

# COUNTY OF SAN MATEO





# Department of Housing

FY 2017-19 Recommended Budget

**Ken Cole**

June 19, 2017

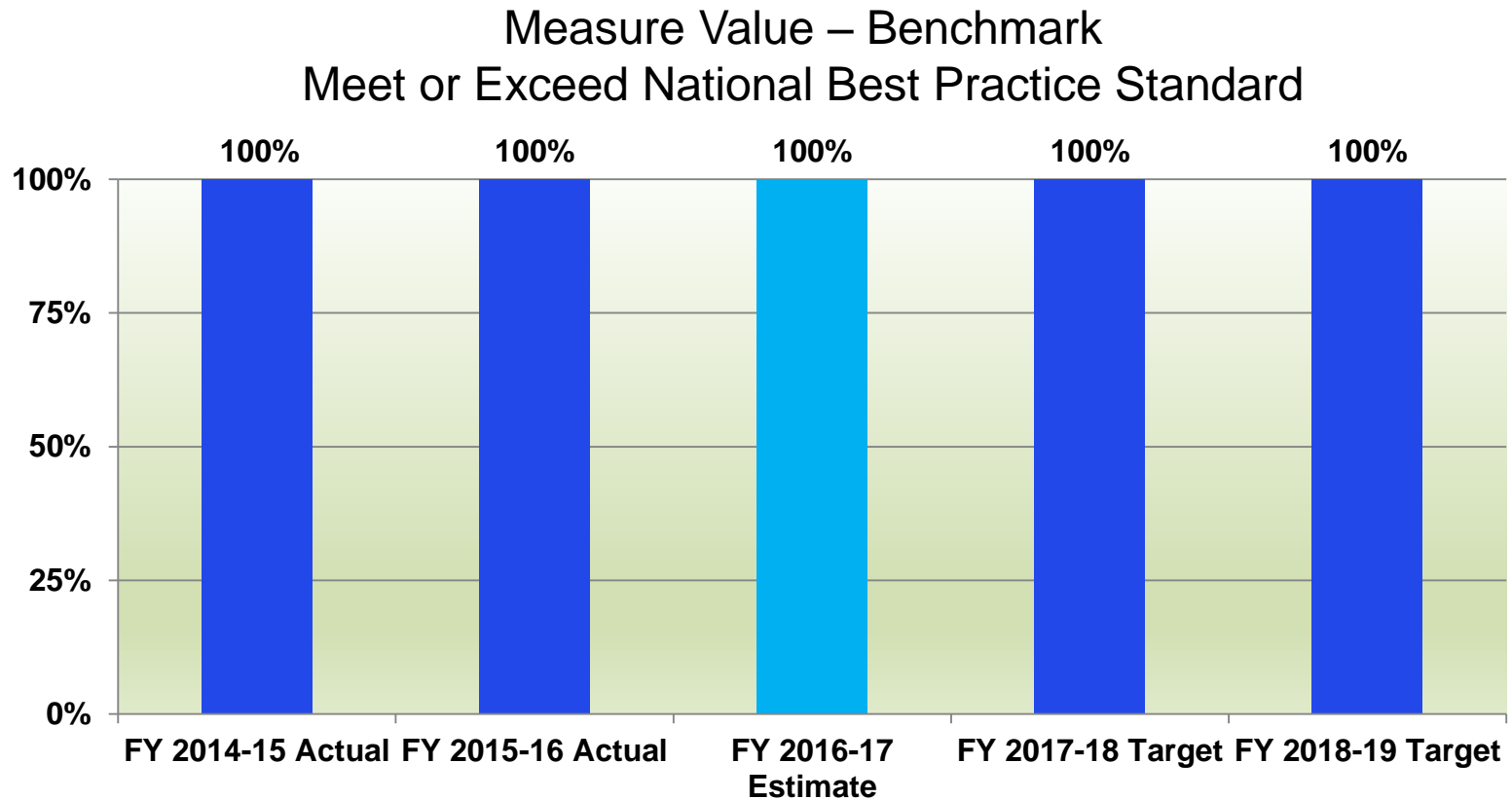
COUNTY OF SAN MATEO



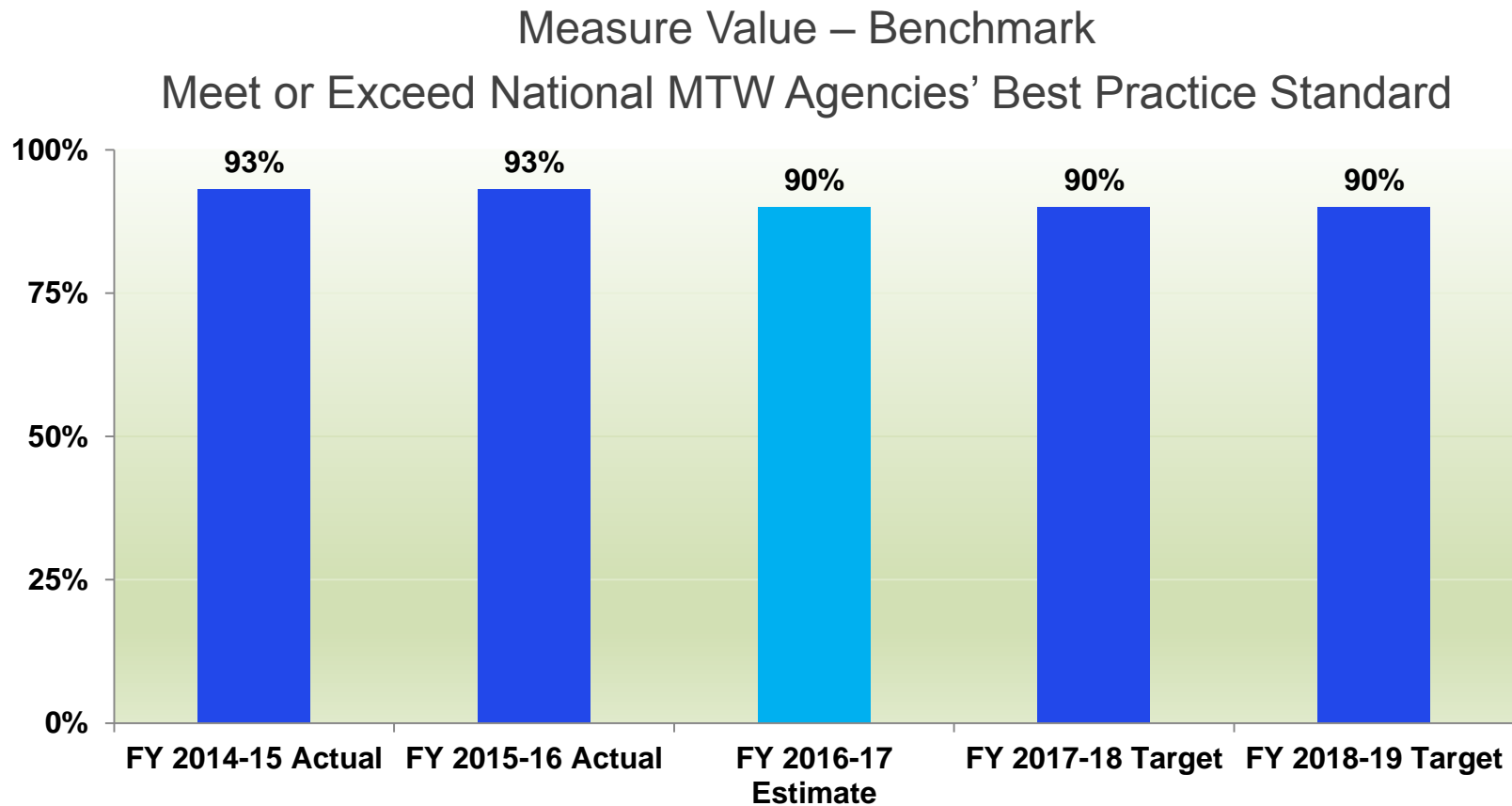
# Mission

The Mission of the Department of Housing is to be a catalyst