



County of San Mateo

Inter-Departmental Correspondence

Department: GOVERNING BOARD

File #: 19-910

Board Meeting Date: 9/24/2019

Special Notice / Hearing: None
Vote Required: Majority

To: Honorable Board of Supervisors (Acting as the Governing Board of Commissioners for the Housing Authority)

From: Ken Cole, Executive Director, Housing Authority

Subject: Second Amendment to Agreement with Abode Services

RECOMMENDATION:

Acting as the Governing Board of Commissioners of the Housing Authority of the County of San Mateo, adopt a resolution authorizing the Executive Director of the Housing Authority to execute a second amendment to the agreement between the Housing Authority of the County of San Mateo and Abode Services, whereby the term of the agreement will be extended through June 30, 2020, and the not-to-exceed amount of the agreement will be increased by \$130,956, for a new total not-to-exceed amount of \$1,011,912.

BACKGROUND:

The Housing Authority of the County of San Mateo ("HACSM") entered an agreement with Abode Services ("Abode") in December 2015 to provide housing locator services. The original term of the agreement ended June 30, 2018.

At the time the original agreement was executed, HACSM saw a steady decline in the ability of voucher holders to find and lease rental units in San Mateo County. As a result of the decline, HACSM used its Moving To Work ("MTW") agency status to implement activities and program flexibilities to provide assistance to voucher holders with the housing search process. One of the activities included contracting with Abode to provide housing locator services and address the needs of identifying appropriate housing options for voucher holders.

On September 4, 2018, HACSM entered into a first amendment to the agreement with Abode, with Board Resolution Number 076113, whereby the term of the agreement was extended to June 30, 2019, and the scope of services and budget were modified to increase the focus on the housing locator efforts while maintaining a reasonable budget. This approach assisted both HACSM and Abode to focus on the most vulnerable households in locating a decent and affordable place to live.

DISCUSSION:

Prior to the execution of the original agreement with Abode, HACSM solicited proposals from prospective organizations that provide housing locator services. Abode was one of only a few organizations to provide these services in the San Francisco Bay Area. Following execution of the agreement, HACSM and Abode have worked to create a variety of incentives and processes to improve landlord outreach and placement of voucher holders in the private market.

From July 1, 2018, to June 30, 2019, HACSM referred 100 households to Abode. Of the 100 households referred, 51 participants were housed. While Abode also faces challenges in securing housing units in this current housing environment, it has developed relationships with numerous landlords interested in continuing with the program and incorporate housing options in their search such as shared housing or master-leasing.

A recent article in “24/7 Wall St.” reviewed median cost of living data from the Economic Policy Institute for a family of four for each U.S. county or county equivalent; San Mateo County was listed as the most expensive county to raise a family in the United States. Since the housing market continues to provide challenges for many households seeking affordable housing, HACSM proposes to extend the term of the agreement with Abode through June 30, 2020 and increase the not-to-exceed amount of the agreement by \$130,956, for a new total not-to-exceed amount of \$1,011,912.

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

Approval of this resolution contributed to the Shared Vision 2025 outcome of a Livable Community by enabling HACSM to provide housing subsidy to low-income households by modifying traditional rules and regulations.

FISCAL IMPACT:

There is no net County cost associated with this action. HACSM is funded 100 percent by the U.S. Department of Housing and Urban Development.