

**HOUSING AUTHORITY
OF THE COUNTY OF SAN MATEO**



MOVING TO WORK
Proposed Amendment to the
ANNUAL PLAN FY2018



Original draft submission to HUD – April 12, 2017
HUD revised version submission - July 10, 2017
HUD revised version submission - October 4, 2017
HUD Approval - October 17, 2017

Activity #2015-35: Leasing Success Program (Amended)

Approved by HUD: FY2015

Implementation Date: 7/1/2015

Description of the Activity

According to the National Low Income Housing Coalition's 2014 publication, "Out of Reach," San Mateo County is one of the nation's most expensive jurisdictions in which to live. There simply is a very limited amount of rental housing, let alone affordable rental housing. With this activity, HACSM is using its Moving to Work Authority in order to implement additional programs and activities that will lead to increased participation in the MTW program and the utilization of this highly valued housing assistance.

HACSM has implemented all of the following activities: 1) Contracting with organizations that have expertise in the rental market, that will assist program applicants and participants with "housing locator services," 2) Contracting with organizations that have substantial experience in shared housing to encourage HCV participation, 3) Creating a landlord incentive program, and 4) Creating a security deposit assistance program.

Proposed Amendment

Since 2015 HACSM has experienced a significant and on-going decrease in its monthly utilization, causing HACSM to be non-compliant in serving substantially the same number of households in both FY2016 and FY2017. Due to these persistent market challenges, the Leasing Success Program has provided one of the biggest supports to the low income households, however, it has also been more expensive than HACSM originally projected. And, as of October 2017, HACSM has finally reached a 95% voucher utilization rate and is now compliant in serving essentially the same percentage of households as before it entered into its' MTW contract with HUD.

In late 2015 HACSM contracted with Abode Services, to assist with Housing Locator Services. Implementation of the program began February 1, 2016. Abode Services brought expertise in property management and in assisting low income families find and secure affordable housing in the San Francisco Bay Area housing market. From February 2016 – October 2017, HACSM referred 316 households to Abode Services with an approximately 60% move in success rate.

During that same period HACSM also implemented three landlord incentive programs, 1) The "Landlord Continuity" bonus, 2) The "No Loss" bonus, and 3) The "New Owner" bonus. All aspects of this activity have been essential to supporting new and relocating voucher holders to find and secure rental units in the SMC Rental Market.

Since implementation in late February 2016, approximately 45 landlords received a continuity bonus because they re-rented their unit to another MTW participant, 117 new landlords joined the program and rented units to program participants, and 205 landlords received incentives as a result of the "no loss" bonus. In total, HACSM has expended \$743,355 of the \$750,000 in support of the incentive programs, including Abode Services.

At this time, HACSM is proposing to continue the Leasing Success Program, and will use its' MTW Authority, including its' block grant fungibility, in order to support the costs for this on-going MTW activity.

HACSM is not proposing any non-significant changes or modifications to this activity, and as such is also not proposing any changes to the baselines, metrics, benchmarks, or authorizations.