



COUNTY OF SAN MATEO
Inter-Departmental Correspondence
Department of Housing



Date: January 26, 2015
Board Meeting Date: February 24, 2015
Special Notice / Hearing: Public Hearing
Vote Required: Majority

To: Honorable Board of Supervisors (Sitting as the Board of Commissioners of the Housing Authority)

From: William Lowell, Executive Director, Housing Authority

Subject: Public Hearing for the Second Amendment to the Housing Authority of the County of San Mateo FY2015 Moving to Work Annual Plan

RECOMMENDATION:

Acting as the Governing Board of Commissioners of the Housing Authority of the County of San Mateo, conduct a public hearing to consider adopting a resolution authorizing the Executive Director of the Housing Authority of the County of San Mateo or the Executive Director's designee to execute the second amendment to the FY2015 Moving to Work Annual Plan.

BACKGROUND:

In September 2014, the Department of Housing and Urban Development (HUD) approved the Housing Authority of the County of San Mateo (HACSM) FY2015 Moving-to-Work (MTW) Annual Plan.

On an on-going basis, HACSM analyzes the utilization of housing subsidies and the ability of new applicants and on-going participants of the rental subsidy programs to find and secure affordable housing. Due to the current lack of affordable housing and the increase in market-rate rents, applicants and participants are facing increasing challenges when attempting to rent units in San Mateo County. Since January 2014, over 160 new households were unsuccessful in leasing a unit in San Mateo County which resulted in the expiration of their voucher.

With the implementation of this proposed Amendment, HACSM expects that new rental property owners will join the program, barriers such as high cost security deposits at initial move-in will be mitigated, and participants and applicants will have access to additional services to assist them in locating and securing rental housing with their voucher assistance.

The funding flexibility permitted as a result of the HACSM MTW agreement with HUD, enables HACSM to control the programmatic allocation of funds to respond to local community and program needs.

When amending an Agency's MTW Annual Plan, HUD requires that a Public Hearing be held as part of the public process. Due to the critical need addressed through this activity, HACSM is streamlining the public process and requesting that the Public Hearing be part of the Board of Supervisor's approval process.

DISCUSSION:

The Second Amendment to the MTW FY2015 Annual Plan, upon HUD approval, would allow HACSM to use Housing Assistance Payments (HAP) funding to create and implement additional programs and activities that will lead to increased landlord participation in the MTW program and the utilization of this highly valued housing assistance. Upon approval, HACSM is preparing to allocate up to \$250,000 in HAP funds annually for the next three years to this activity. Some of the initial activities include the following: 1) Contracting with organizations that have expertise in the rental market and are able to 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 loan program.

HACSM is continuing its community engagement process and plans to have on-going review and refinement of the most effective ways in which to address this critical need. The proposed FY2015 MTW Annual Plan Second Amendment has been made available for public review and comment for the period from January 5, 2015 through February 11, 2015. The public notice to this effect was published in the San Mateo Daily Journal and posted on the Department of Housing website. No comments were received during the public comment period.

County Counsel has reviewed and approved the Resolution as to form. County Counsel will review and approve the Second Amendment to the FY2015 Moving to Work Annual Plan.

Approval of this Resolution contributes to the Shared Vision 2025 outcome of a Livable Community by enabling HACSM to provide housing subsidies to low and very low income households.

FISCAL IMPACT:

There is no Net County Cost associated with this action. All funds required to operate the program are provided by the MTW contract between HACSM and HUD.