



COUNTY OF SAN MATEO
Inter-Departmental Correspondence
Department of Housing



Date: March 8, 2017
Board Meeting Date: March 28, 2017
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: Ken Cole, Executive Director, Housing Authority

Subject: FY2017-2018 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 the FY2017-2018 Moving to Work Annual Plan:

- A) Open public hearing
- B) Close public hearing
- C) Adopt resolution approving the Housing Authority's FY2017-2018 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. Since 2008, the Housing Authority of the County of San Mateo (HACSM) has implemented activities to align with the Department of Housing and Urban Development's (HUD) goals of increasing administrative efficiencies, encouraging self-sufficiency, and increasing housing choice.

A sample of activities currently in place include conducting biennial inspections on units, creating an affordable housing fund to assist in the development of affordable housing, increasing the Housing Authority's percentage of budget authority allowed for the Project-Based program, and implementing a Leasing Success program that incorporates elements such as housing locator services and landlord incentives.

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 includes information related to proposed and ongoing activities for the housing authority, as well as the agency's long term goals and strategies.

The MTW Annual Plan process requires obtaining input from the public and approval from the Board of Commissioners and HUD.

DISCUSSION:

The FY2017-2018 MTW Annual Plan covers the period of July 1, 2017, through June 30, 2018. 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 of Housing website; the public hearing was held on March 13, 2017, to receive comments. A copy of the proposed MTW Annual Plan was posted on the internet before the public hearing was held. A few public comments were received and will be included in the Plan submission to HUD.

HACSM has 36 activities as a result of its MTW authority. The existing activities have allowed HACSM to explore the MTW program's flexibility; the activities require a great deal of ongoing monitoring and evaluation. As a result, we are not proposing any new activities for FY2017-2018.

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 subsidies 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 HUD.