



County of San Mateo

Inter-Departmental Correspondence

Department: HOUSING

File #: 16-592

Board Meeting Date: 9/26/2017

Special Notice / Hearing: None
Vote Required: Majority

To: Honorable Board of Supervisors
From: Ken Cole, Executive Director
Subject: **Measure K**-Agreement with HIP Housing

RECOMMENDATION:

Measure K: Adopt a resolution authorizing the Director of the Department of Housing or the Director's designee to execute an agreement with HIP Housing for the Home Sharing Program for the term of July 1, 2017 through June 30, 2019 in an amount not to exceed \$350,000.

BACKGROUND:

Measure K is a countywide half-cent sales tax extension passed by local voters in November 2016 to support essential County services and to maintain or replace critical facilities. The original tax was passed in 2012 (assigned as Measure A on that ballot). **Measure K** extends the sales tax for 20 years, until March 31, 2043. The Board and County staff have conducted study sessions and community outreach efforts to inform priorities of **Measure K** spending.

On May 16, 2017, Supervisors Don Horsley and Dave Pine recommended, and your Board adopted, the Measure K Allocation Plan and Affordable Housing Plan for FY 2017-18 and 2018-19. The County has approved the allocation of Measure K funds totaling approximately \$45.6 million to the Department of Housing over FY 2017-18 and 2018-19. Supervisors Horsley and Pines' recommendation included continuing and/or expanding initiatives that were part of the FY 2015-17 funding cycle as well as a number of new initiatives and projects for the FY 2017-19 funding cycle. HIP Housing's Home Sharing Program is one of the continuing initiatives included in the **Measure K** Allocation Plan.

DISCUSSION:

HIP Housing's Home Sharing Program offers a creative solution for expanding housing opportunities and choice in San Mateo County. The Home Sharing Program matches persons who have space available to rent in their home (home providers) with persons seeking an affordable place to live, maximizing housing inventory by using existing housing stock to create affordable housing options. HIP Housing's Home Sharing Program is the only program of its kind in San Mateo County and is one of the largest programs in the country providing a housing option for 700 people a year. Over 95% of the people applying to the Home Sharing Program qualify as low to extremely low-income

according to HUD's standards. Additionally, 66% of the home providers are seniors aging in place. The Home Sharing Program utilizes a 3-pronged approach, which includes the launch of a large-scale marketing campaign, the utilization of a Community Outreach Specialist, and the provision of cash incentives for new home providers. The term of the agreement is from July 1, 2017 through June 30, 2019, and the amount of the agreement shall not exceed \$350,000. Payments will be made to reimburse HIP Housing for actual costs incurred for the marketing campaign, the outreach position, and cash incentives. Payments during the second year will be based upon HIP Housing meeting its goals to increase the recruitment and retention of new home providers.

The agreement and resolution have been reviewed and approved by County Counsel as to form.

The resolution contains the County's standard provisions allowing amendments of the County's fiscal obligations by a maximum of \$25,000 (in aggregate), per agreement.

The resolution also contains a provision to allow the County Manager or designee to modify the performance measures to implement changes in the reporting requirements as may be appropriate to help the County more effectively communicate information about **Measure K** programs.

This agreement contributes to the Shared Vision 2025 outcome of Livable and Prosperous communities by increasing the availability of affordable housing for County clients, and helping ensure that low-income residents can age in place.

PERFORMANCE MEASURE:

Measure	FY 17-18 Projected	FY 18-19 Projected
Number of Home Providers who contact HIP Housing to inquire about the Home Sharing Program	333	366 (10% increase)
Number of Home Providers interviewed by Home Sharing Counselors in preparation for Home Sharing	260	286 (10% increase)
Number of Home Sharing matches made	100	110 (10% increase)
Amount of incentives distributed	\$25,000	\$25,000

FISCAL IMPACT:

Net County cost amounts to \$350,000 of **Measure K** funds for the FY 2017-18 and 2018-19 funding cycle, \$175,000 respectively. Net County cost amounts to an increase of \$50,000 from FY 2015-17 County agreement with HIP Housing (Resolution No. 073897).