, and I serve as Community Impact Manager at Upwards. Although I had planned to attend in person, I appreciate the opportunity to provide comment virtually this evening. Thank you for considering how our Boost program can support South San Francisco's child care providers and working families. Boost helps low-to-moderate-income family child care providers strengthen and grow their small businesses. Through personalized coaching and hands-on operational support, we help providers increase enrollment, stabilize revenue, create local Teaching Assistant jobs, and expand access to affordable, high-quality care. Each participating provider works one-on-one with an experienced Care Specialist to develop a customized Business Action Plan. We support marketing, financial management, enrollment strategies, and the recruitment, vetting, and onboarding of teaching assistants. Providers also receive free access to our Child Care Management System, a custom platform that streamlines enrollment, automatic payments, attendance tracking, and curriculum planning. Graduates retain access beyond the program year, ensuring long-term operational stability. In addition, families in South San Francisco, while considered indirect beneficiaries, can access free, 24/7 support in finding care, including assistance securing emergency backup care.

We are requesting \$24,000 in CDBG funds to support three low-to-moderate-income microenterprise child care providers, create one new Teaching Assistant job, and serve more than 40 local families.

This investment is critical. Family child care providers in South San Francisco earn, on average, just over \$18 per hour, which makes it difficult to sustain or grow their businesses. Meanwhile, more than 25 percent of children under age six lack access to licensed care, leaving hundreds of families, especially mothers and single parents, struggling to fully participate in the workforce. This estimate is conservative because many home-based programs also serve school-aged children up to age 13. Boost is a proven program. We have successfully partnered with more than 30 cities and counties, including Santa Clara County, San José, Palo Alto, San Mateo, Sunnyvale, Mountain View, and Daly City, consistently meeting or exceeding projected outcomes.

For example, in San José, Boost is supporting 133 low-to-moderate-income providers and more than 400 families. Within the first five months, 39 new jobs were created, well ahead of schedule, and the City recommended expanding the program for a second year. In Palo Alto, participating providers saw an average 40 percent

increase in revenue, with nearly a quarter expanding capacity by hiring a Teaching Assistant. In San Mateo, the Boost team surpassed its goals by partnering with 8 home daycares—leading to 5 new jobs, 80% increased provider capacity, and support for over 200 families in finding affordable care.

Across communities, providers consistently share that Boost’s personalized and responsive support strengthens both their businesses and the quality of care they deliver.

We would be honored to bring Boost to South San Francisco to support providers most at risk of closing and to expand access to affordable, high-quality care for working families.

Thank you for your time and consideration. I am happy to answer any questions as a representative of Upwards and as a parent who is personally grateful for the resources our organization provides to families and providers alike. I included a few of the hundreds of Boost testimonials in our application packet, and would be happy to share more via email: melanie@upwards.com