for increasing the supply of affordable housing and creating opportunities for people of all income levels and abilities to prosper in livable, collaborative communities.

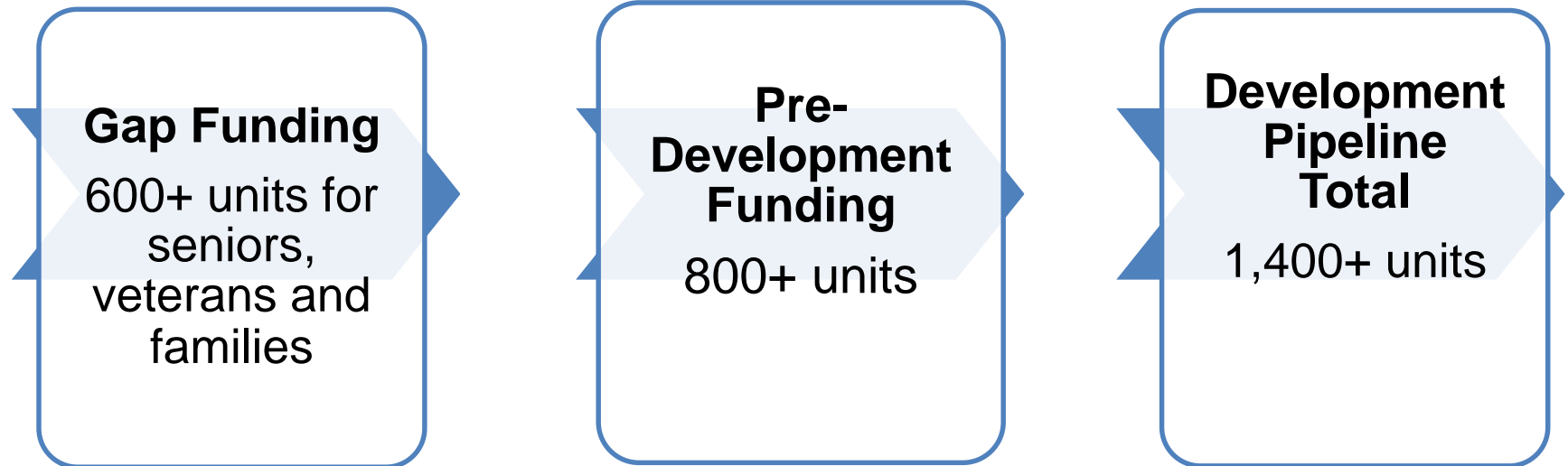
# Percent of Annual Community Development Block Grant Funds Expended



