



**COUNTY OF SAN MATEO**  
Inter-Departmental Correspondence  
Department of Housing



**Date:** March 11, 2015  
**Board Meeting Date:** April 14, 2015  
**Special Notice / Hearing:** Public Hearing Noticed  
10 days prior  
**Vote Required:** Majority

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

**From:** William Lowell, Executive Director, Housing Authority

**Subject:** Housing Authority of the County of San Mateo FY2016 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 approving the Housing Authority of the County of San Mateo Fiscal Year 2016 Moving-to-Work Annual Plan.

**BACKGROUND:**

Moving-to-Work (MTW) is a demonstration program that offers participating housing authorities the opportunity to design and test innovative, locally designed housing and self-sufficiency strategies for low-income families by allowing exceptions from certain housing regulations. In April 2008, the Board approved the Housing Authority 10-year MTW Amended and Restated Agreement with the U.S. Department of Housing and Urban Development (HUD), authorizing an extension to participate in the program.

Since 2008, the Housing Authority of the County of San Mateo (HACSM) has implemented activities to increase administrative efficiencies, encourage self-sufficiency, and increase housing choice. Some of these activities include the Tiered Subsidy Table, an alternate way to calculate tenant rent and housing subsidy; triennial recertification for elderly and disabled households; and the Provider-Based Assistance program which has allowed HACSM to serve households, such as survivors of domestic violence, not effectively served through a traditional wait list process.

As part of its participation in the MTW program HUD requires housing authorities to submit an MTW Annual Plan by April 15 of each year. The MTW Annual Plan process

requires obtaining input from the public and approval from the Board of Commissioners and HUD.

The MTW Annual Plan includes information related to proposed and ongoing activities, as well as agency long term goals and strategies.

**DISCUSSION:**

The FY2016 MTW Annual Plan covers the period of July 1, 2015, through June 30, 2016. The MTW Annual Plan was completed in accordance with all HUD regulations and requirements, including that all documents are made available to the public for review for a prescribed period of time prior to adoption by the governing board.

A public hearing was advertised in local newspapers and online at the department's website; the public hearing was held on March 12, 2015, to receive comments. A copy of the proposed MTW Annual Plan was posted on the internet before the public hearing was held. No public comments were received.

In the FY2016 MTW Annual Plan, HACSM is not proposing new program activities. Rather, HACSM is proposing some modifications to previously approved activities, to further support the MTW goals of administrative streamlining, program efficiency, and increasing self-sufficiency and housing choice of program participants. The modifications include extending the timeline for which verified information is allowed, revising the minimum rent calculation, and increasing the MTW funds available to develop additional long-term affordable housing in San Mateo County from \$8,000,000 to \$10,000,000.

County Counsel has reviewed and approved the Resolution as to form.

Approval of this Resolution contributes to the Shared Vision 2025 outcome of a Livable Community by enabling HACSM to provide housing subsidy to low income households while reducing its administrative burden by modifying stringent rules and regulations.

**FISCAL IMPACT:**

There is no Net County Cost associated with this action. All funds required to operate the program are provided by the Department of Housing and Urban Development.