# Percent of Rental Voucher Subsidies Utilized



# The Development Pipeline FY 2017-2019



# FY 2015-17 Accomplishments

- Half Moon Village and Senior Campus: 160 units
- Alma Point Senior Apartments in Foster City: 66 units
- Willow Housing on Menlo Park VA Campus: 60 units



**Alma Point Senior Apartments in Foster City**

# FY 2015-17 Accomplishments

- Sweeney Lane Apartments in Daly City: 52 units
- Sequoia Belle Haven Senior Apartments in Menlo Park: 90 units
- University Avenue Senior Apartments in East Palo Alto: 41 units



**University Avenue Senior Apartments in  
East Palo Alto**

# FY 2015-17 Accomplishments



**Sweeney Lane Apartments in  
Daly City**

**Sequoia Belle Haven Senior Apartments in  
Menlo Park**



# FY 2015-17 Accomplishments

As FY 2016-17 ends Projects in Construction:

- St. Leo's Apartments in North Fair Oaks:  
16 units
- Waverly Place Apartments in North Fair Oaks:  
16 units



**Waverly Place Apartments in North Fair Oaks**

# FY 2015-17 Accomplishments

- A new \$10,000,000 Affordable Rental Housing Preservation Fund was created
- On-line Voucher Waiting List system  
<https://www.smchousingwaitlist.org/landing>
- Housing Readiness program
- MTW agreement with HUD extended ten years
- Increased Use of “Project Based Vouchers”

# FY 2017-19 Challenges

- Expensive rental market
- Jobs/Housing Gap
- Land cost limits development opportunities
- Clients with special needs at additional disadvantage
- Landlords less likely to accept Housing Choice Vouchers
- Non-Profit developers face lower values in the tax credit market (larger financing gaps)

# FY 2017-19 Priorities

- Use our Housing Funds to leverage the greatest number of affordable units possible
- Eliminating homelessness by 2020
- Develop Funding Policy regarding Rental Housing Preservation
- Midway Village redevelopment
- Middlefield Road redevelopment
- Support “Home For All San Mateo County” initiative

# FY 2017-19 Measure K (Ongoing)\*

- Farm Labor Housing Rehabilitation and Replacement: \$1,500,000
- HIP Shared Housing: \$350,000
- 21 Elements City/County Association of Governments (C/CAG): \$175,000



**Mobile Home Replacement in Moss Beach**

\*Ongoing Measure K Allocation Plan was approved by the Board of Supervisors on April 11, 2017

## **FY 2017-19 Measure K (New)\***

- Affordable Housing Fund Development & Preservation: \$32,500,000
- HEART of San Mateo County: \$5,000,000
- Tenant Services: \$500,000
- Accessory Dwelling Units (Second Units): \$575,000
- Staffing & Support: \$450,000

\*New Measure K Allocation Plan was approved by the Board of Supervisors on May 16, 2017 – funding added as a June Revision

# FY 2017-19 Budget Overview

## Significant Budget Changes:

- Measure K Ongoing Funding: \$2,025,000
- Measure K New Funding\*: \$39,025,000
- Peninsula Clean Energy Loan Repayment, directed to Affordable Housing Fund\*: \$3.25M
- Technology Refresh: \$100,000

\*Funding added as a June Revision

# FY 2017-19 Budget Overview

|                     | FY 2016-17<br>Revised | FY 2017-18<br>Recommended | Amount<br>Change | Percent<br>Change |
|---------------------|-----------------------|---------------------------|------------------|-------------------|
| Total Sources*      | 105,135,345           | 121,515,728               | 16,380,383       | 16.0%             |
| Total Requirements* | 105,435,345           | 121,815,728               | 16,380,383       | 16.0%             |
| Net County Cost     | 300,000               | 300,000                   | 0                | 0%                |
| Total Positions     | 60                    | 61                        | 0                | 0%                |

\*Includes Housing Authority Budget



# FY 2017-19 Budget Overview

|                        | FY 2017-18<br>Recommended | FY 2018-19<br>Preliminary<br>Recommended | Amount<br>Change | Percent<br>Change |
|------------------------|---------------------------|--|------------------|-------------------|
| Total Sources*         | 121,515,728               | 113,939,291                              | (7,576,437)      | (6.2%)            |
| Total<br>Requirements* | 121,815,728               | 114,239,291                              | (7,576,437)      | (6.2%)            |
| Net County<br>Cost     | 300,000                   | 300,000                                  | 0                | 0%                |
| Total Positions        | 61                        | 61                                       | 0                | 0%                |

\*Includes Housing Authority Budget

# Questions?



**COUNTY<sub>OF</sub> SAN MATEO**

